SACRAMENTO COUNTY

HOUSING ELEMENT OF *2021-2029*

Sacramento County
Office of Planning & Environmental Review

SACRAMENTO COUNTY

2021-2029 HOUSING ELEMENT SACRAMENTO COUNTY OF SACRAMENTO

ADOPTED MARCH 8, 2022

RESOLUTION NO. 2022-0205

ACKNOWLEDGEMENTS

Thank you to all the community members who provided their input and helped to make this a better Housing Element for everyone.

BOARD OF SUPERVISORS

Don Nottoli, Chairperson

Rich Desmond, Vice Chairperson

Susan Frost

Patrick Kennedy

Phil Serna

PLANNING COMMISSION

Justin Raithel, Chairperson

Genevieve Wong, Vice-Chair

Cara Martinson

Jofil Borja

Peter Tateishi

COUNTY ADMINISTRATION

Ann Edwards, County Executive

HOUSING ELEMENT UPDATE TEAM

Office of Planning and Environmental Review

Leighann Moffitt, Planning Director

Leanne Mueller, Senior Planner

Kate Rose, Associate Planner

Kristi Grabow, Associate Planner

Chris Baker, Geographic Info System Analyst

All Planning and Environmental Review staff who provided input or data.

Sacramento Housing and Redevelopment Agency

Christine Weichert, Director, Development Finance

Susan Veazey, Program Manager

Ascent Environmental, Inc.

Chelsey Payne, AICP, Director of Urban Design and Planning

Rebecca Pope, Urban Planner

Chris Mundhenk, Principal – Environmental

Marianne Lowenthal, Environmental Planner

Tracy Prybyla, PACE, Administrative Professional

Table of Contents

2021-2029 Housing Element Sacramento County of Sacramento 1

Acknowledgements 1

Chapter 1: Introduction 4

Purpose of the Housing element 4
Housing Element Contents 4
Public Participation 5
General Plan Consistency 13

Chapter 2: Financial Resources 15

Funding sources 15
Institutional Structure and Coordination 20

Chapter 3: Housing Action Plan 23

Housing Goals, Policies, and Programs 23
Goal HE 1: Adequate Supply of Land for Housing 24
Goal HE 2: Reduction of Constraints to Housing Production 28
Goal HE 3: Conservation and Rehabilitation of Existing Housing and Neighborhoods 32
Goal HE 4: Improvement of Housing Opportunities for Special Needs Groups 36
Goal HE 5: Preservation of Existing Affordable Housing Stock and Provision of Affordable Housing 42
Goal HE 6: Promote the Efficient Use of Energy in Residences and Improve the Air Quality of Sacramento County 47
Goal HE 7: Promote and Affirmatively Further Fair Housing Opportunities for County Residents 48

Chapter 4: Evaluation of Prior Achievements 52

Summary of Program Achievements 52

Chapter 5: Population, Employment and Household Characteristics 58

Population Characteristics 58
Employment Characteristics 61
Household Characteristics 64
COVID-19 Pandemic 64
Housing Occupancy 65
Housing Stock Conditions 65

Chapter 6: Housing Needs Assessment 69

Existing Housing Needs 69
Projected Housing Needs 77
Special Needs Groups 78

Chapter 7: Constraints Analysis 89

Governmental Constraints 89
Nongovernmental Constraints 119

Chapter 8: Land Inventory 123

Regional Housing Needs Allocation 123
Methodology for the Land Inventory and Capacity Analysis 129

Chapter 9: Opportunities for Energy Conservation 157

General Energy Efficiency Concepts 157
Regulatory and Policy Framework 158
Energy Efficiency Programs 163
Conclusion 164

Chapter 10: Preservation of assisted housing units 165

At-Risk Units 165
Preservation Strategies 167

Chapter 11: Assessment of Fair Housing 172

Affirmatively Furthering Fair Housing 172

Appendix A: Outreach Meeting Summaries 244
Appendix B: Program Evaluation 259
Appendix C: Vacant Land Inventory 307
Appendix D: Vacant Land Inventory Maps 462

CHAPTER 1: INTRODUCTION

PURPOSE OF THE HOUSING ELEMENT

Sacramento County's General Plan serves as a policy document to guide the development of the unincorporated area of the County. The Housing Element is one of eight mandatory elements of the General Plan.

The purpose of the Housing Element is to identify and analyze existing and projected housing needs for all income groups; to include goals, policies and programs to address the identified needs; and to provide enough sites for new housing development to occur during the 2021-2029 planning period.

HOUSING ELEMENT CONTENTS

The County's Housing Element consists of 11 individual chapters as listed below.

Chapter 1: Introduction: This chapter provides an overview of the purpose and contents of the Housing Element, a description of the public outreach process, and an analysis of consistency with other planning documents.

Chapter 2: Financial Resources: This chapter identifies financial and other resources that are available to fund the construction of new affordable housing, encourage housing rehabilitation, assist first-time homebuyers, support revitalization of lower income neighborhoods, provide various other housing services to low- and moderate-income households, and support other housing element goals. This chapter also describes the roles of the Sacramento Housing and Redevelopment Agency as well as various County departments and offices in implementing the Housing Element.

Chapter 3: Housing Action Plan: Per Government Code Section 65583(c), housing elements must contain a program that sets forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

Chapter 4: Evaluation of Prior Achievements: Per Government Code Section 65588, each local government must review the previous housing element to evaluate the effectiveness of the goals, objectives, policies, and programs; the progress in implementing the programs; and the appropriateness of goals, objectives, policies, and programs.

Chapter 5: Population, Employment and Housing Characteristics: Government Code Section 65583 (a)(1) requires the housing element to include an analysis of population and employment trends and Government Code Section 65583 (a)(2) requires the housing element to include an analysis of household characteristics.

Chapter 6: Housing Needs Assessment: Housing element law requires local governments to identify a plan to meet their existing and projected housing needs for households of all income levels. Income levels are based on household earnings as a percentage of area median income as follows: less than 50 percent includes extremely and very low-income households; less than 80 percent is low-income; 80 to 120 percent is moderate-income; and more than 120 percent is above moderate-income. Housing elements must also address groups with special housing needs such as farmworkers, large families and female-headed households, people experiencing homelessness, people with disabilities, including developmental disabilities.

Chapter 7: Constraints Analysis: The housing element must analyze governmental and nongovernmental constraints to the maintenance, improvement, or development of housing and must demonstrate efforts to remove the constraints. The requisite analysis for governmental constraints includes codes and enforcement, onsite or offsite improvement standards, constraints for people with disabilities, fees and exactions, land-use controls, processing and permitting procedures, and any other locally adopted ordinances that directly impact the cost and supply of residential development. The requisite analysis for

nongovernmental constraints includes land costs, construction costs, availability of financing, requests to develop housing at densities below that anticipated in the housing element, and the length of time between approval and submittal of application for building permits.

Chapter 8: Land Inventory: The Land Inventory Chapter includes a discussion of the Regional Housing Needs Assessment (RHNA), the methodology for the Vacant Land Inventory appendix, the housing development potential by income group, and the infrastructure and development constraints. This chapter also includes a discussion of the capacity of vacant land for emergency shelter development.

Chapter 9: Opportunity for Energy Conservation: Government Code Section 65583(a)(7) requires local governments to assess opportunities for energy conservation in residential development. The analysis could include planning and land-use, conservation incentives for the building industry and residents, as well as promoting green building and energy-efficient building standards and practices.

Chapter 10: Preservation of Housing Units: This chapter must include an inventory of at-risk units, assess the conversion risk, estimate and analyze the cost of replacement versus preservation for units at risk in the planning period, identify entities qualified to preserve at-risk units, and identify financing and subsidy resources.

Chapter 11: Assessment of Fair Housing: AB 686 (2018) requires housing elements to include an assessment of fair housing. This chapter acts as the assessment of fair housing and discusses the findings of Analysis of Impediments to Fair Housing Choice as well as the County's efforts to address systemic issues of racism and inequity.

Appendices: Appendix A provides several tables summarizing the feedback that the County received during public outreach. Appendix B is an evaluation of each program in the previous Housing Element that has provided insight in the development of new, updated programs. Appendix C is a parcel inventory of vacant and underutilized parcels in the unincorporated County that were used in summarizing the acreage and corresponding units available for residential development in Chapter 8. Appendix D provides maps of the location of the inventory of parcels.

PUBLIC PARTICIPATION

Cities and counties are required by State law (Section 65583[c][7] of the California Government Code) to "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."

Table 1 below summarizes the County's public outreach activities. Appendix A contains a more detailed list of comments and questions received during each outreach event, including the focus group meetings, community workshops and the Community Planning Advisory Committee (CPAC) presentations.

Table 1: Housing Element Outreach Strategy			
Outreach Method	**Target Audience**	**Participation**	**Notes**
Online Surveys posted on the County website – Survey 1 and Survey 2	County residents	Received 198 survey responses	Survey 1 was based on the Analysis of Impediments to Fair Housing Survey and was used to understand residents' housing decisions and their housing experiences. This survey was available in English, Spanish, Russian, Vietnamese, Tagalog, and Chinese. Survey 2 was provided with the May 2020 Interactive Webinars. This survey was available in English and Spanish.
Focus Group Meetings	Service providers, community-based organizations and subject-matter experts	Hosted 7 focus group meetings with participation by 48 individuals from 19 organizations.	See Appendix A for a summary of comments received during the focus group meetings.
Informational Webinar	County Residents and Stakeholders	Webinar recordings have been viewed 24 times on the County's YouTube page.	County recorded an informational webinar in April in English and Spanish. The recording and accessible presentation materials were posted to the County website.
Interactive Webinars	County Residents and Stakeholders	Residents within the Arden Arcade, Fair Oaks, Citrus Heights, and Rio Linda/Elverta communities. Participation by 6 attendees on May 13 and 6 on May 27, 2020.	County hosted two interactive webinars in May 2020. The presentations were available in English and Spanish.
Virtual Public Workshops	Countywide Residents and Stakeholders. Outreach efforts focused on low-income renters.	Attended by 54 participants on November 10 and 20 participants on November 12	County hosted two workshops for both English and Spanish speakers in November 2020. See Appendix A for a summary of questions, comments, and polling question responses.

Table 1: Housing Element Outreach Strategy			
Outreach Method	**Target Audience**	**Participation**	**Notes**
Additional Meetings	Service Providers, Subject Matter Experts, Developers or Interested Groups	Met with individuals from five organizations	Additional meetings held upon request by other organizations:: • Disability Advisory Committee • Legal Services of North California • House Sacramento • Sacramento Housing Alliance • North State Building Industry Association
Community Planning Advisory Committees (CPAC)	County Residents	CPAC members and community members	County staff presented at all 14 CPAC meetings during October and November 2020 to provide CPAC members and the public an opportunity to review proposed Housing Element programs. See Appendix A for a list of comments and questions from CPAC members.
Public Review Draft Housing Element	County Residents, Stakeholders, Interested Groups	House Sacramento, Refugee Enrichment & Development Association, Sacramento Area Congregations Together, Legal Services of Northern California and Sacramento Housing Alliance all provided comments on the draft.	The Public Review Draft Housing Element was released for public review from February 1-22, 2021. The Executive Summary and Housing Action Plan Chapter were available in Spanish. County staff proactively notified all groups that participated in the Focus Group Meetings that the documents were available.
SHRA Commission	County Residents and Stakeholders	SHRA Commissioners	The SHRA Commission reviewed the draft Housing Element on February 3, 2021.
Planning Commission Workshop and Adoption Hearing	County Residents and Stakeholders	All five Planning Commissioners and two public members participated and commented during the workshop	The Planning Commission held a public workshop on the draft Housing Element programs on July 27, 2020. The Planning Commission made a formal recommendation to the Board on the Element on May 24, 2021.

Table 1: Housing Element Outreach Strategy			
Outreach Method	**Target Audience**	**Participation**	**Notes**
Board of Supervisors Workshop and Adoption Hearing	County Residents and Stakeholders	Four out of five supervisors participated and commented during the workshop.	The Board of Supervisors held a public workshop on the proposed Housing Element programs and provided feedback on October 6, 2020. The Board of Supervisors held hearings to adopt the Element on July 27, 2021.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

As a recipient of federal housing funds, Sacramento County is required to assess barriers to fair housing choice through an Analysis of Impediments to Fair Housing Choice (AI). SHRA, acting as the Housing Authority for Sacramento County, partnered with other jurisdictions and housing authorities in the region and contracted with Root Policy Research to prepare a regional AI. The purpose of an AI is for public agencies to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. Local governments may use the AI to meet AB 686 (2018) requirements to include an assessment of fair housing in their housing elements. As a part of their research for the AI, Root Policy conducted extensive community engagement efforts, described below. The findings of the AI are discussed in more detail in the Assessment of Fair Housing chapter of this element.

The community engagement process for the Sacramento Valley AI included focus groups with residents and stakeholders, “pop up” engagement at local events, and a resident survey. Stakeholder focus groups were supplemented with in-depth interviews as needed and as opportunities arose.

In partnership with the participating jurisdictions and nonprofit organizations throughout the region, the project team facilitated six resident focus groups and six stakeholder focus groups. The 80 resident focus group participants included:

- African American mothers hosted by Her Health First (city of Sacramento, Sacramento County);
- African American and Hispanic residents hosted by Sacramento Self-Help Housing (City of Sacramento, Sacramento County);
- Low income families with children hosted by the Folsom Cordova Community Partnership/Family Resource Center (Sacramento County);
- Residents with disabilities hosted by Advocates for Mentally Ill Housing (Rocklin, Roseville);
- Residents with disabilities hosted by Resources for Independent Living (City of Sacramento); and
- Transgender residents hosted by the Gender Health Center (City of Sacramento, Sacramento County).

Stakeholder focus groups included 35 participants representing organizations operating throughout the region. For the purpose of the AI, “stakeholders” include people who work in the fields of housing, real estate and development, supportive services, fair housing advocacy, education, transportation, economic equity, and economic development. Individuals living in the region are referred to as “residents” in the AI to highlight their stories and experiences.

A total of 577 regional residents participated in engagement activities at local events. Sacramento County event locations included ACC Senior Services, Del Paso Heights Library, Mack Road Valley Hi Community Center, and Meals on Wheels congregant meal locations. A resident survey was available in Chinese, Korean, Russian, Spanish, and Vietnamese both online and accessible to participants using assistive devices (e.g., screen readers), and in a postage-paid paper mail-back format. A total of 224 Sacramento County residents participated in the resident survey. In order to facilitate additional feedback, the County released a housing element survey based on the AI resident survey and collected 187 additional responses.

FOCUS GROUP MEETINGS

From May 2020 through June 2020, the County conducted a series of focus group meetings with key stakeholders that either provide services to special needs populations or are actively engaged and/or knowledgeable regarding housing issues. The focus group meetings covered the following topics: Housing for People with Disabilities; Housing Goals, Policies, and Programs; Barriers to Housing and Services for People Experiencing Homelessness; Housing for Farmworkers; and, Housing for Seniors. During the focus group meetings, the stakeholders provided the County with a description of housing challenges for special needs groups, new program ideas, and additional data sources.

In October 2020, the County hosted two additional focus group meetings; one meeting to review Housing for the Refugee and Immigrant Community and another to report back to stakeholders on draft Goals, Policies, and Programs.

In addition to the focus group meetings, County staff met independently with other organizations including the Disability Advisory Committee, North State Building Industry Association (BIA), Sacramento Housing Alliance, Legal Services of Northern California and House Sacramento.

Some of the organizations that participated in the focus group meetings include:

- Sacramento Housing Alliance
- California Coalition for Rural Housing
- Sacramento County Adult and Aging Commission
- Legal Services of Northern California
- California Health Collaborative
- Resources for Independent Living Sacramento
- Sacramento County Disability Advisory Commission
- House Sacramento
- Sacramento Self-Help Housing, Inc.
- Turning Point Community Programs
- Hope Cooperative
- Jamboree Housing
- Consumer Self Help Center
- First Step Communities
- La Familia Counseling Center
- NorCal Resist
- California Immigrant Policy Center
- International Rescue Committee
- Sacramento Area Congregations Together

WEBINARS AND WORKSHOPS

In response to COVID-19 and the shelter-in-place orders, the County transitioned all in-person workshops with members of the public to webinars and virtual workshops. The County conducted three webinars for members of the public in May 2020 using an online platform with one for informational/background purposes and two interactive webinars. The informational webinar was recorded in English and Spanish and posted to the Housing Element webpage. During the interactive webinars, members of the public were asked about what they like about housing in their community, what housing challenges they have faced in their community, and what the County could do to meet the housing needs of their community. Despite a large number of people registered for these events, attendance at these two webinars was low. In order to get additional feedback, County staff added a recording of the interactive webinar to the website as well as a survey to allow for additional input from members of the public.

The County made several changes to the outreach strategy during the second phase of community workshops in November 2020 to ensure more participation. The County switched from the previous online platform to Zoom, which emerged as the most popular meeting platform during the COVID-19 pandemic. The change to Zoom made providing live Spanish interpretation easier during the workshops. The County also hosted gift card giveaways during both of the November 2020 workshops to encourage attendance. The County advertised these workshops through NextDoor, Facebook, the Housing Element listserv and website, and in partnership with Community Based Organizations and SHRA. These changes to the outreach strategy resulted in increased attendance; there were 54 attendees at the November 10, 2020 workshop and 22 attendees at the November 12, 2020 workshop. The County posted a recording of the workshops and a survey with the workshop polling questions. The workshops included an education component to cover Housing Element basics, an interactive component using polling questions to get feedback on proposed programs, and opportunities for questions and answers.

All public outreach materials were made available in English and Spanish, including all email notifications. The County also provided screen reader friendly versions of each of the presentations on the Housing Element website.

GENERAL COMMENTS RECEIVED

Table 2 summarizes general comments received during the outreach activities and how the comments were incorporated into the Housing Element. Appendix A contains a more detailed list of responses to comments and questions received during outreach activities.

Table 2: Comments Received and Addressed

General Comment	Source	Comment Response
Increase Housing Trust Fund (non-residential) fees; reevaluate the Affordable Housing Ordinance fee-only program (residential)	Goals Policies and Programs Focus Group Meeting	County is preparing Nexus Study to update the Housing Trust Fund fees concurrent with preparation of the Housing Element. County staff prepared program E3, which requires an evaluation of the Affordable Housing Ordinance.
Evaluation of the Affordable Housing Ordinance should happen sooner than 2023.	Virtual Public Workshops	Due to staffing resources and budget uncertainty, County staff selected a completion date of 2023. However, the County will evaluate sooner if priorities allow.
Limited affordable and accessible housing stock; incentivize development of additional accessible	Housing for People with Disabilities and Housing for Seniors Focus Group	County staff created programs D1 and D2 in direct response to this comment.

Table 2: Comments Received and Addressed		
General Comment	**Source**	**Comment Response**
units; develop a system to share new accessible units that are built with stakeholders.	Meetings and Disability Advisory Committee	
Nimbyism and xenophobia are barriers to housing and services for people experiencing homelessness; broader community education effort is needed to help the public to accept different types of housing.	Housing and Services for People Experiencing Homelessness Focus Group Meeting	County staff created program B5 in direct response to this comment.
Permit tiny homes and alternative housing types.	Housing and Services for People Experiencing Homelessness Focus Group Meeting	County staff created program D10 in direct response to this comment.
Barriers to housing for refugees and immigrants include rental requirements (security deposit, income requirements), lack of units with three or more bedrooms, lack of understanding of the system, lack of language accessibility, substandard housing conditions and fear of retaliation.	Immigrant and Refugee Community Focus Group Meeting	Addressed by programs G3, G4, G6 and E4. County staff created program G6 in direct response to this comment.
Tenant protections are needed soon due to coronavirus pandemic.	Virtual Public Workshops	The target date for program G5, Tenant Protections, is December 2024. However, County staff recognizes the immediacy of the need for tenant protections due to the coronavirus pandemic. If timing and funding becomes available, this work may commence sooner.
County should review Napa and Sonoma County codes related to farmworker housing.	Delta CMAC Meeting	County staff reviewed the Napa County and Sonoma County zoning codes and met with Sonoma County staff to discuss farmworker housing. County staff created program D6 in direct response to this comment.
Make data available to increase transparency about the impact of the Rental Housing Inspection Program.	Meeting with Sacramento Housing Alliance	County staff revised program C7 in direct response to this comment.
Be more specific in the language of program B8. Missing Middle Housing (or Naturally Occurring Affordable Housing)	Comment letter from Legal Services of Northern California	County staff revised program B8 to specify that the County will consider amendments to the Zoning Code to allow missing

Table 2: Comments Received and Addressed		
General Comment	**Source**	**Comment Response**
	(LSNC) and Sacramento Housing Alliance (SHA)	middle housing in single family zoning districts.
Identify program B8 as a key component of Housing Element Goal 7 because it will more housing types in existing single family-only neighborhoods.	Comment letter from House Sacramento	County staff revised the introduction to Goal HE 7 in the Housing Action Plan Chapter in direct response to this comment.
Develop programs that address the needs of large families and female-headed households.	Comment letter from LSNC and SHA	County staff added references to programs that will benefit Large Households and Female-Headed Households to the Housing Needs Assessment Chapter.
Require 10 percent of all new affordable rental communities to be set aside for people experiencing homelessness.	Comment letter from LSNC and SHA	County staff created program D14 in direct response to this comment.
The 48 months that refugee families receive cash aid for is not adequate. They need programs to help them secure housing beyond the 48-month period.	Comment letter from Refugee Enrichment and Redevelopment Associations	County staff added information about the Refugee Cash Assistance program and the CalWORKS program. County staff also included information about when the 48-month period of eligibility for the CalWORKS program will increase.

Table 3 below describes ongoing efforts to engage the public and stakeholders in the implementation of the housing element after its adoption.

Table 3: Ongoing Engagement Efforts		
Description of Effort	**Frequency**	**Audience**
Annual progress reports to track implementation of programs	Annually	Board of Supervisors and the public
Meetings with BIA	Monthly	Market-rate housing Developers
Meetings with affordable housing developers	Twice per planning period: June 2023 and June 2027	Affordable housing developers
Renters Helpline Meetings	Quarterly	Funding partners and service providers

GENERAL PLAN CONSISTENCY

State Housing Element law (Government Code Section 65583(c)(7)) requires the identification of "means by which consistency will be achieved with other general plan elements and community goals". The County conducted the following analysis to ensure that the Housing Element is consistent with other General Plan elements. The County will continue to review and revise the Housing Element, as necessary for consistency, when amendments are made to other elements of the General Plan.

- **Environmental Justice Element**: The Safe and Sanitary Homes section of the Environmental Justice Element includes Policy EJ-31 and several implementation measures that require the County to analyze the presence of overcrowding in EJ Communities and the causes of that overcrowding and collaborate with refugee and immigrant advocates as a part of the Housing Element. To address this policy, the County hosted a focus group meeting with service providers for the refugee and immigrant community in Sacramento County. A discussion of this meeting as well as an analysis on housing overcrowding is included in the Housing Needs Assessment Chapter of this element. There is some tension between policy EJ-32, which calls for the provision of affordable housing in EJ Communities, and policy HE 7.1.3, which calls for the provision of affordable housing in areas of opportunity. Since adoption of the EJ Element, the County became aware of a growing body of research that suggests that affordable housing be provided in opportunity areas or areas with access to resources like employment centers and high performing schools. However, other keystone EJ Element policies (such as EJ-1) are intended to address historic inequities and divestment by prioritizing EJ Communities for infrastructure and amenities, with the ultimate goal of transforming EJ Communities into areas of opportunity. This complements policy HE 7.1.3 and is consistent with the Housing Element's goal to promote and affirmatively further fair housing opportunities for County residents.

  Many programs use Environmental Justice Communities as geographic areas of focus. The EJ Element's geographic focus of analysis and policies is Environmental Justice Communities (EJ Communities) - areas that are considered disadvantaged compared to other parts of the unincorporated County. Staff used two sources to determine the extent and boundaries of Environmental Justice Communities. One source is the California Communities Environmental Health Screening Tool (more commonly known as CalEnviroScreen). The other source staff used to identify Environmental Justice Communities is the Sacramento Area Council of Governments' (SACOG) Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). State law requires SACOG to conduct an environmental justice and Title VI analysis as part of the MTP\SCS to determine whether the MTP/SCS equitably benefits low-income and minority communities (Sacramento Area Council of Governments, 181). SACOG refers to these areas as Low Income High Minority (LIHM) Areas.

  Staff combined CalEPA's disadvantaged communities with SACOG's LIHM areas to delineate Environmental Justice Communities. There are four EJ Communities: North Highlands/Foothill Farms, North Vineyard, South Sacramento and West Arden-Arcade. The North Highlands/Foothill Farms EJ Community includes Old Foothill Farms. These Environmental JusticeCommunities include Racially or Ethnicaly Concentrated Areas of Poverty (R/ECAPs) and TCAC areas of High Segregation and Poverty.

- **Land Use Element**: The projected residential development evaluated in the Land Inventory chapter of this element is consistent with General Plan policies regarding the Urban Policy Area and the Urban Service Boundary.

- **Open Space and Agricultural Elements**: To maintain consistency with the Open Space and Agriculture Elements, the County did not include lands designated for open space or agriculture in the inventory (except lands zoned for agricultural/residential use). There are no sites identified in the County's inventory for residential development that conflict with open space, conservation, or agricultural policies of the General Plan. For this reason, the Housing Element is consistent with the Open Space and Agricultural Elements.

- **Safety Element**: State law requires that the safety element be reviewed and revised as necessary to address climate adaption and resiliency strategies and flood and fire hazards upon each revision of the housing element or local hazard mitigation plan (LHMP). The County is currently updating the LHMP and anticipates adopting the updates in 2022. At the time of LHMP adoption, the County will update the Safety Element to summarize and incorporate the LHMP by reference consistent with state law.

CHAPTER 2: FINANCIAL RESOURCES

This chapter presents information on funds and other resources that are available to support Sacramento County's (County's) housing programs. The County's housing programs are funded through a variety of federal, state, and local sources. These funds support the construction of new affordable housing, encourage housing rehabilitation, assist first-time homebuyers, emergency rental assistance, support revitalization of lower income neighborhoods, and provide various other housing services to low- and moderate-income households. In addition to financial resources, the County makes use of the institutional capabilities of government agencies and nonprofit organizations.

FUNDING SOURCES

This section summarizes the funding sources administered by the Sacramento Housing and Redevelopment Agency (SHRA). Since 1982, SHRA has managed and administered federal housing and community development funds on behalf of the City of Sacramento (City) and County and served as the federal housing and community development staffing entity pursuant to an agreement between the City and County. In this capacity, SHRA is the lead public agency for the City and County in affordable housing development, providing development funding, operating assistance, and mortgage assistance for a variety of affordable housing types throughout the City and County.

Table 4 presents a summary of resources available for housing programs for 2018-2020.

Table 4: SHRA Budgeted Funding by Funding Source

Funding Source	2018	2019	2020	AVERAGE
CDBG[1]	$1,443,882	$992,569	$1,666,544	$1,367,665
HOME	$3,180,255	$2,992,126	$3,283,169	$3,151,850
Housing Trust Fund[2]	$367,311	$406,770	$387,040	$387,040
Affordable Housing Fund[3]	$3,305,599	$2,214,766	$1,849,395	$2,843,627
Permanent Local Housing Allocation	N/A	N/A	$2,720,826	$2,720,826
HCV[4]	$100,749,057	$100,344,675	$109,079,844	$103,391,192
TOTAL	$109,046,104	$106,950,906	$118,986,818	$113,862,200

1. CDBG ("Community Development Block Grant") amounts represented are the portion of each year's allocation utilized for housing purposes.
2. 2020 figure projected based on 2-year average.
3. 2020 figure projected based on 5-year average.
4. HCV ("Housing Choice Voucher") revenue amounts include total housing assistance payments for the entire County, including all incorporated cities.

Housing Choice Voucher (HCV) funding makes up the majority of SHRA's funding. HCVs provide operating revenue for owners of rental housing and are not typically a resource for the creation of new housing. In recent years, however, SHRA has been committing a portion of its vouchers to affordable housing developers in the form of Project-Based Vouchers to support the development of new housing for formerly homeless households.

Revenues from HOME, Housing Trust Funds, Affordable Housing Funds, and Permanent Local Housing Allocation (Table 4) are targeted for multifamily rental gap financing through SHRA's Multifamily Lending Program. This program provides assistance for developers wishing to purchase and rehabilitate or construct new, affordable rental housing throughout the County. The Multifamily Lending and Mortgage Revenue Bond Policies which govern the loan program were updated in 2019 and the identify preservation of affordable housing at risk of loss from the affordable inventory as the first priority and new construction of affordable housing as the second priority.

FEDERAL SOURCES OF FUNDING

U.S. Department of Housing and Urban Development (HUD) Funds

Public Housing

The largest source of funding for affordable housing in Sacramento comes from the United States Department of Housing and Urban Development (HUD). HUD supports the Housing Authority's public housing units, new development and rehabilitation of affordable housing, and special needs housing through the provision of operating subsidies and capital funding. The County Housing Authority has 771 public housing units (excluding properties within the City of Sacramento), which house some of the poorest residents of the County. The vast majority of public housing residents (84 percent) are female headed households with, at least, one dependent and their average household income is just over $17,000 a year. Providing safe and secure housing for this population is extremely expensive and requires an ongoing, dedicated operating subsidy. Recent cutbacks to the public housing program at HUD are requiring public housing authorities nationwide to reconsider how they own, manage and maintain their public housing assets. In recognition of the declining federal resources, the County has approved SHRA's asset repositioning strategy, which aims to rehabilitate and redevelop current public housing, with no net loss of subsidized units.

Housing Choice Vouchers

In addition to public housing, HUD also funds Housing Choice Vouchers formerly known as Section 8. Unlike public housing, which fixes the tenant's rent to no more than 30 percent of their household income, Housing Choice Vouchers provide a subsidy to private landlords to pay the difference between what the tenant can afford with 30 percent of their family income and the fair market rent. The Housing Choice Voucher program aims to provide housing choices to lower income families, and to disperse lower income residents throughout the County. SHRA administers approximately 13,200 Housing Choice vouchers throughout Sacramento County, including the incorporated cities. The majority of these vouchers are "tenant based" – they travel with the tenant to wherever they wish to reside. However, SHRA also provides Project-Based Vouchers that provide a similar form of subsidy payment to several privately-owned affordable housing projects. Of the 13,200 vouchers, 664 are available specifically to veterans through HUD's Veterans Affairs Supportive Housing (VASH) program. SHRA issues an annual request for proposals for affordable housing providers interested in obtaining Project-Based Vouchers to serve homeless individuals and families. As of 2019, SHRA had allocated 742 vouchers specifically for housing people experiencing homelessness.

Entitlement Funds

As an entitlement county under HUD regulations, Sacramento County also receives Community Development Block Grants (CDBG), Home Investment Partnership (HOME) funds, Emergency Shelter Grants (ESG), and Housing for People with AIDS/HIV (HOPWA). Federal entitlement funds available in fiscal year 2020 (not including additional allocations relating to the Covid pandemic) are as follows:

- CDBG $5,768,029
- HOME $2,992,126
- ESG $484,844

- HOPWA $1,330,405[1]

CDGB. The majority of CDBG funds are allocated for non-housing community development projects and each HUD funding source also allows for administrative costs. According to the 2020 County Action Plan, approximately $1.2 million of the total CDBG entitlement will be allocated for housing development, preservation and homeownership. CDBG funds designated for housing support rehabilitation of owner-occupied housing and rehabilitation of multifamily rental housing. New construction of housing is not an eligible CDBG activity. CDBG funds are also available for public service activities supporting homeless programs such as shelter services and rapid rehousing.

HOME. County HOME funds are used exclusively for the new construction and rehabilitation of affordable multifamily rental housing. The County receives approximately $3.1 million in HOME funds annually, and repayments from outstanding loans are "revolved" back into the fund and provide an estimated $1.2 million, annually.

ESG and HOPWA. The Emergency Solutions (formerly Shelter) Grant (ESG) program provides people experiencing homelessness with basic shelter, essential supportive services, and rapid rehousing. ESG funds can be used for a variety of activities, including: rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of a facility, essential supportive services, and homeless prevention. The Housing for People with AIDS/HIV (HOPWA) program provides grant funds to design long-term, comprehensive strategies for meeting the housing needs of low- and moderate-income people living with HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance, and related supportive services. HOPWA funds are received by the City of Sacramento. The Sacramento Housing and Redevelopment Agency (SHRA) administers the funds on behalf of the City of Sacramento and the Counties of Sacramento, El Dorado, Placer, and Yolo.

Continuum of Care (CoC) Program

Funding is available on an annual basis through the U.S. Department of Housing and Urban Development (HUD) Notice of Funding Availability (NOFA) which is typically published in the spring of each year. Sacramento Steps Forward (SSF) is the County's Lead Agency (Grantee) coordinating the local application process on behalf of the County and its incorporated jurisdictions. SSF collaborates with a 25-member stakeholder Advisory Board. Each year the Continuum of Care (CoC) Board initiates a competitive grant application process for organizations that wish to be included in the HUD's annual Notice of Funding Availability (NOFA) competition. Most of the CoC funding received by HUD is used to maintain housing for formerly homeless individuals who were considered the most vulnerable and required long-term support to maintain housing. When the CoC receives additional funding, additional housing opportunities are available for people experiencing homelessness.

Mortgage Revenue Bonds and Low Income Housing Tax Credits

SHRA issues tax-exempt mortgage revenue bonds on behalf of the County for housing developments that restrict a portion of their units for very low-income and low-income households. The basic federal requirements are that 20 percent of the units must be restricted to very low-income households (50 percent of area median income), or 30 percent of the units restricted to low-income households (60 percent of area median income) and 10 percent for very low-income households. The funds raised as a result of the bond sales carry below market interest rates, and are usually coupled with Low-Income Housing Tax Credits to raise the equity needed for the project's affordability and feasibility.

The Low-Income Housing Tax Credit program is a federal program which provides each state an allocation of tax credits based upon population to create affordable housing for low-income households. The tax credits are incentives for private business to invest in affordable housing. Within the federal tax credit program, there are two programs - the four percent and the nine percent tax credits. The nine percent tax

[1] The City of Sacramento is the recipient of HOPWA funds for the counties of Sacramento, El Dorado, Placer, and Yolo.

credit program with its higher credit factor is more competitive and requires much deeper affordability targeting. The four percent tax credit program is used solely in conjunction with the mortgage revenue bond program. In addition to federal tax credits, California has created a state tax credit program to be used in conjunction with the federal credits.

Mortgage Credit Certificates

The Mortgage Credit Certificate (MCC) program provides financial assistance to first time homebuyers for the purchase of new or existing single-family homes. The MCC provides qualified first time homebuyers with a federal income tax credit, which reduces an individual's tax payment(s) by an amount equal to the credit. The MCC program can be used to increase homeownership, especially in targeted neighborhoods.

STATE SOURCES OF FUNDING

Proposition 1 (SB3) – Veterans and Affordable Housing Bond

Voters approved a $4 billion general obligation bond in November 2018, the proceeds of which will be used to fund existing, statewide housing programs. These funds are administered by the State Department of Housing and Community Development. Funds were allocated to the following competitive housing programs:

- Multifamily Housing Program - $1.5 billion. Provides soft-second loans (gap financing) for new construction and rehabilitation of affordable rental housing. Developers apply.
- Infill Infrastructure Grant Financing - $300 million. Provides gap funding for infrastructure improvements required for residential and mixed-use infill development. Developers apply.
- Local Housing Trust Match Grant Program - $300 million. Affordable Housing Innovation Fund to help finance local housing trust funds dedicated to the creation or preservation of affordable housing. Applicants are cities and counties with Housing Elements that are in compliance. SHRA has successfully applied for and received these funds on behalf of the County in the past.
- Transit-Oriented Development Program - $150 million. Eligible applicants include cities, counties, transit agencies and developers. Funds are to be used to facilitate the development of higher density uses within close proximity to transit stations.
- CalHome - $300 million. Funding to provide homeownership opportunities for low and very-low income homebuyers. Grants are awarded to public agencies and non-profits who offer downpayment assistance and/or home rehabilitation assistance. SHRA has been successful at applying for and receiving these funds when available in the past.

Greenhouse Gas Reduction Fund (Cap and Trade)

Proceeds from the State's Cap-and-Trade program generated through regular auctions of carbon allowances are channeled into State loan and grant programs designed to reduce greenhouse gas emissions. The Strategic Growth Council (SGC) coordinates two programs with affordable housing components:

- The Transformative Climate Communities (TCC) program funds development and infrastructure projects designed achieve major environmental, health, and economic benefits in disadvantaged communities. This program is only available to communities within certain CalEnviroScreen zones.
- The Affordable Housing and Sustainable Communities (AHSC) program is more closely aligned to the production of new housing than the TCC program. AHSC is a competitive program that relies on reductions in greenhouse gas emissions partially through the production of dense housing near transit. This fundamental purpose of the program has made obtaining AHSC funding challenging for the Sacramento region given the lack of density in contrast to regions like the Bay Area and Los Angeles basin. The source of the program resources – Cap-and-Trade funds – necessitates the integration of housing with transit and projects must demonstrate sufficient greenhouse gas reductions.

Mental Health Services Act Program

Voters approved Proposition 63 in 2004 creating the Mental Health Services Act (MHSA) to provide increased funding, personnel, and other resources to support county mental health programs. Revenues are generated by a one percent income tax on personal income in excess of one million dollars.

In 2018, voters approved the bonding of this stream of revenue for the purpose of developing permanent supportive housing for people experiencing homelessness who are also mentally ill. Up to $2 billion in bond proceeds supported by the resources generated by the MHSA will be made available to develop permanent supportive housing for persons in need of mental health services and experiencing homelessness through the No Place Like Home (NPLH) program. Each spring, the County and SHRA coordinate on a "Request to Partner" with affordable housing developers who are interested in setting aside units to serve this vulnerable population and receive housing subsidies in order to provide housing at extremely low income levels. The County submits the application to the State and has been successful in obtaining competitive NPLH funds to support the development of new, permanent supportive housing.

LOCAL SOURCES OF FUNDING

Housing Trust Fund of Sacramento County

Sacramento County adopted a local ordinance in 1989 that established an impact fee on new non-residential construction. The fees were based on an economic nexus analysis that determined that the construction of such commercial projects as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low- and low-income workers to Sacramento. Because the workers are often unable to afford housing close to their work sites, the fee-generated revenue is used to increase the supply of housing affordable to these income groups, creating the nexus or linkage between jobs and housing.

Annually, the County Housing Trust Fund provides approximately $380,000 for new construction of housing for people that are in or likely to be in the labor force. Housing Trust funds are most commonly used as "gap" loans, leveraging millions of dollars of outside resources to create affordable housing in the County.

Affordable Housing Ordinance

In 2014, the Sacramento County Board of Supervisors (Board) repealed the County's existing Ordinance, and adopted a revised Affordable Housing Ordinance (Ordinance). The 2014 Ordinance creates a standard affordable housing fee applicable to all developers (with limited exceptions) and also provides a variety of other options an applicant/developer may choose to satisfy a development project's affordable housing obligations. The County has obligated itself to use fifty-percent of the funds to produce affordable housing in large development projects in order to achieve the objective of ensuring affordable housing is distributed throughout the County including in new growth areas. To achieve this, the County is seeking sites in large development projects through Development Agreements.

Under the 2014 Ordinance, new residential development projects have the following options to comply with the affordable housing requirement:

- Pay an affordability fee on all newly constructed market-rate units;
- Comply with the development project's approved affordable housing plan if one exists under the repealed ordinance; or
- Enter into a development agreement or other form of agreement with the County, which provides for a fee credit for land dedication, construction of affordable housing units, or other mechanism that leads to the production of affordable housing in an amount at least equivalent to the affordability fee.
- Purchase Unit Credits for affordable housing units banked with SHRA.

Permanent Local Housing Allocation (PLHA)

In 2017, Senate Bill 2 created the first permanent source of affordable housing in the State of California. Revenue is generated through recording fees on real estate transactions and will, therefore, vary from year to year depending upon activity.

The majority of the funding supports the Permanent Local Housing Allocation (PLHA) which is an entitlement program for local governments with allocations based on the CDBG formula. Eligible uses are broad and include rental and ownership housing activities, and homeless services. Jurisdictions are required to integrate a homeownership component into their plans.

INSTITUTIONAL STRUCTURE AND COORDINATION

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA)

The Sacramento Housing and Redevelopment Agency (SHRA) is a Joint Powers Authority created as a public agency by the City and County of Sacramento in 1973. SHRA serves three essential functions for both the City and unincorporated County in its roles as the Housing Authority and housing department for both jurisdictions.

In its role as the Housing Authority, SHRA owns and operates 1,508 public housing units in the City and an additional 771 in the other portions of the County. It administers over 13,000 Housing Choice Vouchers throughout Sacramento County. Through the Housing Authority's efforts to reduce dependence on annual federal appropriations, the Housing Authority has repositioned several of its public housing assets into a privately-owned affordable housing model. The long-term plan is to remove all public housing from the federal platform. The Housing Authority currently owns and manages 271 affordable units comprised of tax credits, and local funds. The non-profit arm, Sacramento Housing Authority Repositioning Program Inc. (SHARP), owns and manages three additional senior housing projects (231 units) that were previously a part of the public housing inventory. By 2021, SHARP will also own and manage 124 scattered site Rental Assistance Demonstration (RAD) apartments and 215 apartments converted through the Section 18 program.

SHRA acts as the County's finance housing department, administering federal and state funding programs for the provision of affordable housing and implementing the County's Housing Trust Fund and Affordable Housing Ordinances.

SACRAMENTO COUNTY

Several departments and offices within Sacramento County assist in the planning and implementation of the Housing Element. The agencies, departments, offices, and divisions listed below focus on development, infrastructure, and supportive services and are listed as responsible departments in the Housing Action Plan Chapter of this element. In addition to these groups, the Department of Finance and Environmental Management Department have important responsibilities for implementing actions under the Housing Element.

Office of Planning and Environmental Review

The Office of Planning and Environmental Review provides a range of land use planning services, including accepting and processing land use development applications, assessing environmental impacts and preparing environmental documents, monitoring mitigation actions and oversight of Countywide policy and standards through the General Plan and Zoning Code maintenance and updating. As the primary authors of the General Plan, the Office of Planning and Environmental Review is also responsible for updating the County's Housing Element of the General Plan.

In addition to the funding sources for affordable housing development discussed above, there are several funding sources for planning efforts that the Office of Planning and Environmental Review may apply for on behalf of the County. These include the Local Early Action Planning (LEAP) grants, SB 2 Planning Grants Program, and Regional Early Action Planning (REAP) grants.

- The Local Early Action Planning (LEAP) program assists cities and counties to plan for housing through providing one-time over-the-counter, non-competitive planning grants. The Office of Planning and Environmental Review was awarded LEAP grant funds for Accessory Dwelling Units (ADUs) construction plans, ADU ordinance amendments, Housing Element Update activities, Zoning Code amendments for supportive housing, a Housing Trust Fund Nexus Study, and an Infill Program.
- The SB 2 Planning Grants program provides one-time funding and technical assistance to all eligible local governments in California to adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. The Office of Planning and Environmental Review received SB 2 Planning Grants Program funds for the Countywide Rezone Program, preparation of the Permanent Local Housing Allocation Funding Plan, and General Plan and Development Code amendments.
- The Regional Early Action Planning (REAP) program helps council of governments (COGs) and other regional entities collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional governments and entities facilitate local housing production that will assist local governments in meeting their Regional Housing Need Allocation (RHNA).

Public Works & Infrastructure Agency

Public Works & Infrastructure provides services to the residents of unincorporated Sacramento County including code enforcement, construction management and inspection, building permits and development services, garbage/recycling collection, road maintenance, clean water, and storm protection.

Department of Development & Code Services

Development and Code Services ensures that all development is consistent with State Law and Building Codes. The following divisions play a critical role in housing development in the County.

- **Building Permits and Inspection**. Building Permits and Inspection interprets and enforces California Building Codes for privately owned buildings and structures including commercial and residential new buildings, alterations, additions and/or repairs within Sacramento County's unincorporated area.
- **Code Enforcement**. Code Enforcement investigates housing, zoning and vehicle abatement laws in the unincorporated Sacramento County. Code Enforcement works to achieve voluntary compliance through notification and education. When necessary, they use legal procedures including boarding structures, removing junk and rubbish and junk vehicles, civil citations, criminal citations and demolition of dangerous buildings.
- **County Engineering**. County Engineering includes the office of the County Engineer and provides services for the building and development community and County departments. Site Improvement and Permits Section (SIPS) reviews/approves civil improvement plans and assists with various permits. Surveys Section performs County Surveyor functions and reviews survey documents for public and private projects. Special District Section oversees public infrastructure financing plans and establishes/manages special financing mechanisms including development impact fees, Mello-Roos, CFDs, and assessment districts.

Department of Transportation

Sacramento County Department of Transportation (SACDOT) is responsible for planning, improving, operating and maintaining a transportation system that serves unincorporated area citizens, regional traffic and commerce.

Social Services Agency

Social Services' mission is to create and deliver services that improve the quality of life for all Sacramento County residents. Social Services provides federal, state and local services and programs that guard public

health and the environment; prevent physical and financial abuse of the vulnerable; provide employment and safety-net services.

Department of Human Assistance

The Sacramento County Department of Human Assistance plans, implements and oversees a spectrum of programs and services designed to move people from public assistance to independence. DHA's mission of fostering self-sufficiency among those it serves touches every facet of daily life, from employment, housing and health care to transportation, education and child care.

Department of Health Services

The Department of Health Services (DHS) mission is to improve the health and wellness of Sacramento County residents. DHS has three divisions: Behavioral Health - provides alcohol/drug treatment services, and mental health services; Primary Health - provides clinic, emergency, and correctional health services; and Public Health - promotes, protects, and assures conditions for optimal health and public safety for residents.

Director of Homeless Initiatives

The Director of Homeless Initiatives provides strategic and policy leadership and direction across County Departments and works collaboratively with public and private partners to combat homelessness. As the largest provider of social services in the county and investing in a wide range of homeless and housing services, Sacramento County is committed to impactful actions that help individuals and families regain health, income, and permanent housing stability.

Interdepartmental Coordination

In addition to the funding sources specific to housing identified on pages 15-18, other federal and State funding programs are available to local governments to address existing infrastructure needs and other community benefits. Multiple Sacramento County departments are actively engaged in a coordinated effort to pursue grant funds to address the unique needs of the County's communities, especially Environmental Justice communities identified in the Environmental Justice Element. Investments to improve existing infrastructure and community assets such as parks and trails can spur additional infill housing development by reducing the financial burden associated with these facilities.

CHAPTER 3: HOUSING ACTION PLAN

California Government Code Section 65583 requires that the Housing Element contain a "statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing." This chapter contains Sacramento County's Action Plan, which consists of a broad range of goals, objectives, policies, and programs that address the development of sufficient housing to accommodate population growth, and to encourage the production of units in a range of prices affordable to all income groups. Goals and objectives were developed in direct response to the observed needs for the Sacramento area based on extensive community input and housing need assessments conducted during the preparation of this Housing Element. The terms used in this chapter are:

- Goal: General statement of purpose to indicate direction the County will take to address identified housing problems and needs.
- Policy: A general statement of a proposed action to guide decision-making and provide a framework for the operation of housing implementation programs.
- Implementation Program: A detailed statement of the specific action that will be taken to implement a policy.
- Objective: A general or qualitative statement of the desired outcome from implementation of a strategy or sub-strategy.
- Quantitative Objective: A statement of measurable outcome, defined numerically whenever possible.

HOUSING GOALS, POLICIES, AND PROGRAMS

Sacramento County's Housing Action Plan emphasizes seven goals that, collectively, address the availability of, affordability of, condition of, and access to housing by its general population as well as special needs groups. Each goal has its own set of policies and programs. The seven goals are:

1) Providing an adequate supply of land for housing;
2) Reducing constraints to housing production;
3) Preserving existing housing and neighborhoods;
4) Improving housing opportunities and conditions for special needs groups;
5) Providing and maintaining housing affordability;
6) Promoting the efficient use of energy in residences through alternative and innovative conservation measures, and;
7) Promoting and affirmatively furthering fair housing opportunities for Sacramento County residents.

SUMMARY OF QUANTIFIED OBJECTIVES

Table 5 summarizes the County's quantified objectives for the development, improvement, and preservation of housing for the 2021 through 2029 planning period.

Table 5: Quantified Objectives for 2021-2029						
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction[1]	2,233	2,233	2,692	4,186	9,928	21,272
Rehabilitation[2]	91	547	274			912
Preservation/Conservation[3 4]	732	1,413	1,016			3,161
Total	2,556	3,593	3,082	4,186	9,928	23,345

1. New construction objective is equal to the RHNA
2. Rehabilitation objective reflects programs C1 and C2
3. Preservation/Conservation objective reflects information from the Preservation Chapter and Programs C4, C5, and C7.
4. Preservation/Conservation also includes Program D15. SHRA has issued a total of 12,500 vouchers that are available for use throughout the County and are not specific to the unincorporated County.

GOAL HE 1: ADEQUATE SUPPLY OF LAND FOR HOUSING

Provide an adequate supply of suitable sites for the development of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the County's population.

Introduction

The Sacramento Area Council of Government adopted the Regional Housing Needs Plan (RHNP) on March 19, 2020. Pursuant to the Plan, Sacramento County must have appropriate zoning in place to accommodate 21,272 new units. Of these new units, 4,466 should be affordable to very low-income households, 2,692 should be affordable to low-income households, 4,186 should be affordable to moderate-income households, and 9,928 should be affordable to above moderate-income households. Per the Land Inventory Chapter, the County has a deficit of 142 acres or 2,884 units for lower-income households. In order to ensure that the County has enough appropriately zoned land to accommodate the number of lower-income units anticipated in the Plan, the County must rezone 164 acres (142 acres and a 15 percent buffer) of land to allow multifamily residential uses by-right, at a minimum density of 20 units per acre and a maximum density that allows at least 30 units per acre.

In addition to ensuring a sufficient supply of zoned residential land, this goal seeks to encourage residential infill development and to ensure that master plan communities provide a variety of residential densities, including RD-30.

The objectives for Goal HE-1 are as follows:

- To ensure there is sufficient land to allow for the development of adequate new housing and to ensure the availability of housing for all households in Sacramento County.
- Actively promote and facilitate the use/reuse of vacant and underutilized infill sites.

Policies

HE 1.1.1 The County will provide an adequate supply of land for housing affordable to all income groups with public services and facilities needed to facilitate the development of housing to accommodate projected housing needs based on the SACOG Regional Housing Needs Plan. The Plan requires that the County accommodate 4,466 very low-income units, 2,692 low-income units, 4,186 moderate-income units, and 9,928 above moderate-income units.

HE 1.1.2 The County will preserve the supply of sites zoned for multifamily housing.

HE 1.2.1 The County will promote and facilitate the build-out of vacant and underutilized urban land through infill and reuse activities, as appropriate, for housing.

HE 1.2.2 The County will ensure that infill projects are integrated into the surrounding neighborhoods and communities to the greatest extent feasible.

HE 1.2.3 When feasible, the County will integrate housing with compatible non-residential uses in an effort to locate affordable housing near employment opportunities and take maximum advantage of infill development opportunities.

HE 1.2.4 The County will encourage locating multiple-family projects near public transportation, shopping, recreation and other amenities.

HE 1.2.5 Where there is mutual interest, the County will work in partnership with the incorporated cities to increase residential densities along areas adjacent to their boundaries to encourage consistency between jurisdictional boundaries.

GOAL HE 1: IMPLEMENTATION PROGRAMS
Adequate Land for Housing
A1. Countywide Rezone Program: To accommodate the remaining lower-income RHNA of 2,884 units, the County will: • Identify and rezone at least 165 acres of land to allow multifamily residential uses by-right, at a minimum density of 20 units per acre and a maximum density that allows at least 30 units per acre. In accordance with Government Code Section 65583.2(h), at least 50 percent of the County's remaining lower income RHNA need will be accommodated on parcels designated exclusively for residential uses. Identified sites will also be large enough to accommodate at least 16 units. In accordance with Government Code Section 65583.2(i), "use by-right" shall mean that the review of the residential use may not require a conditional use permit, planned unit development permit, or discretionary local government review or approval. • Permit owner occupied and rental multifamily uses by-right in which at least 20 percent of units are affordable to lower income households. • Identify and rezone sites equivalent to 30 percent of the remaining lower-income RHNA focused where available along commercial corridors in highest, high and moderate resource areas to affirmatively further fair housing choice. **Implements Which Policy(ies):** HE 1.1.1 and HE 1.1.2 **Responsible Department:** Office of Planning and Environmental Review **Funding:** Senate Bill 2 (SB-2) Planning Grant **Objective:** Create opportunity for rental housing affordable to lower-income households. **Target Date:** May 2024
A2. By-Right Development on Land Inventory Sites: The County will amend the Zoning Code to ensure that developments in which 20 percent or more of the units are affordable to lower income households are allowed by-right on vacant sites identified in the 4th and 5th cycle Housing Elements, non-vacant sites identified in the 5th Cycle Housing Element, and sites rezoned as part of Program A1, even if the development exceeds 150 units. **Implements Which Policy(ies):** HE 1.1.1 and HE 1.1.2 **Responsible Department:** Office of Planning and Environmental Review **Funding:** County General Fund **Objective:** Create opportunity for rental housing affordable to lower-income households. **Target Date:** May 2024

A3. Annual Monitoring of Vacant Multifamily Parcels: To monitor whether the County has an adequate supply of land for low- and moderate-income level housing, an annual report will be prepared showing the inventory of vacant multifamily parcels and summarizing any additions or losses to the inventory. This report and the Annual Progress Report shall be made available to the public through the Office of Planning and Environmental Review's website.

Implements Which Policy(ies): HE 1.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Inventory monitoring and make available inventory information and Annual Progress Reports annually.

Target Date: Annually, 2021-2029

A4. Master Plans and Multifamily Housing: The County will adopt master plans, including specific and comprehensive plans, which provide a variety of residential densities, including those densities that support multifamily housing. To facilitate the development of housing for lower-income households, master plan communities must:

- Develop a minimum of 30 percent of the proposed dwelling units at a density of at least 30 dwelling units per acre (RD-30) or greater.
- Include multifamily zoned (RD-30+) parcels 3 to 10 acres in size.
- Pursuant to General Plan Policy LU-120, master plan will contribute their "fair share" of adequate sites for the lower income inventory.
- Provide a variety of housing types and densities, including single-family homes, duplexes, triplexes, accessory dwelling units, townhomes, condominiums, apartments and similar multi-family units, in a variety of settings including both residential neighborhoods and mixed use nodes.

Implements Which Policy(ies): HE 1.1.1, HE 7.1.3

Responsible Department: Office of Planning and Environmental Review

Funding: Planning Entitlement Fees

Quantitative Objective: Require a minimum of 30 percent of the proposed dwelling units in master plans approved during the planning period (estimated at two master plans) to be developed at a density of at least 30 dwelling units per acre. Include multifamily zoned parcels between 3 and 10 acres in size in master plans. Provide housing of various types and densities to address issues of segregation and increasing housing choice.

Target Date: Ongoing, 2021-2029

A5. Evaluate the Need/Ability of Adopted Master Plans to Increase Multifamily Densities: The County will evaluate both the need to and the ability to amend adopted master plans to increase minimum densities in multifamily areas to RD-30 densities.

Implements Which Policy(ies): HE 1.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Quantitative Objective: Determine need and the ability to amend adopted master plans to increase allowable densities.

Target Date: June 2025

Use of Infill and Underutilized Sites
A6. Infill Program: The County will further work on a program to encourage infill development in the County that will ultimately increase and accelerate the production of housing by identifying and assessing infill sites and removing identified barriers through accomplishing the following tasks. Incentivizing infill in the moderate, high and highest opportunity areas will enhance housing mobility and affordability in high opportunity areas. • Define infill sites. • Assess/develop a comprehensive inventory of residential and commercial infill sites. • Analyze existing regulations and codes to assess the impediments to development. • Develop incentives/strategies to maximize infill opportunities in the unincorporated areas of Sacramento County, especially Environmental Justice Communities and Moderate, High, and Highest Resource areas of the County. • Analyze and address disconnects between the Zoning Code and the Design Guidelines. • Identify and provide incentives to develop Business Professional Office (BP), Limited Commercial (LC) and Shopping Center (SC) zoned properties with multi-family residential projects. **Implements Which Policy(ies):** HE 1.2.1, HE 1.2.2 **Responsible Department:** Office of Planning and Environmental Review **Funding:** Local Early Action Planning (LEAP) Grant **Objective:** Further work on a program to encourage infill development in the County that will ultimately increase and accelerate the production of housing by 200 units by identifying and assessing infill sites and removing identified barriers. Provide incentives to increase the amount of multifamily housing developed in BP, LC and SC zoned properties. **Target Date:** June 2024
A7. Grants for Infill Development: The County will continue to pursue grant opportunities that remove or reduce barriers to infill development. **Implements Which Policy(ies):** HE 1.2.1 **Responsible Department:** Office of Planning & Environmental Review **Funding:** County General Fund, Grants **Qualitative Objective:** The County will continue to apply for grants for infill projects as grant opportunities become available. **Target Date:** The County will review grant opportunities annually and apply as funds are available on an ongoing basis from 2021-2029.
A8. Facilitate Affordable Housing on Large Sites. The County shall encourage property owners and affordable housing developers to target and market the availability of sites with the best potential for development by facilitating meetings between willing property owners of large sites and willing affordable housing developers. To assist in the development of housing for lower-income households on larger sites (e.g., more than 10 acres), by the County will streamline the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development such as one to 10 acres. The County shall focus on facilitating parcel sizes that comply with SHRA Multifamily Lending and Mortgage Revenue Bond Policies. The County shall also develop mechanisms to require developers of large sites to construct, entitle, or dedicate land for projects affordable to lower-income households early in the development process. Mechanisms may include affordable housing strategies pursuant to the Affordable Housing Ordinance, such as, dedication of land

to SHRA for concurrent development of deed restricted affordable housing. Target the production of 1,000 lower income units through this program by 2029.

Implements Which Policy(ies): HE 1.1.1 and HE 1.1.2

Responsible Department: Office of Planning & Environmental Review

Funding: County General Fund

Qualitative Objective: Create opportunity for housing affordable to lower-income households on large sites.

Target Date: Assisting and streamlining is ongoing, 2021-2029. Developing new requirements will take place by May 2024.

GOAL HE 2: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION

Removal or reduction of governmental and non-governmental constraints to facilitate the provision of housing for households of all income levels.

Introduction

The Housing Constraints Analysis Chapter identifies serval factors that may serve as barriers to housing development such as the Neighborhood Preservation Areas and Special Planning Areas, public concerns or "NIMBYism", and permit and development impact fees. This goal also seeks to reduce these barriers by reducing permit processing times, increasing "by right" housing opportunities, and reducing fees and providing incentives. The objectives of Goal HE-2 are as follows:

- To streamline the governmental review process to assist in the reduction of processing times associated with housing production.
- To ensure that development standards continue to represent the best means to achieve land use policy objectives while reducing the cost of producing housing.
- To reduce housing costs associated with permit and development impact fees while ensuring sufficient funding for public services and facilities.

Policies

HE 2.1.1 The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.

HE 2.1.2 The Office of Planning and Environmental Review shall provide expedited review for projects in which at least 20 percent of the units are affordable to very low- and low-income households, as certified by the Sacramento Housing and Redevelopment Agency.

HE 2.2.1 The County will incentivize density for residential projects.

HE 2.2.2 The County will provide flexibility of development standards, or flexibility within the adopted development ordinances, to accommodate residential projects that provide housing that helps to address identified needs in the County.

HE 2.3.1 The County will strive to balance "full cost recovery" for planning and environmental review with the need to maintain reasonable fees that impact housing affordability.

HE 2.3.2 The County will continue to defer and/or waive development impact fees for residential projects that have at least a minimum number of housing units on sites that are affordable to very low- and low-income households, as certified by Sacramento Housing and Redevelopment Agency up to the approved annual quota of the number of units.

GOAL HE-2: IMPLEMENTATION PROGRAMS

Reduction in Permit Processing Times
B1. Meet with Housing Developers on Development Approval Timelines, Process Improvements and Opportunities for Support: The County will meet with market-rate, affordable housing developers to evaluate development approval timelines; identify process improvements; identify opportunities for development and supporting applications for financing; housing for special need groups (such as developmental disabilities) and any other issues related to the development of market-rate and affordable housing including extremely low income housing. The County will provide market-rate and affordable housing developers with a reasonable opportunity for review and comment on proposed planning and environmental review fee increases in advance of Board of Supervisors action. **Implements Which Policy(ies):** HE 2.1.1, HE 2.3.1 **Responsible Department:** Office of Planning & Environmental Review **Funding:** County General Fund **Objective:** Meet with affordable housing developers annually to identify opportunities for development, support applications for financing, and discuss ways to reduce uncertainty, risk, and delay in the planning, environmental, and permitting process. Attend regular coordination meetings with the Building Industry Association. Periodically review fee schedules and mitigate the cost when the County has the authority and ability to do so. **Target Date:** Meetings with affordable housing developers: annually. Meetings with BIA: monthly. Consultation with housing developers prior to increasing fees: ongoing, 2021-2029.
B2. Project Review Committee. The Project Review Committee (PRC) will continue to meet regularly to identify project issues early in the development process. The PRC is comprised of officials and staff from agencies that are involved in the development process. **Implements Which Policy(ies):** HE 2.1.1 **Responsible Department:** Office of Planning & Environmental Review **Funding:** Planning Entitlement Fees **Objective:** Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process. **Target Date:** Ongoing, 2021-2029
B3. Expediting and Aiding the Processing of Affordable Housing Projects: The County will expedite planning entitlements and building permits and aide developers of affordable housing projects by prioritizing them within reasonable timeframes to ensure meeting applicant's funding due dates. The County will explore creation of a program to subsidize pre-application meetings for affordable housing projects. **Implements Which Policy(ies):** HE 2.1.1, HE 2.1.2 **Responsible Department:** Office of Planning & Environmental Review, Building Permits & Inspection Division **Funding:** Planning Entitlement Fees **Objective:** Reduce delay and cost in the review of affordable housing projects. **Target Date:** Expediting planning entitlements will be ongoing, 2021-2029. County will explore creation of a subsidy for pre-application meetings by June 2025.
B4. Accessibility and Usability of Planning Documents. The County will continue to improve accessibility and usability of existing land use planning documents. **Implements Which Policy(ies):** HE 2.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Develop an online application system as well as FAQ resources and guidance documents for inclusion on the County webpage. Develop an interactive, GIS-based Zoning Code tool for inclusion on the County webpage.

Target Date: Develop online application system by December 2021 and make guidance documents available online on an ongoing basis. Develop interactive Zoning Code tool by December 2027.

B5. Affordable Housing Education: The County will prepare an outreach strategy to educate members of the public and hearing bodies about affordable housing and emergency housing and services for people experiencing homelessness. The outreach strategy will include the following elements:

- Presentations to members of the public, Community Planning Advisory Councils (CPACs), Property and Business Improvement Districts, County Planning Commission, and other similar hearing bodies.
- A dedicated webpage for information about affordable housing.

Implements Which Policy(ies): HE 2.1.1

Responsible Department: Office of Planning and Environmental Review, Sacramento Housing and Redevelopment Agency, Director of Homeless Initiatives

Funding: County General Fund

Objective: Increase County residents and decision makers' understanding of affordable and emergency housing.

Target Date: Develop strategy by June 2022 and implement on an ongoing basis.

B6. NPAs and SPAs. The County will identify Special Planning Areas (SPAs) and Neighborhood Preservation Areas (NPAs) which serve as barriers to housing production and update or rescind them.

Implements Which Policy(ies): HE 2.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Update or rescind four NPAs and/or SPAs identified as barriers per year.

Target Date: Ongoing, 2021-2029

Provide Opportunities for "By Right" Housing

B7. Residential Uses on BP Zoned Properties: The County will consider amendments to the Zoning Code to allow multifamily projects as a use by right in BP zone districts.

Implements Which Policy(ies): HE 2.2.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Remove conditional use permit requirement for multifamily projects in Business Professional zoning districts.

Target Date: May 2024

B8. Missing Middle Housing (or Naturally Occurring Affordable Housing): The County will consider amendments to the Zoning Code to allow for more missing middle housing (or naturally

occurring affordable housing) types in a broader range of zoning districts, including single family zoning districts, and amendments to development standards to accommodate these housing products.

Implements Which Policy(ies): HE 2.2.1, HE 2.2.2

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Develop 400 missing middle housing units in moderate or high resource areas during the planning period.

Target Date: Amend Zoning Code to allow for more missing middle housing types by January 2022 and amend development standards by January 2023.

Review Residential Development and Permit Fees and Provide Incentives

B9. Fee Waiver and Deferral Programs for Affordable Housing Projects: The County will continue to issue fee waivers and deferrals for development impact fees for residential developments in which at least 10 percent of the total units are affordable to very low-income households or 49 percent are affordable to low-income households and on which affordability restrictions are subject to long-term (30 years or greater) regulatory agreements as certified by the Sacramento Housing and Redevelopment Agency (SHRA).

Implements Which Policy(ies): HE 2.3.2

Responsible Department: Office of Development and Code Services, Department of Finance, SHRA

Funding: County General Fund

Objective: Reduce or delay the cost impact of development fees for qualifying low- and very low-income housing units for 200 units annually.

Target Date: Ongoing, 2021-2029

B10. Additional Fee Waivers and Deferrals: In order to facilitate development of affordable housing units, the County will adopt amendments to the existing Affordable Housing Fee Deferral and Waiver Program. The County may also consider adopting additional fee waiver or deferral programs.

Implements Which Policy(ies): HE 2.3.2

Responsible Department: Public Works and Infrastructure Agency

Funding: General Fund

Objective: To reduce or to delay the cost impact of development fees for qualifying affordable housing units.

Target Date: December 2024.

B11. Rezones, Consolidations/Mergers: The County will consider reducing or eliminating fees for Rezone entitlements to RD-30 and above to facilitate developments where at least 20 percent of the units are affordable. The County will develop siting criteria for these projects. The County will also consider reducing or eliminating consolidation fees for multi-family developments where a consolidation is necessary to facilitate development of the parcels and at least 20 percent of the proposed units are affordable. If these fee reductions are not adopted, the County will implement other measures to streamline or incentivize rezones, consolidations or mergers for developments where at least 20 percent of the units are affordable.

Implements Which Policy(ies): HE 2.3.1

Responsible Department: Office of Planning and Environmental Review, Office of Development and Code Services, Sacramento Housing and Redevelopment Agency

Funding: County General Fund **Objective:** Remove cost and barriers to siting affordable housing projects for 250 affordable units during the Housing Element cycle. **Target Date:** December 2025
B12. Prioritize Water and Sewer Infrastructure for Affordable Housing. The County shall ensure compliance with California Government Code Section 65589.7. **Implements Which Policy(ies):** HE 2.1.1 **Responsible Department:** Office of Planning and Environmental Review **Funding:** County General Fund **Objective:** The Office of Planning & Environmental Review will send the Housing Element to water and sewer providers after Housing Element adoption and no later than September 2021. **Target Date:** September 2021.

GOAL HE 3: CONSERVATION AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS

Promote an adequate, safe, and decent residential environment by maintaining and improving the existing housing stock through conservation and rehabilitation activities.

Introduction

The County of Sacramento provides housing conservation and rehabilitation assistance through a variety of programs. SHRA receives funding from state, local, and federal sources to facilitate both minor and major rehabilitation. Code enforcement activities can conserve the quality of residential neighborhoods by enforcing existing regulations pertaining to abandoned vehicles, outdoor storage of junk and rubbish and substandard or illegal buildings. Neighborhood quality can be improved significantly in older neighborhoods through improvements in public infrastructure such as water, sewer, curbs, gutter, sidewalks, landscaping, and lighting. The County has committed to prioritizing infrastructure improvements in Environmental Justice Communities through the adoption of the Environmental Justice Element.

The objectives of Goal HE 3 are as follows:

- Ensure the preservation and upgrading of rental and owner-occupied-housing units in need of rehabilitation and improvement.
- Provide for conservation and rehabilitation activities through zoning and code enforcement programs. Support mechanisms to prevent the loss of housing.
- Improve public facilities with priority for the revitalization of Environmental Justice Communities. Focus local/private sector investment into areas where there is a need for neighborhood revitalization.
- Conserve the quality of existing residential neighborhoods through design review.
- To achieve no net loss of existing rental housing affordable to extremely low-income households and to increase the number of affordable rental housing units.

Policies

HE 3.1.1 The County will utilize federal, state, local, and private funding programs offering low interest loans or grants, and private equity for the rehabilitation of rental properties for lower income households.

HE 3.1.2 The County will provide funding for programs that support the rehabilitation and preservation of substandard homes in need of rehabilitation owned and occupied by lower income households.

HE 3.1.3 The County will assist older adults to stay in their homes by providing financial assistance for repairs and modifications.

HE 3.2.1 The County will protect the quality and stability of residential neighborhoods through the enforcement of local regulations relating to the proper use and development of properties throughout the community.

HE 3.2.2 The County will promote efficient public outreach programs to enhance the rehabilitation of substandard housing.

HE 3.2.3 The County will support mechanisms to prevent the loss of housing by demolition, conversion to other uses, long-term vacancy, and support programs that return vacant housing to residential use.

HE 3.2.4 The County will assist lower income households displaced as a result of condemnation, demolition or vacation of units due to Building, Health and Safety Code violations.

HE 3.2.5 The County will maintain and preserve existing stock of ELI units.

HE 3.3.1 The County will require high quality design in residential projects, including through use of objective design review standards for multifamily residential projects.

GOAL HE 3: IMPLEMENTATION PROGRAMS
Establishment and Maintenance of Programs for Housing Rehabilitation
C1. Multifamily Housing Loan Program: The County, through the Sacramento Housing and Redevelopment Agency (SHRA), will fund and administer multifamily housing loan programs for the rehabilitation of substandard housing and the acquisition and rehabilitation of substandard property for occupancy by lower income households. SHRA will pursue offering financing for the acquisition and rehabilitation of multifamily properties, including financially troubled multifamily properties in foreclosure, to prevent further property and neighborhood deterioration. **Implements Which Policy(ies):** HE 3.1.1, HE 3.1.2 **Responsible Department:** SHRA **Funding:** HOME, CDBG, Housing Trust Funds, Mortgage Revenue Bonds, Low-Income Housing Tax Credits **Quantitative Objective:** 60 rehabilitated units annually, including units substantially rehabilitated and units preserved. **Target Date:** Ongoing, 2021-2029
C2. Financial Assistance for Emergency Repairs and Retrofitting of Homes: The Sacramento Housing and Redevelopment Agency (SHRA) will provide financial assistance for emergency repairs and disabled retrofitting for homes occupied by seniors and lower income residents designed to achieve neighborhood improvement objectives. Priority will be given to funding repairs in Environmental Justice Communities and those sensitive to displacement. **Implements Which Policy(ies):** HE 3.1.1, HE 3.1.2, 4.1.1 **Responsible Department:** SHRA (in conjunction with its non-profit partner) **Funding:** Community Development Block Grant (CDBG) **Quantitative Objective:** Repair 432 homes for very low- and low-income households through Emergency Repair Grants and Retrofit Assistance Grants or similar grants.

Target Date: Ongoing, 2021-2029

C3. Conversion of Older Motels to Affordable Housing. When the opportunity arises, the Sacramento Housing and Redevelopment Agency (SHRA) will convert older motels to permanent affordable housing. Such conversions should also be considered in conjunction with commercial corridor plans and community plan updates. SHRA will assist, as funding is available, new owners of motels to obtain financing for their acquisition, rehabilitation and/or conversion.

Implements Which Policy(ies): HE 3.1.1

Responsible Department: SHRA

Funding: HOME, Community Development Block Grants, Housing Trust Fund

Objective: Support revitalization of older commercial corridors with rehabilitation and provision of new housing opportunities.

Target Date: SHRA will review opportunities to convert older motels to affordable housing and assist with three funding applications during the Housing Element cycle.

Conserve the Quality of Residential Neighborhoods Through Zoning Enforcement and Code Enforcement and Reduce Loss of Housing

C4. Vehicle Abatement and Substandard Housing: The County will actively enforce existing regulations and programs administered by the Code Enforcement Division regarding abandoned vehicles, outdoor storage of junk and rubbish, and substandard or illegal buildings, in order to protect and improve the integrity and stability of existing neighborhoods. Storage of junk and rubbish and building violations will continue to be handled on a complaint basis and vehicle abatement will continue to be addressed through responses to complaints and neighborhood patrols.

The Code Enforcement Division will continue both the Vacant, Open and Accessible program and the Substandard Housing Program, which requires property owners to remove nuisance conditions such as graffiti, fencing in need of repair, and overgrown vegetation of over 12 inches.

Implements Which Policy(ies): HE 3.2.1, HE 3.2.3

Responsible Department: Office of Development and Code Services - Code Enforcement Division

Funding: Inspection Fees, Administrative Penalties, Vehicle Registration Fees, County General Fund

Objective: Reduce the number of abandoned vehicles, accumulation of junk and rubbish, illegal structures, and nuisance conditions in residential neighborhoods by investigating and closing 600 complaints annually.

Target Date: Ongoing, 2021-2029

C5. Rental Housing Inspection Program: The Code Enforcement Division will continue to implement the Rental Housing Inspection Program. This program concentrates on owner/tenant education and provides mandated inspections. This program also allows owners and/or agents of rental properties to become certified to self-inspect their properties for compliance with the Housing Code.

The Code Enforcement Division will direct owners of residential rental units cited for health and safety violations to the Sacramento Housing and Redevelopment (SHRA) website to view information on SHRA rehabilitation programs. The Code Enforcement Division will continue to provide information to tenants on rental property owner and tenant responsibilities for property maintenance. Information is provided both by printed brochures and on the Code Enforcement website.

The Code Enforcement Division will provide data on the number of units inspected, the number of units in compliance, the number of units in violation, and the number of units condemned or demolished as a result of violations annually for inclusion in the Annual Progress Report.

Implements Which Policy(ies): HE 3.2.1, HE 3.2.2

Responsible Department: Office of Development and Code Services - Code Enforcement Division

Funding: Rental Housing Fees, Inspection Fees, Administrative Penalties and/or Fines, County General Fund

Objective: All multifamily rental properties (approximately 8,000) units in the unincorporated County will be inspected for compliance with the Housing Code within 5 years. Increase the level of property maintenance through tenant and property owner education, thereby reducing the need for code enforcement.

Target Date: Ongoing, 2021-2029

Note: Rental units subject to inspection by SHRA may be exempt from inspection by the Rental Housing Inspection Program.

C6. Referral of Mobile Home Park Inspections to HCD: The County will continue to respond to complaints from mobile home park residents regarding exterior park conditions such as abandoned vehicles and junk accumulation. Requests for mobile home inspections will continue to be referred to the California Department of Housing and Community Development (HCD), the State agency with jurisdiction over mobile home park inspections.

Implements Which Policy(ies): HE 3.2.1

Responsible Department: Office of Development and Code Services - Code Enforcement Division

Funding: Inspection Fees, Administrative Penalties and/or Fines

Objective: Improve mobile home park conditions.

Target Date: Ongoing, 2021-2029

C7. Information for Displaced Tenants: The County will amend the County Housing Code to require that property owners provide relocation benefits to tenants who are experiencing severe Health & Safety conditions. The Code Enforcement Division will also continue to provide information for displaced tenants of demolition activities on available services and programs.

Implements Which Policy(ies): HE 3.2.4

Responsible Department: Office of Development and Code Services - Code Enforcement Division

Funding: Inspection Fees, Administrative Penalties, and/or Fines, County General Fund

Objectives: Requiring property owners to pay for the relocation expenses of lower income residents and seeking reimbursement by property owner. Provide information for displaced tenants on available services and programs. Provide information to 1,000 tenants annually.

Target Date: Amending County Housing Code by May 2022. Providing information on an ongoing basis, 2021-2029

Revitalization of Deteriorated Neighborhoods Through Public Facility Improvements and Local/Private Sector Investment

C8. Seek and Attain Funding for Improved Public Infrastructure. The County will continue to seek and attain funding for improved public infrastructure and services, including water, sewer, curbs, gutter, sidewalks, landscaping, and lighting to revitalize commercial corridors as Notices of Funding Availability (NOFA) are released. Improvements will be prioritized in Environmental Justice Communities based on identified needs.

Implements Which Policy(ies): HE 3.1.1

Responsible Department: Department of Transportation

Funding: General Fund, Grants **Objective:** Revitalize commercial corridors with infrastructure improvements. The Office of Planning and Environmental Review will continue to work collaboratively with the Department of Transportation to facilitate infrastructure improvements in Environmental Justice Communities specific to the identified needs of these communities by applying for at least two grants annually. **Target Date:** Ongoing with at least two grants annually, 2021-2029
C9. Community Reinvestment Act. The County will continue to implement its Community Reinvestment Act Program to incentivize local financial institutions to meet the credit needs of low-income and moderate-income people. **Implements Which Policy(ies):** HE 3.1.1 **Responsible Department:** Dept. of Finance – Treasury Division **Objective:** Increase investment in low-income and moderate-income areas. **Target Date:** Ongoing, 2021-2029

GOAL HE 4: IMPROVEMENT OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS GROUPS

Ensure the availability of adequate housing opportunities throughout the unincorporated area of Sacramento County for people with special needs, including: seniors, large households, female-headed households, people with disabilities, farm workers, and people experiencing homelessness.

Introduction

This section of the Action Plan establishes objectives, policies and programs for the provision of housing to meet the needs of persons with disabilities, seniors, farm workers, people experiencing homelessness, female-headed households, and large families. Programs included in this strategy are designed to assist individuals and households with special needs, although the emphasis will be placed on programs for lower income households.

Policies HE 4.3.1 through 4.3.6 were developed based on the six key solution areas identified by the County Homeless Plan, which was adopted on December 12, 2018. The County Homeless Plan will continue to be the main strategy document to make homelessness rare, brief and non-recurring. Several programs below will support the County Homeless Plan efforts by requiring the County to update the Plan regularly, to develop metrics to measure its effectiveness, and to report regularly using those metrics.

The objective for Goal HE 4 is to provide housing choices appropriate for “special needs” populations, including persons with disabilities, seniors, farm workers, people experiencing homelessness, female-headed households, and large families.

Policies

HE 4.1.1 The County will support efforts to improve accessibility for both dwelling units and residential neighborhoods to meet the special needs of persons with disabilities.

HE 4.1.2 The County will encourage housing for people with disabilities and older adults near public transportation, shopping, medical and other essential support services and facilities.

HE 4.1.3 The County will support activities that serve the housing needs of special needs groups with a continuum of housing options, from independent living, to housing with supportive services, to institutionalized care.

HE 4.1.4 The County will provide adequate and affordable housing for senior citizens.

HE 4.1.5 The County will ensure housing that is provided to migrant farm workers is decent, safe, and affordable.

HE 4.1.6 The County will support the use of available federal, state, and local resources to provide and enhance housing opportunities for farm workers.

HE 4.1.7 The County will promote the construction of affordable housing that meets the needs of female heads of households.

HE 4.1.8 The County will support the development of housing to meet the needs of large households.

HE 4.2.1 The County will facilitate the development of new Extremely Low-Income (ELI) rental units.

HE 4.2.2 The County will assist extremely low-income households through the use of portable and project based housing vouchers, including Housing Choice Vouchers (HCV) and Housing Assistance Payment (HAP) vouchers.

HE 4.3.1 The County will maintain an adequate supply of land where homeless shelters are allowed by right and where public services, infrastructure and facilities are available to facilitate the development.

HE 4.3.2 The County will strengthen diversion strategies to help people resolve their current housing crisis before they become homeless. Diversion services include problem solving as well as financial assistance and connection to services that support crisis resolution, resiliency, and stabilization.

HE 4.3.3 The County will strengthen outreach and navigation efforts that connect unsheltered people to services and housing and address individual and public health issues that arise.

HE 4.3.4 The County will expand and improve emergency shelter and interim housing capacity, improving access for all populations by reducing barriers, and expanding services that will help people experiencing homelessness return to permanent housing stability.

HE 4.3.5 The County will expand targeted permanent housing through two primary strategies: 1) by providing temporary or ongoing rental subsidies and supportive services, facilitating exits from homelessness within the existing rental market and 2) by developing additional new permanent housing, including permanent supportive housing.

HE 4.3.6 The County will expand access to and coordination of essential mainstream services such as physical health, mental health, employment and others services necessary to assist people experiencing homelessness to stabilize, obtain or retain housing, and improve quality of life.

HE 4.3.7 The County will assist in overall system development, including strengthening system leadership, increasing system capacity to respond to crisis of homelessness, and improving accountability.

GOAL HE 4: IMPLEMENTATION PROGRAMS
Housing for "Special Needs" Population
D1. Universal Design: The County will convene a working group consisting of advocates and service providers for people with disabilities and seniors, the Building Industry Association, and other stakeholders to advise the County on a Universal Design program. The program will include an evaluation of the lack of new accessible units, incentives to encourage Universal Design concepts, and targeted outreach to developers. **Implements Which Policy(ies):** HE 4.1.1 **Responsible Department:** Office of Planning and Environmental Review **Funding:** County General Fund **Objective:** Increase the number of accessible units by 450 units over the Housing Element period. **Target Date:** December 2024

D2. Accessible Unit Tracking: The County will track the number of newly constructed or rehabilitated dwelling units that are accessible to people with disabilities. The County will provide the address and number of units to Resources for Independent Living Sacramento for inclusion in their housing list for people with disabilities.

Implements Which Policy(ies): HE 4.1.1

Responsible Department: Building Permits and Inspection

Funding: Inspection Fees and/or Fines

Objective: Track the development of accessible units and provide the addresses and number of units to Resources for Independent Living for inclusion in their online tool for people with disabilities.

Target Date: Annually, 2021-2029

D3. Incentives for Senior Housing: The County, through the Sacramento Housing and Redevelopment Agency (SHRA), will offer financial support such as below-market-rate loans and mortgage revenue bonds that will encourage the creation of affordable independent living housing for seniors. Priority will be given to High and Highest Resource areas and areas sensitive to displacement.

Implements Which Policy(ies): HE-4.1.3, HE 4.1.4

Responsible Department: Sacramento Housing and Redevelopment Agency (SHRA)

Funding: Tax credits, mortgage revenue bonds, HOME

Objectives: Provide subsidized loans for developers of affordable multifamily rental housing for very low income seniors. Fund 200 units during the Housing Element Period.

Target Date: Ongoing, 2021-2029

D4. In-Home Supportive Services: The County will continue to administer the In-Home Supportive Services program. This program serves aged, blind, or disabled persons what are unable to perform activities of daily living and cannot remain safely in their homes without help.

Implements Which Policy(ies): HE 4.1.3

Responsible Department: Department of Child, Family, and Adult Services

Funding: County General Fund

Objective: Continue the In-Home Supportive Services program.

Target Date: Ongoing, 2021-2029

D5. Annual Inspection of Farm Labor Camps: The County, through the Department of Environmental Management, will continue to annually inspect and license farm labor camps to ensure that they meet health and safety standards for migrant workers.

Implements Which Policy(ies): HE 4.1.5

Responsible Department: Environmental Health

Funding: Inspection Fees

Objective: Ensure suitable living conditions at farm labor camps.

Target Date: Ongoing, 2021-2029

D6. Farmworker Housing. The County will take the following actions related to farmworker housing:

- Amend the Farmworker Housing Section of the Zoning Code to allow farmworker housing by-right in all Zoning Districts where Agriculture is an allowed use consistent with California Health and Safety Code Section 17021.6. As a part of the amendments, the County will review the difference between agricultural and hobby farming land uses and amend the Zoning Code, as

appropriate, to promote farmworker housing and comply with California Health and Safety Code Section 17021.6.

- Consider amendments to the Zoning Code to increase the allowed maximum size of farmworker housing to serve larger families.
- Review the Zoning Code requirements for Agricultural Employee housing to ensure compliance with California Health and Safety Code Section 17021.5.

Implements Which Policy(ies): HE 4.1.5, HE 4.1.6

Responsible Department: Community Development – Planning & Environmental Review Division

Funding: County General Fund

Objective: Increase the units and housing product types available to farmworkers

Target Date: June 2022

D7. Review Housing Needs of Farm Workers: The County shall work with local growers, the Farm Bureau, the Agricultural Commissioner, the Department of Environmental Management and other stakeholders to periodically review the housing needs of farm workers and propose actions to address those needs.

Implements Which Policy(ies): HE 4.1.5, HE 4.1.6

Responsible Department: Community Development – Planning & Environmental Review Division, Agricultural Commissioner, Environmental Management

Funding: County General Fund

Objective: Biennially review housing needs of farm workers.

Target Date: Ongoing, 2021-2029

D8. Emergency Housing: The County will amend the Emergency Housing Section of the Zoning Code to clarify language, remove inconsistencies, and to conform to changes to State law and encourage emergency shelters, supportive housing, and related services for persons experiencing homelessness specific to Government Code section 65583, subdivision (a)(4) as follows:

- Amend the Zoning Code to remove the requirements that emergency shelters be more than 1,000 feet from any similar program, public parks, schools, recreation facilities, child care facilities, and single-family residential zones and ensure any amendment is consistent with State law.
- Amend the Zoning Code to remove excessive parking requirements and require that emergency shelters only be required to provide sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Implements Which Policy(ies): HE 4.3.1

Responsible Department: Office of Planning and Environmental Review

Funding: Senate Bill 2 Planning Grant

Objective: Amend the Emergency Housing Section of the Zoning Code consistent with State law.

Target Date: February 2022

D9. Supportive Living Uses: The County will amend the Zoning Code related to supportive living uses, including boarding houses, transitional housing, scattered shelters, residential care homes, and nonconforming dwelling units to take a more comprehensive approach to supportive housing consistent

with changes to State law to increase housing, especially for special needs groups, including people with developmental disabilities. The Zoning Code amendments are as follows:

- Amend the Zoning Code to add a definition of "family" and amend the definition of "single household" consistent with the County's obligation to AFFH.
- Amend the Zoning Code to allow Low Barrier Navigation Center developments by right in mixed-use zones and nonresidential zones permitting multifamily uses.
- Amend the Zoning Code to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted consistent with Government Code section 65651.
- Amend the Zoning Code to include methods to increase housing options for persons with disabilities that have tangible regulatory policies, as required by the U.S. Department of Housing and Urban Development (HUD).
- Amend the Zoning Code to expand the definition of the existing residential care home category, revise the boarding house category, and create new categories to address non-licensed recovery residences and skilled nursing in-home settings.
- Amend the Zoning Code to clearly define supportive and transitional housing and ensure these housing types are permitted as a residential use in all zones allowing residential uses subject only to the restrictions that apply to residential dwellings of the same type in the same zone.
- Amend the Zoning Code requirement to clearly define scattered shelters and facilitate removal of barriers to better address the needs of our homeless population.
- Amend the Zoning Code to provide consistency with the corresponding regulations administered by the appropriate State agency, with the intention to provide for more efficient regulation of residential related uses.
- Review and amend the Zoning Code, as necessary, to ensure requirements for group homes of more than six persons are consistent with State law and fair housing requirements.

Implements Which Policy(ies): HE 4.1.3

Responsible Department: Office of Planning and Environmental Review

Funding: Local Early Action Planning (LEAP) Grant

Objective: Amend the Zoning Code to support transitional and supportive housing, increase development of supportive living uses and make it consistent with State and Federal regulations.

Target Date: June 2023

D10. Tiny Homes: The County will research and develop Code amendments to allow for tiny homes, small homes, and/or other transitional living unit construction types not currently provided for in County Codes. Targeted outreach to promote tiny homes will occur in Environmental Justice communities.

Implements Which Policy(ies): HE 4.1.3

Responsible Department: Office of Planning and Environmental Review, Office of Development and Code Services - Building Permits and Inspection Division

Funding: County General Fund

Objective: Increase flexibility of affordable housing options in the County to facilitate construction of 150 units.

Target Date: December 2025 and annually after adoption.

D11. Shelter Plus Care Program: The County through the Sacramento Housing and Redevelopment Agency (SHRA) will continue to administer the Shelter Plus Care program, which provides supportive housing for people experiencing homelessness and people with disabilities.

Implements Which Policy(ies): HE 4.3.4

Responsible Department: SHRA

Funding: HUD Grants

Objective: Provide tenant-based rental subsidies to permanently house chronically homeless and severely disabled households to serve 600 families annually.

Target Date: Ongoing, 2021-2029

D12. County Homeless Plan Update: The County shall update the County Homeless Plan every five years.

Implements Which Policy(ies): HE 4.3.7

Responsible Department: Director of Homeless Initiatives, Department of Human Assistance, and Department of Health Services

Funding: County General Fund

Objective: Ensure continued regional coordination on homelessness issues

Target Date: Update the plan at least every five years starting in 2023.

D13. Developing Metrics and Reporting: The County, in coordination with the City of Sacramento, Sacramento Steps Forward, and the Continuum of Care Board, shall develop a series of metrics and indicators to track the efficacy of programs and investments. Once these metrics are developed, the County will report on the programs and investments annually.

Implements Which Policy(ies): HE 4.3.7

Responsible Department: Director of Homeless Initiatives, Department of Human Assistance, and Department of Health Services

Funding: County General Fund

Objective: Provide metrics to regularly monitor and track investments and programs focused on homelessness and provide transparency in reporting.

Target Date: Develop metrics by January 1, 2022 and report annually starting in 2023.

D14. Housing for People Experiencing Homelessness: The County will explore methods to reduce barriers to accessing affordable rental housing for people experiencing homelessness, including requiring County-financed affordable housing projects to reserve a certain percentage of units for people experiencing homelessness or otherwise incentivizing access in County-financed affordable housing for people experiencing homelessness. The County will present findings and recommendations to the Board of Supervisors.

Implements Which Policy(ies): 4.3.5

Responsible Department: Director of Homeless Initiatives

Funding: General Fund

Objective: Reduce barriers to accessing County-financed affordable housing for people experiencing homelessness.

Target Date: December 2026

Increase the Supply of Affordable Rental Housing for Extremely low-Income Households While Preserving the Existing Supply
D15. Project-Based Rental Subsidies such as Housing Choice Voucher Program: The Sacramento Housing and Redevelopment Agency (SHRA) will continue to implement the use of project-based rental subsidies such as the Housing Choice Voucher program. During the Request for Proposal process, preference will be given to projects in moderate, high and highest resource areas, while maintaining opportunities to provide subsidies in lower resource areas of the County consistent with EJ Element Policy EJ-1. **Implements Which Policy(ies):** HE 4.2.2 **Responsible Department:** SHRA **Funding:** Housing Choice Voucher (Section 8) Program, Federal Housing Assistance Payment Voucher Program, State Mental Health Services Act Voucher Program **Objective:** Ensure availability and choice of housing for extremely low-income households. **Target Date:** Ongoing, 2021-2029 *Note: SHRA currently has 12,500 extremely low income families housed with assistance from the Housing Choice Voucher Program. Housing assistance is provided on behalf of a family or individual. Participants in this program may choose any housing where the owner agrees to rent under the program and that meets the requirements of the program, including single-family homes, townhouses and apartments.*

GOAL HE 5: PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK AND PROVISION OF AFFORDABLE HOUSING

Ensure the availability of affordable housing for all households in Sacramento County.

Introduction

As discussed in the Housing Needs Assessment Chapter, a significant portion of low-income renters (73 percent) in Sacramento County are overpaying, or paying more than 30 percent of their income, for housing. Home values and rents continue to rise countywide.

To address the affordability issue, this strategy uses local government funds to leverage financing from state and federal sources to construct affordable housing. Key to this goal are the local gap funding sources including the County's Affordable Housing Ordinance and Housing Trust Fund Ordinance. When the current version of the Affordable Housing Ordinance was adopted effective March 27, 2014, the County removed the inclusionary provisions for larger developments of the prior ordinance in favor of a fee option ordinance. The County anticipated that the ordinance would produce affordable units at the rate of 10 percent of the market rate units. Program E3 requires the County to assess the efficacy of this ordinance and to conduct an economic feasibility study to guide any consideration of returning inclusionary provisions within the ordinance. In addition to providing gap financing, local government can also facilitate the provision of affordable housing by encouraging second unit dwellings and by providing density bonus programs.

The objectives of Goal HE 5 are as follows:

- Pursue federal, state, and local programs and funding sources that provide opportunities to preserve existing affordable housing stock.
- Implement programs that increase the supply of affordable housing.
- Pursue federal, state, and local programs and funding sources that provide housing opportunities for low- and moderate-income households.

Policies

HE 5.1.1 The County will preserve the affordability of subsidized rental housing whenever possible through a combination of regulatory and financial incentives.

HE 5.2.1 The County will continue to implement its affordable housing program.

HE 5.2.2 The County will support the use of federal, state, and local programs for the purchase of affordable housing (new and existing) and assist low- and moderate-income households to purchase such dwelling units. The County will promote a partnership between the public and private sector for the provision of affordable housing, with an objective of increasing homeownership for low- and moderate-income families.

HE 5.2.3 The County will support programs that provide assistance to developers who construct affordable rental units.

HE 5.2.4 The County will incentivize the development of residential accessory dwelling units as a means to increase the overall supply of affordable housing.

HE 5.2.5 The County will prevent the conversion of existing very low- and low-income rental housing units to market-rate condominiums through the condominium conversion ordinance.

HE 5.2.6 The County will identify new funding sources for the provision of affordable housing.

HE 5.2.7 The County will continue to implement a density bonus ordinance that provides for a greater number of dwelling units and other incentives in exchange for housing units affordable to lower income households. This ordinance will be amended to comply with State law.

GOAL HE 5: IMPLEMENTATION PROGRAMS
Preservation of Affordable Housing Stock
E1. Preserve Affordable Housing at Risk of Becoming Market-Rate: The Sacramento Housing and Redevelopment Agency (SHRA) will track expiring subsidy contracts and regulatory agreements on regulated affordable housing. SHRA will prioritize multifamily lending such that preserving affordable housing at risk of converting to market rate comes first when funding is available. SHRA will ensure that owners have complied with Government Code Sections 65863.10, 65863.11, and 65863.13 before releasing regulatory agreements or approving ownership transfers for projects affiliated with SHRA. In addition, at least annually, SHRA will review the list of properties with expiring regulatory agreements and contact owners whose properties' restrictions will expire within the following 36 months. SHRA will coordinate with qualified entities upon initial noticing and pursue and support applications for funding. In order to maximize tenant protections, SHRA will offer coordination assistance – developer outreach for owners planning to sell and tenant education for owners planning to allow their restrictions to expire. **Implements Which Policy(ies):** HE 5.1.1 **Responsible Department:** SHRA **Funding:** Housing Trust Fund, Community Development Block Grants, Tax Credits, Mortgage Revenue Bonds **Objective:** Communicate with owners willing to preserve affordability through sale and/or recapitalization to minimize loss of affordable housing inventory. Preserve as many units as possible that are "at risk" of conversion. **Target Date:** SHRA will track expiring subsidy contracts on an ongoing basis and will conduct an annual review.
E2. Prevent the loss of units in SHRA's public housing stock. In order to preserve its public housing stock, which is suffering due to decline in federal funding, the Sacramento Housing and

Redevelopment Agency (SHRA) will reposition the County's public housing stock to private ownership with affordability preserved in perpetuity. **Implements Which Policy(ies):** HE 5.1.1 **Responsible Department:** SHRA **Funding:** U.S. Dept. of Housing and Community Development, HOME, tax credits, mortgage revenue bonds **Objective:** Prevent the loss of 771 units in the unincorporated County in SHRA's public housing stock. **Target Date:** Ongoing, 2021-2029. Approximately 100 units per year between 2021 and 2029.
Provision of Affordable Housing Stock
E3. Affordable Housing Ordinance Amendment: The County will perform an evaluation of the effectiveness of the Affordable Housing Ordinance by 2023 to determine if it is building affordable housing at the rate anticipated at the time of adoption (ten percent). The County will also pursue an economic feasibility study to guide any decision to include an inclusionary housing component. Based on the outcome of the evaluation and study, the County will consider amendments to the Affordable Housing Ordinance to increase the amount of affordable housing units built in the County. As part of the evaluation prioritizing opportunities to produce housing in the highest, high, and moderate resource areas will be examined. The County will also amend the Affordable Housing Ordinance to modify the owner-builder exemption. As part of this update the County will engage with a broad range of stakeholders, including affordable housing developers. Outreach will occur during the time the update is occurring and will consist of a kick-off meeting and at lease three focus group meetings with stakeholders. **Implements Which Policy(ies):** HE 5.2.1 **Responsible Department:** Office of Planning and Environmental Review **Funding**: County General Fund **Objective:** Evaluate the effectiveness of the Affordable Housing Ordinance in producing affordable housing units by 2023 and consider amendments based on the evaluation. Increase the effectiveness of the Affordable Housing Ordinance by modifying the owner-builder exemption, which is costly for staff and the public to implement and reduces the amount of funds collected to build affordable housing. **Target Date:** December 2023
E4. Housing Incentive Program: The County will implement the Housing Incentive Program (HIP) to encourage the construction of affordable housing and housing for special needs groups as identified in State housing element law. The County will consider amendments to the program to further incentivize housing and to meet the housing needs of County residents. The County will also amend the Zoning Code to incorporate changes to State Density Bonus Law. **Implements Which Policy(ies):** HE 4.1.1, HE 4.1.4, HE 4.1.11, HE 5.2.1 and HE 5.2.2 **Responsible Department:** Office of Planning and Environmental Review **Funding:** County General Fund, Planning Entitlement Fees, Senate Bill 2 Planning Grant **Objective:** Incentivize multifamily developers to increase the number of affordable units and/or units for special needs groups in their projects. Amend the Density Bonus sections of the Zoning Code to strengthen HIP and to ensure consistency with State Density Bonus Law by November 2021. Incentivize 100 additional units. **Target Date:** HIP implementation is ongoing, 2021-2029. Amendments will take place by April 2022.

E5. Mortgage Credit Certificate Allocations: The Sacramento Housing and Redevelopment Agency (SHRA) will seek Mortgage Credit Certificate (MCC) allocations from the State of California and funding from the California Housing Finance Agency to provide low interest loans and down payment assistance for first-time low- and moderate-income homebuyers. The County will promote the MCC program to the residents of the areas sensitive to displacement and Environmental Justice Communities, who are most likely to have been historically excluded from homeownership by mortgage redlining practices.

Implements Which Policy(ies): HE 5.2.2

Responsible Department: SHRA, Office of Planning and Environmental Review

Funding: Mortgage Credit Certificates, Housing Choice Voucher Homeownership Program, CalHome Program

Quantitative Objectives: Apply to the California Housing Finance Agency for MCC allocation to assist 20 households annually.

Target Date: Ongoing, 2021-2029

E6. Down Payment Assistance and Homebuyer Education and Counseling: The Sacramento Housing and Redevelopment Agency (SHRA) will continue to apply to State HCD for the CalHOME Program to provide down payment assistance. The County will promote the CalHome Program to the residents of the areas sensitive to displacement and Environmental Justice Communities, who are most likely to have been historically excluded from homeownership by mortgage redlining practices. SHRA will also continue its contracts with approved housing counseling agencies that offer homebuyer education, counseling and post purchase counseling for all homebuyer programs administered by SHRA.

Implements Which Policy(ies): HE 5.2.2

Responsible Department: SHRA, Office of Planning and Environmental Review

Funding: CalHome Program, Program Fees, CDBG

Quantitative Objective: Provide down payment assistance to low-income, first-time homebuyers by applying to the State for CalHOME funding. Assist 25 households annually. Provide homebuyer education and counseling to 150 households annually.

Target Date: Ongoing, 2021-2029

E7. Mortgage Revenue Bonds: The County, through SHRA, will continue to assist in the development of affordable housing, including extremely low income housing, by providing gap financing and issuing mortgage revenue bonds to finance affordable housing. SHRA will also meet with affordable developers to provide support for funding applications and offer technical assistance with site identification, project concept feedback, predevelopment meetings, development incentives and permit processing. The County and SHRA shall explore ways to increase affordable housing development in moderate, high and highest resource areas throughout the County.

Implements Which Policy(ies): HE 5.2.3

Responsible Department: SHRA

Funding: County Housing Trust Fund, HOME, Affordable Housing Ordinance and Housing Trust Fund fees, Low-Income Housing Tax Credits, Mortgage Revenue Bonds

Objective: Provide leverage for developers to compete for other state funding resources. Provide financial assistance for 200 units per year in the unincorporated County.

Target Date: Ongoing 2021-2029, with annual outreach or more frequently as funding is available

E8. Accessory Dwelling Unit Streamlining: The County will accelerate production of accessory dwelling units (ADUs) by providing a complete set of construction drawings consisting of architectural renderings, structural, mechanical, plumbing, and electrical plan for three different sized ADUs. The Office of Planning and Environmental Review will work with the Office of Development and Code Services, Building Permits and Inspections to identify a process for utilizing these construction drawings, thereby saving time and applicant costs during the plan check process.

Implements Which Policy(ies): HE 5.2.4

Responsible Department: Office of Planning and Environmental Review

Funding: Local Early Action Planning Grant

Objective: Support the development of Accessory Dwelling Units by streamlining the process by allowing a property owner to choose an ADU that has already been approved for construction by Sacramento County saving the cost of construction drawings and plan check review.

Target Date: July 2022

E9. Accessory Dwelling Unit Promotion and Compliance: The County will promote the production of ADU's/JADU's by providing the public a brochure on ADU/JADU standards and permitting requirements, as well as a technical manual on designing, building and renting accessory dwellings that will be available at the Building Assistance Center (BAC). This information will also be available on a webpage devoted to ADU/JADU on the County's website. Outreach to the Building Industry Association (BIA) will also occur to promote the development and production of ADU's/JADU's as part of residential developments. The County will track the creation of ADU's/JADU's and will determine if it is meeting production estimates by the planning period midpoint. Targeted outreach to promote ADU construction will also occur in moderate, high, and highest resource areas of the County. The County will review and ensure that the ADU ordinance is in full compliance with state law and amend the County's ordinance as necessary to ensure ongoing compliance.

Implements Which Policy(ies): HE 5.2.4

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Promote the production of ADU/JADU's and ensure consistency with state law.

Target Date: Create brochure and technical manual and outreach to the BIA by January 31, 2022. Determine if production estimates are being met by April 2026. ADU ordinance compliance will be on going with the first update occurring by April 2022.

E10. Self-Help Housing Programs: The County through the Sacramento Housing and Redevelopment Agency (SHRA) will continue to provide financial support and/or properties for self-help (sweat equity) housing programs for low-income people who construct their own homes under the supervision of non-profit corporations.

Implements Which Policy(ies): HE 5.2.2

Responsible Department: Sacramento Housing and Redevelopment Agency

Funding: Housing Trust Funds

Objective: Support affordable homeownership through self-help programs like Habitat for Humanity. Make surplus land available, subsidize infrastructure cost and/or provide other financial assistance for 15 units.

Target Date: Ongoing, 2021-2029

GOAL HE 6: PROMOTE THE EFFICIENT USE OF ENERGY IN RESIDENCES AND IMPROVE THE AIR QUALITY OF SACRAMENTO COUNTY

Promote and implement standards that conserve energy in new and existing homes.

Introduction

Reducing demand for electricity and natural gas is an important step to help meet the growing energy needs of the region. Purposeful planning of the type and amount of energy that will be used in the residential building sector is an essential strategy in reducing energy demands. Energy consumption can be reduced through the increase in energy efficiency, resulting in lower energy costs to the County's residents. It is the County's intent to promote energy efficiency early in the planning stages and consistently throughout the entitlement process.

The objective of Goal HE 6 is to reduce home energy usage by increasing energy efficiency.

Policies

HE 6.1.1 The County will encourage energy-efficient site design, such as proper orientation to benefit from active and/or passive solar heating and cooling, into master planning efforts.

HE 6.1.2 The County will encourage residential developers/builders to maximize energy efficiency through building design and through the use of energy efficient materials, equipment, appliances, strategies and techniques.

HE 6.1.3 The County will encourage owners of existing homes to retrofit their residences with energy efficient materials, equipment, and appliances.

GOAL HE 6: IMPLEMENTATION PROGRAMS
Promote the Efficient Use of Energy and Reduce the Long-Term Operational Cost of Housing
F1. Include SMUD Staff in Project Review Committee Process: The County will continue to include SMUD planners, energy efficiency specialists and other staff in the Project Review Committee (PRC) process, to identify the potential for efficient designs and solar orientation and incorporating energy efficient systems, building practices and materials. The County will also continue to develop Community Plans, Specific and Comprehensive Plans, Corridor Plans and Residential Design Guidelines that incorporate energy efficient configuration and design as primary goals. The County will include SMUD staff early in the master plan process and will collaborate during the design and development processes. **Implements Which Policy(ies):** HE 6.1.1, HE 6.1.2 **Responsible Department:** Office of Planning and Environmental Review **Funding:** Planning Entitlement Fees **Objective:** Have SMUD staff participate in PRC meetings and in the preparation of master plans. **Target Date:** Ongoing, 2021-2029
F2. Distribute SMUD Information: The County, in partnership with SMUD, will distribute pertinent information about the benefits of energy conservation and available energy efficiency incentive programs to residents and builders of housing. **Implements Which Policy(ies):** HE 6.1.2, HE 6.1.3 **Responsible Department:** Office of Planning and Environmental Review **Funding:** County General Fund

Objective: Distribute SMUD information on energy efficiency and energy incentive programs and services at Downtown County permit counters and at County service centers. **Target Date:** Ongoing, 2021-2029
F3. Implement PACE: The County will participate in a third-party Property Assessed Clean Energy (PACE) program for commercial, industrial, single family and multifamily (four or more units) properties with emphasis on outreach targeted to Environmental Justice Communities and areas at risk of displacement. The County will also provide consumer protection information on the PACE program webpage to better inform residents. **Implements Which Policy(ies):** HE 6.1.2, HE 6.1.3 **Responsible Department:** Office of Development and Code Services **Funding:** County General Fund **Objective:** Increase energy efficiency in existing and new residences. **Target Date:** Ongoing, 2021-2029

GOAL HE 7: PROMOTE AND AFFIRMATIVELY FURTHER FAIR HOUSING OPPORTUNITIES FOR COUNTY RESIDENTS

Promote and affirmatively further fair housing choice for all residents of Sacramento County, regardless of race, color, national origin, religion, sex, sexual orientation, gender identity and expression, marital status, source of income, disability or familial status.

Introduction

As discussed in the Fair Housing Chapter, the Board of Supervisors authorized SHRA to submit the Analysis of Impediments to Fair Housing Choice (AI) to the U.S. Department of Housing and Urban Development (HUD) on October 22, 2019. This goal section requires SHRA and the County to implement the goals, strategies and actions required by the Analysis of Impediments to Fair Housing Choice (AI) as well as several recommendations for best practices. The AI identifies the following actions for the County:

- Review and consider updates to the Affordable Housing Ordinance.
- Review and assess its Housing Trust Fund Ordinance to determine if revisions or updates are needed.
- Review the density bonus and other housing-related sections of planning documents such as the General Plan, Zoning Code, and Design Guidelines to determine if revisions or updates are needed.
- Review and assess fee waivers and deferral policies to determine if revisions or updates are needed.
- Fund the Renters Helpline, a regional resource for fair housing education, landlord-tenant dispute mediation, and legal guidance.
- Review and consider updates to the Housing Incentive Program. Amendments may include giving additional incentives to projects which include units which are accessible and include universal design features.
- Prioritize Environmental Justice Communities when seeking planning and infrastructure grants consistent with the County's Environmental Justice Element.
- Provide prevention and treatment services to individuals struggling with alcohol and/or drug abuse through Behavioral Health Services. Services include outpatient treatment, methadone treatment, day treatment, detoxification, residential services, and perinatal services.

This goal section commits the County to several actions. The County will continue to fund the Renters Helpline, a countywide telephone and web-based resources that provides fair housing education, landlord-

tenant mediation, and legal guidance. Immigrant and refugee communities are often at risk of substandard housing conditions because of a lack of language access, unfamiliarity with the system and their rights, and fear of retaliation. The County will continue to educate the refugee and immigrant community on their rights as renters through the annual Refugee Academy. The County will investigate other tenant protection measures to help keep precariously housed tenants in their homes, such as a just cause eviction ordinance, as well as measure to assist tenants in accessing housing, such as a fair chance housing ordinance.

Several policies and programs in other Housing Element goal sections will also serve to promote and further fair housing. Program A1 Countywide Rezone Program will add higher density zoning districts to areas known as "opportunity areas" or areas that are considered to be high or moderate resource areas. High and moderate resource areas are defined by the California Fair Housing Task Force as areas which offer low-income families the best chance at economic advancement, high educational attainment, and good physical and mental health. Program B8 Missing Middle Housing (or Naturally Occurring Affordable Housing) requires the County to explore Zoning Code amendments to allow for more missing middle housing types in single family zoning districts.

The objective of Goal HE 7 is to ensure equal housing opportunities for all residents of Sacramento County.

Policies

HE 7.1.1 The County shall continue to provide funding for the Renters Helpline or an equivalent resource.

HE 7.1.2 The County shall promote fair housing choice for all residents regardless of race, color, national origin, religion, sex, sexual orientation, gender identity and expression, marital status, source of income, disability or familial status.

HE 7.1.3 The County will encourage the development of new affordable housing in areas of opportunity, or areas which offer low-income families the best chance at economic advancement, high educational attainment, and good physical and mental health. The County will accomplish this by rezoning sites to allow multifamily uses in high and moderate resource areas during the Countywide Rezone Program.

HE 7.1.4 In addition to compliance with Federal and State requirements for advertising, the County encourages private housing developers to affirmatively further fair housing through their use of marketing materials that are designed for and representative of individuals regardless of race, ethnicity, gender, disability, and familial status.

HE 7.1.5 The County shall work to make all communities places of opportunity and encourage future investments and development while minimizing the involuntary displacement of vulnerable populations, such as low-income households, People of Color, seniors, and people with disabilities due to the influx of less vulnerable populations attracted by increased opportunities and/or investments.

GOAL HE 7: IMPLEMENTATION PROGRAMS
Implement the Analysis of Impediments to Fair Housing Choice
G1. Analysis of Impediments to Fair Housing Choice: The County and Sacramento Housing and Redevelopment Agency (SHRA) will take affirmative actions to further fair housing choice by implementing the goals, strategies and actions of the Analysis of Impediments to Fair Housing Choice prepared for the 2020-2024 Consolidated Plan. Table 70 details the meaningful actions and metrics the County will take to address the identified barriers to fair housing. **Implements Which Policy(ies):** HE 4.3.1 **Responsible Department:** SHRA **Funding:** Community Development Block Grant **Objective:** Improve the level of reporting to measure success in reducing housing discrimination. **Target Date:** Implementation recommendations: 2020-2024

G2. Reasonable Accommodations: The County will amend the Zoning Code consistent with the reasonable accommodation best practices identified by the Analysis of Impediments to Fair Housing Choice.

- The County will amend the Zoning Code to include a definition of "disability" or "person with disabilities" that aligns with the Fair Housing Amendments Act (FHAA), the California Fair Housing and Employment Act (CFEHA), and the Americans with Disabilities Act (ADA) in the definitions section of the zoning code.
- The County will amend the Zoning Code to include a request for reasonable accommodation process that applies to any modification to a zoning or development requirement to ensure that a reasonable accommodation for all disabilities can be considered.

Implements Which Policy(ies): HE 4.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Amend the Zoning Code to include additional reasonable accommodation procedures and provisions.

Target Date: May 2022

Provide Tenant Protections

G3. Renters Helpline: The County will contract with fair housing service providers to provide the Renters Helpline (or an equivalent service), a telephone and web-based resources that provides fair housing education, landlord-tenant mediation, and legal guidance. The Renters Helpline refers complaints of housing discrimination to other fair housing providers and State/Federal agencies involved in fair housing. The County will continue to promote fair housing information and the Renters Helpline through the Fair Housing Information and Resources webpage.

Implements Which Policy(ies): HE 4.3.1

Responsible Department: Office of Planning and Environmental Review

Funding: General Fund

Objective: Increase the resolution of housing complaints and reduce housing discrimination by resolving at least 30 disputes annually.

Target Date: Ongoing, 2021-2029

G4. Refugee Academy: The Code Enforcement Division will continue to attend the Refugee Academy annually to provide refugee tenants with information on their rights as renters.

Implements Which Policy(ies): HE 4.3.2

Responsible Department: Code Enforcement

Funding: County General Fund

Objective: Provide tenant education to the refugee community annually to increase awareness of Health and Safety Code requirements.

Target Date: Ongoing, 2021-2029

G5. Tenant Protections: The County will study just-cause eviction ordinances or other programs to help keep precariously housed tenants in their homes and present findings and recommendations to the Board of Supervisors.

Implements Which Policy(ies): HE 4.3.2

Responsible Department: County Counsel, Office of Planning and Environmental Review, SHRA, Director of Homeless Initiatives, Code Enforcement Division **Funding:** County General Fund **Objective:** Reduce evictions and/or displacement of precariously housed tenants. **Target Date:** December 2024 or earlier if resources allow
G6. Research Options to Remove Barriers to Fair Housing Choice. The County will study Fair Chance Housing Ordinances or other methods to limit the use of criminal records by property owners during the screening of prospective tenants. The County will study best practices for affordable alternatives to up-front payments of security deposits or other prepaid rent such as grants or a low- or no-interest loan to the tenant. The County will present best practices and recommendations to the Board of Supervisors. **Implements Which Policy(ies):** HE 7.1.2 **Responsible Department:** SHRA, Code Enforcement, Office of Planning and Environmental Review, County Counsel, Department of Human Assistance **Funding:** General Fund and grant opportunities as available **Objective:** To reduce barriers to fair housing choice and provide support to those seeking access to rental housing. **Target Date:** December 2026

CHAPTER 4: EVALUATION OF PRIOR ACHIEVEMENTS

As required by State Housing Element law (California Government Code Section 65588) the housing program assessment must specifically address the following:

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

SUMMARY OF PROGRAM ACHIEVEMENTS

The following is a summary of the County's achievements and shortcomings during the 2013-2021 planning period. Appendix B contains a more detailed evaluation of the effectiveness of each program. The previous Housing Element included the following seven strategies:

1) Adequate land for housing
2) Reduction of constraints to housing production
3) Conservation and rehabilitation of existing housing and neighborhoods
4) Improvement of housing opportunities for special needs groups
5) Preservation of existing affordable housing stock and provision of affordable housing
6) Promote the efficient use of energy in residences and improve the air quality of Sacramento County
7) Promote the health and safety of residents

STRATEGY HE 1: ADEQUATE LAND FOR HOUSING

Elements of this strategy include:

- Ensure sufficient land to allow for the development of adequate new housing and to ensure availability of housing for all households in Sacramento County.
- Actively promote and facilitate the use/reuse of vacant and underutilized infill sites.

Program accomplishments include:

1. During the planning period, County staff automated the monitoring of parcels listed in the vacant land inventory as available for moderate-, low-, and very low-income categories consistent with changes made to No Net Loss requirements (Government Code Section 65863). In addition, staff published four biennial reports on the inventory of vacant multifamily parcels. The County maintained no net loss of residential unit capacity during the planning period. Staff also ensured that hearing bodies made appropriate findings regarding any decisions that affected the vacant land inventory.
2. Sacramento County General Plan policy requires that at least 34.8 percent of all dwelling units in New Growth Areas outside of the UPA be developed at RD-20 densities or higher. The Board of Supervisors adopted the NewBridge Specific Plan in October 2020. The NewBridge Plan is subject to a Development Agreement and required to comply with an Affordable Housing Strategy whereby the developer will meet its affordable housing requirement by dedicating two 5-acre parcels for the development of a 210 unit affordable housing development.
3. During the planning period, the Sacramento County Board of Supervisors also approved the Mather South Community Master Plan, which was within both the UPA and the previously approved Mather

Specific Plan area. The Mather South Plan is subject to a Development Agreement and required to comply with an Affordable Housing Strategy whereby the developer will meet its affordable housing requirement through land dedication and payment of an affordability fee. The developer will dedicate a 10-acre parcel for the development of a 200 unit affordable housing development and pay an affordability fee to meet its remaining affordable housing obligation. The fee amount is currently about $3.7 million or $1,116 per market rate unit but will change based on the fee amount in effect at the time building permits are issued.

4. The County prepared a marketing brochure to publicize the benefits of locating new commercial and residential within its many commercial corridors.

Shortcomings in implementation include:

5. One of the programs of the previous Housing Element encouraged the development of multifamily projects on LC and SC zoned properties. Specifically, County staff assumed that 25 percent of vacant LC and SC zoned acreage developed during the planning period would develop with multifamily uses. While these zones allow multifamily developments by right, these properties tended to develop as commercial uses during the planning period.
6. Sacramento County discontinued the Infill Technical Assistance Program early in the planning period due to lack of funding and staffing.

STRATEGY HE 2: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION

Elements of this strategy include:

- Streamline the governmental review process to assist in the reduction of processing times associated with housing production.
- Ensure that development standards continue to represent the best means to achieve land use policy objectives while reducing the cost of producing housing.
- Reduce housing costs associated with permit and development impact fees while ensuring sufficient funding for public services and facilities.

Program accomplishments include:

- The County hosted three separate workshops with affordable housing developers, market rate developers, and the Building Industry Association during the planning period. County staff provided developers with information on the various incentive programs offered by the County and the developers provided staff with suggestions for improvement, some of which staff are implementing using funds from the Planning Grants Program.
- Sacramento County adopted the updated Zoning code in 2015. The updated Zoning Code includes the Special Development Permit entitlement to provide greater flexibility from the development standards. This resulted in the approval of housing project with reduced lots sizes or setbacks that may not have been approved through the variance process of the former Zoning Code.
- The County amended the County Code and Zoning Code related to the Community Planning Advisory Councils (CPACs) that make an advisory recommendation to the hearing body(s) for all discretionary planning entitlements. A key change was that CPACs must act on all housing projects in one meeting and can no longer continue those items. Furthermore, if the CPAC recommends denial, the item is not “elevated” to the next higher hearing authority (e.g. from Zoning Administrator to Planning Commission).
- In 2019, the County published an SB 35 Streamlining Eligibility Determination Application Form and an SB 35 Streamlining Information Sheet on its webpage to promote its use for expediting housing projects.
- The County is in the process of overhauling the Multifamily Design Guidelines Chapter to ensure that it contains objective design standards. The intent of these updates is to increase the certainty

of design review outcomes, make the document simple and user-friendly, and ensure consistency with State housing law, such as SB 35 (Wiener, 2017). Several multifamily development standards in the County's Zoning Code have been identified as potential constraints to housing development. The County is in the process of updating these standards to provide additional flexibility. The SB 2 Planning Grant Program is funding both of these efforts.

- The County waives development fees for very low-income units in residential developments in which at least 10 percent of the units are affordable to very low-income households. From 2013 through 2020, six affordable housing projects received the fee waiver and the total amount of fees waived was $3.9 million.
- The County defers certain fees, such as roadway and transit fees and the Antelope Community Plan Area fees, for single- and multi-family residential developments. From 2013 through 2020, six affordable housing projects received the fee deferral and the total amount of fees deferred was $2.2 million.

STRATEGY HE 3: CONSERVATION AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS

Elements of this strategy include:

- Ensure the preservation and upgrading of rental and owner-occupied housing units in need of rehabilitation and improvement.
- Provide for conservation and rehabilitation activities through zoning and code enforcement programs. Support mechanisms to prevent the loss of housing.
- Improve public facilities with priority for the revitalization of deteriorating and blighted neighborhoods. Focus local/private sector investment into areas where there is a need for neighborhood revitalization.
- Conserve the quality of existing residential neighborhoods through design review.

Program accomplishments include:

- From 2013 through 2019, 385 single-family homes were repaired and/or retrofitted through the Emergency Repair Program/Accessibility Modifications (ERP-A).
- From 2013 through 2019, SHRA financed five rehabilitation projects in the County including Olivewood Apartments, Ethan Terrace Apartments, Sutter Place, Crossroad Gardens, and Southwind Court Apartments, which resulted in 365 rehabilitated units.
- During the planning period, SHRA provided financing for the conversion of the Courtyard Inn Motel, a long-time problem property, into affordable housing. The project resulted in the creation of 92 new units for both low- and very low-income levels.
- The Sacramento County Code Enforcement Department's Rental Housing Inspection Program continues to serve as a model for other jurisdictions. During the planning period, the program fee increased, the registration process was migrated to be completely online and paperless, and the mobile application went live. Since these updates, Code Enforcement Officers have been able to conduct more fieldwork, double their inspections, and streamline property owner education.
- Sacramento County adopted the Countywide Design Review Guidelines in July 2015. The Design Review Administrator and an Administrative Design Review Advisory Committee review single-family projects or lot division requests, multi-family projects and mixed-use projects for Design Review conformance.

STRATEGY HE 4: IMPROVEMENT OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS GROUPS

Elements of this strategy include:

- Provide housing choices appropriate for "special needs" populations, including people experiencing homelessness, farmworkers, female-headed households, persons with disabilities and seniors.
- Achieve no net loss of existing rental housing affordable to extremely low-income households and increase the number of affordable rental housing units.
- Ensure equal housing opportunities for all residents of Sacramento County.

Program accomplishments include:

- Per the Zoning Code, Homeless shelters are an allowed use by right in the GC and M-1 zones. In addition, the Zoning Code allows County funded shelters in any zoning district in the County. While the County continues to maintain an adequate supply of land for homeless shelters in the GC and M-1 zones, the County has shifted away from large shelters and toward a "scattered site shelter" model as a part of its Full Service Re-Housing Shelter (FSRS) Initiative. As of 2019, there are 15 of these sites located throughout the County, which provide 24-hour accommodations for up to a total of 75 individuals at a time and serve approximately 250 to 300 persons annually. As of September 2019, 137 households have exited from this program into permanent housing.
- From 2013 through 2019, the Shelter Plus Care Program, which provides supportive housing for disabled individuals and families, served between 562 and 641 families annually.
- During the planning period, the Mather Community Campus provided several housing programs for people experiencing homelessness including:
    - The Laverne Adolfo Program – This DHS funded program provides former foster youth with transitional housing and support services. From 2013 through 2019, the Laverne Adolfo Program served up to 145 adult and 47 children annually.
    - The Single Adult Program – This DHS funded program provides job training and transitional housing for adult singles experiencing homelessness. The Single Adult Program serves up to 180 single adults annually. In 2020, the County modified the program to focus on providing interim shelter and not job training.
    - The Family Transitional Housing Program - This DHS funded program provides transitional housing for families. This program also provides longer-term support for families in need of additional services to assist with securing stable housing. The program serves up to 25 families.
- From 2013 through 2019, the Winter Sanctuary Program provided 100 beds annually from November through March for those who were not able to receive assistance from other County programs. In 2020, the Collaborative Shelter Plan replaced the Winter Sanctuary Program. The objective of the Collaborative Shelter Plan is to improve housing outcomes for shelter participants through coordination between the County and the City of Sacramento.
- The Sacramento County Environmental Management Department annually inspects 21 farm labor camps to ensure safe and suitable living conditions for farm workers.
- The Zoning Code allows Farm Labor Camps that have up to 45 beds in group quarters or 16 single-family household units by right in all agricultural zoning districts, consistent with State law. In addition, County staff coordinated with the Sacramento County Environmental Management Department, the Sacramento County Agricultural Commissioner and several local farm labor contractors during the planning period to evaluate the housing needs of farm workers.
- The County partners with several service providers and jurisdictions to provide free Fair Housing services through the Renters Helpline, a regional resource that provides housing counseling and legal guidance for tenants.
- SHRA, on behalf of the Unincorporated County of Sacramento (which includes the small cities of Folsom, Isleton and Galt) and City of Sacramento, partnered with the cities of Woodland, Davis,

Rocklin, Roseville, West Sacramento, Citrus Heights, Rancho Cordova, Elk Grove and the Housing Authorities of Sacramento, Roseville/Rocklin and Yolo to conduct an Analysis of Impediments to Fair Housing Choice (AI). The regional AI was approved by the Board of Supervisors in October 2019.

Program shortcomings include

- The County displays Universal Design brochures at its building assistance centers; however, a more targeted educational outreach effort may be more effective in increasing the number of units built consistent with Universal Design standards.
- The County did not implement an outreach program to inform families within the County of housing and services available for persons with developmental disabilities due to a lack of staffing and expertise.
- One of the programs of the previous Housing Element called for the adoption of Design Guidelines and Siting Criteria specific to senior housing and care facilities. While the County adopted Design Guidelines in 2015, it did not adopt guidelines specific to senior housing. Rather, the Design Guidelines classify senior housing and care facilities as either multifamily or institutional uses in the Design Guidelines, depending on the level of care provided.

STRATEGY HE 5: PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK AND PROVISION OF AFFORDABLE HOUSING

Elements of this strategy include:

- Pursue federal, state, and local programs and funding sources that provide opportunities to preserve existing affordable housing stock.
- Implement programs that increase the supply of affordable housing. Pursue federal, state, and local programs and funding sources that provide housing opportunities for low- and moderate-income households.
- Utilize mixed-use development to increase supply of housing stock.
- Ensure that services and amenities are located near low-income areas and existing and proposed multifamily housing.

Program accomplishments include:

- From 2013 through 2019, SHRA used gap funds to rehabilitate and preserve 267 affordable housing units that were at risk of conversion to market rate.
- From 2013 through 2019, SHRA provided gap funds for four affordable housing projects. These gap funds leveraged millions of dollars in conventional and tax credit financing and ultimately resulted in the construction of 326 new affordable housing units.

Program shortcomings include:

- County Staff advertised the County's Housing Incentive Program (HIP) online, at the building assistance centers, and during meetings with developers. However, despite efforts to market the program, only a few projects utilized HIP during the planning period.
- The Zoning Code includes three mixed-use zones. Currently no parcels in the County have a mixed use zoning designation; however, the NewBridge Specific Plan designates approximately 11 acres as mixed-use to accommodate high-density residential uses and non-residential uses in proximity to planning transit.

STRATEGY HE 6: PROMOTE THE EFFICIENT USE OF ENERGY IN RESIDENCES AND IMPROVE THE AIR QUALITY OF SACRAMENTO COUNTY

The objective of this strategy is to reduce home energy usage by increasing energy efficiency. Program accomplishments include:

- Sacramento Municipal Utility District (SMUD) officials continue to participate in the Project Review Committee process, which provides applicants with an early opportunity to identify project issues and opportunities for improvement.
- County staff continues to distribute flyers from SMUD regarding energy efficiency incentive programs at the building assistance centers. The County also provides this information on its webpage.

Program shortcomings include:

- In 2015 the County took action to allow for an open competitive market for third party Property Assessed Clean Energy (PACE) providers. PACE programs offer loans for home improvements that may improve energy efficiency; however, since approval of the County's PACE program, PACE providers across the country have been accused of predatory lending practices. State and Federal regulators have begun taking action to better regulate PACE providers and protect consumers. In addition to State and Federal regulations, the County can also play a vital role in ensuring consumer protection.

STRATEGY HE 7: PROMOTE THE HEALTH AND SAFETY OF RESIDENTS

The objective of this strategy is to design, build, and maintain development in existing and new communities to promote the health, safety and livability of residents, employees, visitors and the community.

Program accomplishments include:

- The County continues to support walking, bicycling, and transit use in order to minimize auto dependency and improve air quality. During the planning period, SacDOT updated and consolidated the Bikeway Master Plan and the Pedestrian Master Plan into one Active Transportation Plan. In the Jackson Highway area, the County developed a comprehensive trails plan and it required each of the master plans to fund a comprehensive transit system.
- The County adopted the Phase 2 Environmental Justice Element in 2019. Staff transferred several Housing Element programs related to healthy food access and crime prevention through environmental design to the Environmental Justice Element. The Environmental Justice Element includes additional policies related to civil engagement, physical activity, public facilities, and safe and sanitary homes.
- The County adopted Design Review Guidelines that incorporated healthy communities and crime reduction measures in 2015. The County has gained national recognition from the Center for Active Design.

A program-by-program evaluation of the 2013-2021 Housing Element programs is located in Appendix B.

CHAPTER 5: POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

Government Code Section 65583 (a)(1) requires the housing element to include an analysis of population and employment trends and Government Code Section 65583 (a)(2) requires the housing element to include an analysis of household characteristics.

The findings of this section include the following:

(1) Between 2021 and 2029, the 65 and over age group is anticipated to grow from 244,680 to 314,560, or a 29 percent increase. Compared to other age groups, this group will experience the most growth within the planning period.

(2) At the time of writing this element, the current employment data and vacancy rates in the County indicate a healthy economy and housing stock; however, the long-term impact of the COVID-19 pandemic on these rates is currently unknown.

(3) According the Terner Center for Housing Innovation, 33,000 renter households (or 14 percent of all renter households) were impacted by a COVID-related job loss in Sacramento County (inclusive of the incorporated cities).

   a. Of those impacted renter households, 56 percent already had incomes below 80 percent AMI and 47 percent were already rent burdened prior to the start of the pandemic. In addition, 70 percent of impacted renter households house at least one person of color.

POPULATION CHARACTERISTICS

POPULATION TRENDS

Sacramento County is a member jurisdiction of the Sacramento Area Council of Governments (SACOG) that is comprised of 6 counties and 22 cities. Sacramento County's growth has been similar to the other counties in the SACOG region with the exception of Sutter County, which experienced a lower growth rate. Table 6 shows the population of Sacramento County as compared to the other counties in the SACOG region.

Table 6: Regional Population Trends (2010-2019)

Jurisdiction	2010	2015	2019	% Change 2010-2015	% Change 2015-2019
El Dorado County	181,058	183,172	191,848	1.2%	4.7%
Placer County	348,432	371,326	396,691	6.6%	6.8%
Sacramento County	1,418,788	1,484,379	1,546,174	4.6%	4.2%
Sutter County	94,737	96,383	97,490	1.7%	1.1%
Yolo County	200,849	211,361	222,581	5.2%	5.3%
Yuba County	72,155	74,282	77,916	3.0%	4.9%

Table 7 shows the population of the incorporated cities within Sacramento County as well as the population of the unincorporated area. The Cities of Rancho Cordova and Elk Grove had the highest percentage growth between both 2010 and 2015 and 2015 and 2019. The City of Sacramento and the unincorporated County had the highest numerical population growth between 2015 and 2019. The population for the City of Sacramento increased by 24,869 and the population for the unincorporated County increased by 15,108.

The growth rates for the Cities of Elk Grove, Folsom, Galt, and Sacramento are much more modest than they were between 2000 and 2010. Between 2000 and 2010, the Cities of Elk Grove and Rancho Cordova incorporated and decreased the unincorporated County's population by about 16 percent.

Table 7: City and County Population Growth (2010-2019)

Jurisdiction	2010	2015	2019	% Change 2010-2015	% Change 2015-2019
Citrus Heights	83,301	86,152	88,095	3.4%	2.3%
Elk Grove	153,015	164,369	174,025	7.4%	5.9%
Folsom	72,203	75,687	79,835	4.8%	5.5%
Galt	23,647	24,856	26,489	5.1%	6.6%
Isleton	804	826	871	2.7%	5.4%
Rancho Cordova	64,776	70,006	74,471	8.1%	6.4%
Sacramento City	466,488	483,303	508,172	3.6%	5.1%
Unincorporated Sacramento County	554,554	579,180	594,216	4.4%	2.6%
Total	**1,418,788**	**1,484,379**	**1,546,174**	**4.6%**	**4.2%**

Source: State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2019, Sacramento, California, May 2019.

RACE AND ETHNICITY

Table 8 compares the ethnic and racial composition of the incorporated cities and the unincorporated County. The majority of the County is Non-Hispanic White (52.6 percent); however, there are significant populations of Hispanic (20.9 percent), Asian (11.3), and Black (8.3) residents. The County tends to be more racially and ethnically diverse than the Cities of Citrus Heights and Folsom but slightly less diverse than the Cities of Sacramento and Elk Grove. For more information on patterns of diversity and segregation, refer to the Fair Housing Chapter.

Table 8: City and County Race and Ethnicity								
Jurisdiction	**Non-Hispanic White**	**Hispanic**	**Black**	**Native American**	**Asian**	**Native Hawaiian and Other Pacific Is.**	**Other**	**Two or More Races**
Citrus Heights	69.6%	18.9%	3.6%	0.3%	3.6%	0.1%	0.2%	3.6%
Elk Grove	34.8%	18.0%	10.9%	0.4%	28.0%	1.6%	0.1%	6.3%
Folsom	62.1%	11.8%	3.3%	0.4%	16.8%	0.4%	0.1%	4.9%
Galt	46.6%	43.4%	1.4%	0.0%	4.7%	0.0%	0.5%	3.3%
Isleton	48.2%	41.2%	2.6%	1.4%	1.9%	2.2%	0.0%	2.6%
Rancho Cordova	49.1%	21.6%	8.8%	0.3%	13.0%	0.8%	0.5%	5.8%
Sacramento	32.5%	28.7%	13.0%	0.3%	18.6%	1.7%	0.5%	4.7%
Unincorporated Sacramento County	52.6%	20.9%	8.3%	0.4%	11.3%	0.7%	0.5%	5.3%

Source: 2014-2018 ACS

AGE OF THE POPULATION

Table 9 compares the population by age of the incorporated cities and the unincorporated County. The median age of the entire County is 36. Cities such as Folsom and Isleton have higher median ages, 41 and 49 respectively, and cities such as Sacramento and Rancho Cordova have slightly lower median ages.

Table 9: Population by Age						
Jurisdiction	**Under 5**	**5 to 19**	**20 to 34**	**35 to 44**	**45 to 64**	**65 and Over**
Citrus Heights	5,296	14,759	20,026	10,801	22,148	14,031
Elk Grove	10,809	38,221	31,692	23,278	44,410	20,093
Folsom	4,309	15,651	11,864	11,746	23,464	9,973
Galt	1,614	6,156	5,069	3,166	6,553	3,117
Isleton	15	89	132	47	208	92
Rancho Cordova	5,014	14,041	17,328	10,246	16,999	8,428
Sacramento City	33,234	94,733	124,991	65,755	113,522	62,776
Unincorporated Sacramento County	39,065	94,733	123,420	72,693	150,677	83,697
Total	**99,356**	**298,225**	**334,522**	**197,732**	**377,981**	**202,207**

Source: 2014-2018 ACS

According to data from the Department of Finance shown in Table 10, the 65 and over age group will experience the most growth within the planning period compared to other age groups. Between 2021 and 2029, the 65 and over age group is anticipated to grow from 244,680 to 314,560, or a 29 percent increase. The 20 to 34 age group will increase by 7 percent, the 45 to 64 age group will increase by 4 percent and the other age groups will see a slight decrease.

Table 10: Age Projections, Entire County (2021-2029)

	2021	2025	2029	2025 to 2029 Percent Change
Under 5	94,420	95,679	92,901	-1.6%
5 to 19	320,994	321,324	318,314	-0.8%
20 to 34	321,016	334,596	344,179	7.2%
35 to 44	216,872	214,579	215,040	-0.8%
45 to 65	384,436	391,194	401,136	4.3%
65 and Over	244,680	279,673	314,560	26.6%

Source: Projections Prepared by Demographic Research Unit, California Department of Finance, January 2020.

The Housing Action Plan Chapter includes several programs to meet the needs of the County's aging population. In particular, the Housing Action Plan Chapter includes SHRA's Home Repair Program (HRP) to assist seniors in repairing and maintaining their homes, a program to amend the Zoning Code related to supportive living uses, the County's In Home Supportive Services (IHSS) program, the Housing Incentive Program, and the Universal Design program.

EMPLOYMENT CHARACTERISTICS

Employment growth is one of the primary drivers of housing demand. Working-age individuals will often choose a place to live based on employment prospects in the local area. The rate of employment growth and the types of jobs created will determine how much housing will be needed by type and cost.

EMPLOYMENT TRENDS

The educational services, and health care and social assistance industry has the largest percentage of the labor market in unincorporated Sacramento County followed by the retail industry and the professional, scientific, and management, and administrative and waste management services industry.

The COVID-19 pandemic has increased the unemployment rate of Sacramento County in the short term; however, the long term impacts on employment rate is not yet known at the time of writing this element.

Table 11: Employment by Industry, Unincorporated Sacramento County		
Industry Type	**Number**	**Percent**
Educational services, and health care and social assistance	53,833	21.6%
Retail trade	29,772	11.9%
Professional, scientific, and management, and administrative and waste management services	29,614	11.9%
Arts, entertainment, and recreation, and accommodation and food services	24,133	9.7%
Public administration	21,687	8.7%
Construction	18,425	7.4
Finance and insurance, and real estate and rental and leasing	18,159	7.3%
Transportation, warehousing, and utilities	14,189	5.7%
Other services, except public administration	13,900	5.6%
Manufacturing	12,165	4.9%
Wholesale trade	5,947	2.4%
Information	4,715	1.9%
Agriculture, forestry, fishing and hunting, and mining	2,743	1.1%
TOTAL	**249,282**	**100%**

Source: ACS DP-03 2013-2017

As shown in Table 12, the 2020 Economic Overview[2] for the entire County projects that the educational services, and health care and social assistance industry will be the fastest growing sector between 2020 and 2023. Construction and professional, scientific, and management, and administrative and waste management services are projected to be the next fastest growing sectors.

2 JobsEQ®, a product of Chmura Economics & Analytics. Economic Overview Sacramento County, California. June 3, 2020. http://www.chmuraecon.com/jobseq.

Table 12: Average Annual Wages and Employment Growth by Industry, Entire County				
Industry Type	**Current**		**Three-Year Forecast**	
	Employment	**Average Annual Wages**	**Employment Growth**	**Annual Percentage Growth**
Educational services, and health care and social assistance	167,971	$58,374	7,832	1.5%
Construction	46,684	$64,885	1,117	0.8%
Professional, scientific, and management, and administrative and waste management services	104,850	$71,735	1,906	0.6%
Finance and insurance, and real estate and rental and leasing	35,411	$76,950	445	0.4%
Agriculture, forestry, fishing and hunting, and mining	3,262	$42,259	33	0.3%
Transportation and warehousing, and utilities	32,155	$57,171	315	0.3%
Arts, entertainment, and recreation, and accommodation and food services	71,014	$24,236	408	0.2%
Other services, except public administration	29,721	$40,215	47	0.1%
Public administration	110,995	$92,352	-822	-0.2%
Information	9,033	$75,529	-115	-0.4%
Manufacturing	22,266	$70,684	-402	-0.6%
Retail trade	66,288	$34,920	-715	-0.4%
Wholesale trade	17,658	$67,554	-189	-0.4%

Source: JobsEQ, 2020 Economic Overview, Sacramento County

People in the lower income categories hold a wide variety of occupations in Sacramento County, such as food service, healthcare support, farming, and retail, to name a few. Those in the extremely low-income category are typically those on fixed incomes (through social security or disability) and are likely not in the workforce full time. The full impact of the COVID-19 pandemic on these occupations is unknown at the time of writing this element.

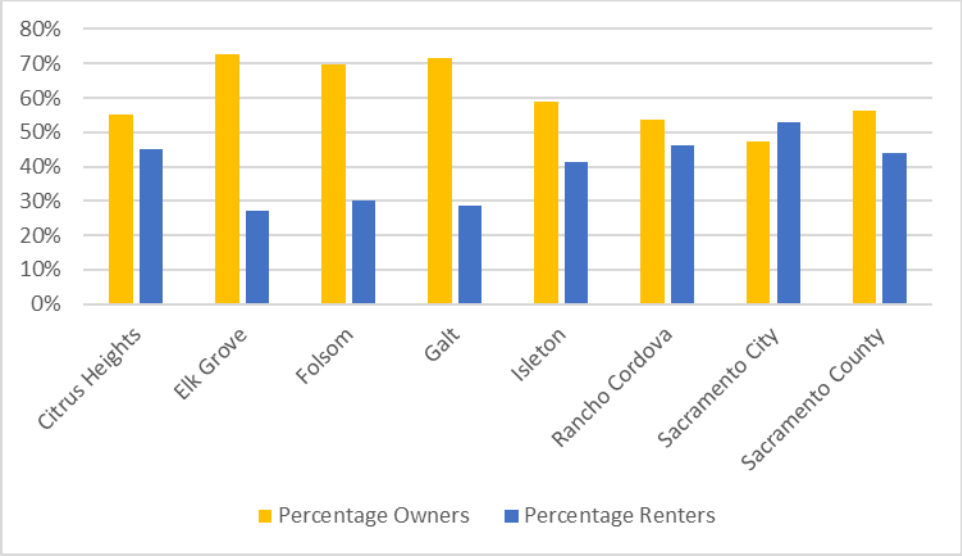
Table 13: Income Categories and Occupations		
Income Category	**Percent of Median Income**	**Typical Occupations**
Extremely Low-Income	30%	N/A (1)
Very Low-Income	50%	Food Preparation and Serving; Personal Care and Services; Farming, Fishing, and Forestry
Low-Income	80%	Sales and Related; Healthcare Support; Office and Administrative Support
Moderate-Income	120%	Education, Training, and Library; Community and Social Service; Installation, Maintenance, and Repair
• Households in the Extremely Low-Income Category are typically those on fixed incomes (e.g., social security, disability).		

Source: JobsEQ®, a product of Chmura Economics & Analytics. Economic Overview Sacramento County, California. June 3, 2020. http://www.chmuraecon.com/jobseq.

HOUSEHOLD CHARACTERISTICS

According to 2013-2017 ACS data, the unincorporated County has an almost even split of renters and homeowners. Of the total households in Sacramento County, approximately 56 percent (115,621) are homeowners and 44 percent (90,012) are renters.

Figure 1: Households by Tenure in Sacramento County



Source: ACS 2013-2017 Table B25003

COVID-19 PANDEMIC

The Terner Center for Housing Innovation published analysis on the impacts of COVID-19 on California's Vulnerable Renters.[3] The analysis found that nearly 1 million renter households in California have

3 Elizabeth Kneebone and Carolina Reid, "COVID-19 and California's Vulnerable Renters", Terner Center for Housing Innovation, UC Berkeley, August 2, 2020.

experienced a COVID-19 related job loss. Statewide, the majority of impacted renter households live in single-family rentals, which the statewide rent stabilization and just-cause eviction protections do not cover. According to the Terner Center, approximately 33,000 renter households (or 14 percent of all renter households) were impacted by a COVID-related job loss in Sacramento County. In fact, the Terner Center included Sacramento County in a list of just 10 counties that account for three-quarters of the impacted renter households statewide. This income loss acutely impacts both low-income households, which were already cost-burdened and precariously housed prior to the pandemic, and People of Color. In Sacramento County, 56 percent of impacted renter households already had incomes below 80 percent AMI and 47 percent were already rent burdened prior to the start of the pandemic. In Sacramento County, 70 percent of impacted renter households house at least one person of color.

The Housing Action Plan chapter includes an implementation program that requires the County to study and consider adopting tenant protections beyond state protections to support at-risk households.

HOUSING OCCUPANCY

Generally, a 5 to 6 percent vacancy rate for rental units and a 2 percent vacancy rate in units available for owner-occupancy are considered optimal to keep prices down and to ensure that units are available to new and relocating residents. According to 2013-2017 ACS data, Sacramento County falls within those acceptable vacancy rates. The full impact of the COVID-19 pandemic on the vacancy rates is unknown at the time of writing this element.

Table 14: Vacancy Rates in Sacramento County

	Vacancy Rate		
	Total	**Homeowner**	**Rental**
Citrus Heights	4.1%	1.2%	2.4%
Elk Grove	3.4%	0.6%	1.7%
Folsom	2.8%	0.8%	2.3%
Galt	4.2%	1.0%	2.5%
Isleton	26.4%	3.4%	17.6%
Rancho Cordova	4.3%	0.7%	3.9%
Sacramento city	6.8%	1.2%	4.4%
Unincorporated Sacramento County	6.2%	1.7%	5.2%
Total	**5.7%**	**1.3%**	**4.3%**

Source: ACS 2013-2017 Tables B25002 and B25004

Table 15 below shows the change in housing unit type in Sacramento County between 2010 and 2019. The Housing Action Plan Chapter includes program B8, which is intended to increase missing middle housing types such as duplexes.

Table 15: Housing Units by Type in Unincorporated Sacramento County			
	2010	2019	% Growth
Single Family-Detached	141,152	144,055	4.2%
Single Family-Attached	14,064	14,074	0.1%
Two to Four	18,533	18,578	0.2%
Five+	39,219	39,761	1.4%
Mobile Home	6,653	6,763	1.7%
Total	**219,621**	**223,231**	**1.6%**

Source: State of California, Department of Finance. E-5 Population Estimates for Cities, Counties, and the State, 2019, Sacramento, California, May 2019.

HOUSING STOCK CONDITIONS

The overwhelming majority of housing in the unincorporated area of Sacramento County was constructed after World War II. Before that time, only small numbers of residents lived outside the cities of Sacramento, Galt, Folsom, and Isleton in rural communities and agricultural areas. Beginning in the 1940s, rapid suburbanization of Sacramento County resulted in the construction of more than 220,000 dwelling units.

Table 16 shows the number and percentage of dwelling units by year constructed. In unincorporated Sacramento County, approximately 133,000 units are more than 40 years old and are the most at risk of becoming substandard. Approximately, another 40,000 units are more than 30 years old and may show signs of deterioration.

Table 16: Age of Housing Units in Unincorporated Sacramento County		
Year Structure Built	**Number**	**Percent**
2014 or later	562	0.3%
2010 to 2013	1,782	0.8%
2000 to 2009	18,341	8.4%
1990 to 1999	25,632	11.7%
1980 to 1989	39,785	18.2%
1970 to 1979	52,088	23.8%
1960 to 1969	33,239	15.2%
1950 to 1959	36,420	16.6%
1940 to 1949	7,090	3.2%
1939 or earlier	4,172	1.9%

Source: ACS 2013-2017 Table DP04

The Office of Planning and Environmental conducted a detailed windshield survey during the summer of 2009. The survey was conducted in census tracts that had a large number of older homes and a large percentage of households with below average incomes. The census tracts were located in North Highlands

on the east and west sides of the McClellan Business Park, central and northwest Arden-Arcade, South Sacramento between Stockton Boulevard and Highway 99, and the Delta community. These areas coincide with the North Highlands, West Arden Arcade, and South Sacramento Environmental Justice Communities identified in the Environmental Justice Element.

Three structural components of each residence were inspected: siding/stucco, roofing, and windows. The more deteriorated the structural component, the higher the score that was assigned. The scores for the three components were then combined to determine the overall score for the residence. Table 17 describes the housing condition categories and the number and percentage of inspected residential units that fell in each category.

Table 17: 2009 Housing Condition Survey

Total Rating	Condition	Definition of Condition	# of Residential Parcels	% of Residential Parcels
5 or less	Sound	A unit that appears new or well maintained and structurally intact. There should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition.	1,846	90.6%
6 to 10	Minor	A unit that shows signs of deferred maintenance, or which needs only one major component, such as a roof.	128	6.3%
11 to 20	Moderate	A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.	52	2.6%
21 to 30	Substantial	A unit that requires replacement of several major systems and possibly other repairs (e.g. roof structure replacement and re-roofing, as well as painting and window replacement).	11	0.5%
31 and over	Dilapidated	A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition.	0	0%

Results of the survey showed that the housing conditions in the selected communities were generally sound. Of the 2,037 total survey sites, only 191 (less than 10 percent) were rated other than “Sound”. Of the 191 residences, 128 were rated as “Minor”, 52 were rated as “Moderate” and only 11 were rated as “Substantial”. No residences were rated at “Dilapidated”. Four census tracts had a significantly higher percentage of dwelling units not rated as “Sound” than the average for all census tracts surveyed. These are listed in the following table.

Table 18: 2009 Housing Condition Survey – Census Tracts						
Census Tract and Community	**Sample Size**	**Sound**	**Minor**	**Moderate**	**Substantial**	**% Not Sound**
4401 – South Sacramento	177	145	20	11	1	18.0%
7404 – North Highlands	161	128	19	9	5	20.5%
9605, 9700 – Delta (1)	79	62	4	9	4	21.5%
Total for All Units Surveyed	**2037**	**1846**	**128**	**52**	**11**	**9.4%**
• Most surveyed parcels were in the towns of Walnut Grove and Locke.						

The survey concluded that the overall housing condition that existed in the selected areas did not show pervasive signs of distress. However, there were portions of these areas that may need assistance to prevent hazards from developing.

As a part of its Rental Housing Inspection Program (RHIP), Code Enforcement inspected 12,745 dwelling units (including initial inspections and re-inspections) in 2019 and of those units, 5,282 were in violation. By the end of 2019, 7,373 units were in compliance and 5,372 were still in violation.

Based on 2019 inspection data, we can assume that housing conditions did not change dramatically between 2009, the year that the County published the Housing Condition Study, and 2019. However, inspections halted in 2020 due to the COVID-19 pandemic. While Code Enforcement does not have data from 2020, there is anecdotal evidence that suggests that housing conditions may have declined. Renter complaints have increased throughout the course of the pandemic and Supervising Code Enforcement Officers expect that some property owners have used the pandemic as an excuse to delay necessary improvements. Supervising Code Enforcement Officers estimate that the pandemic has resulted in a backlog of 5 year's worth of inspections given current RHIP staffing levels and the diversion of staff resources to support Covid-related activities. To address the backlog and ensure the health and safety of renters in the years to come, the County must increase or, at least, maintain RHIP staff levels.

CHAPTER 6: HOUSING NEEDS ASSESSMENT

State statute identifies six special needs groups because a significant portion of their monthly incomes are devoted to housing costs and they can unfortunately be subject to discriminatory practices when looking for housing. These groups include seniors, large households, female-headed households, people with disabilities, farmworkers, and people experiencing homelessness. Sacramento County added immigrants and refugees to this list due to the acute housing needs of this group as identified during focus group meetings. This chapter summarizes and quantifies the County's existing and future housing needs and assesses the special needs of each of the seven special needs groups.

The findings of this chapter include the following:

- As the region's economy has continued to recover from the recession, home values and rents have increased throughout the County. In 2020, home prices increased to levels as high as those the County experienced during the peak of the previous decade's housing boom.
- A significant portion of all low-income owners and renters (60 and 73 percent, respectively) are overpaying, or paying more than 30 percent of their income, for housing. A large number of low-income owners and renters (33 and 42 percent, respectively) are severely overpaying, or paying more than 50 percent of their income. This is especially true for extremely low-income households, of which 62 percent of owners and 74 percent of renters are severely overpaying.
- Per the Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan, the County will need to plan for 21,272 new units between 2021 and 2029. Of these new units, 2,233 should be affordable to extremely low-income households, 2,233 should be affordable to very low-income households, 2,692 should be affordable to low-income households, and 4,186 should be affordable to moderate-income households. The remaining 9,928 units may be affordable to above moderate-income households.
- According to 2018 data from California Employment Development Department, the hourly median wage for a farm worker in the Sacramento—Roseville—Arden-Arcade Metropolitan Statistical Area falls within the very low- and extremely low-income categories.
- According to the 2019 Point-in-Time Homeless Count, 5,570 individual were experiencing homelessness on the night of the count and 3,900 of those individuals were unsheltered. Of those unsheltered individuals, 18 percent were located in unincorporated Sacramento County.
- According to the 2013-2017 American Community Survey, there are 38,824 people with a disability between the ages of 18 and 64 in Sacramento County and 15,881 of these people experience difficulty with independent living. According to California Department of Developmental Services (DDS) data, there are approximately 7,700 people with developmental disabilities who are served by DDS in unincorporated Sacramento County.
- According to the 2015-2019 American Community Survey, approximately 20.9 percent of Sacramento County's population (including the incorporated cities) is foreign born. According to interviews with service providers, the primary housing barriers that immigrants and refugees face in the County are rental requirements, a lack of units with three or more bedrooms for large families, a lack of naturally occurring affordable housing, and a lack of language accessibility.

EXISTING HOUSING NEEDS

HOUSING COSTS

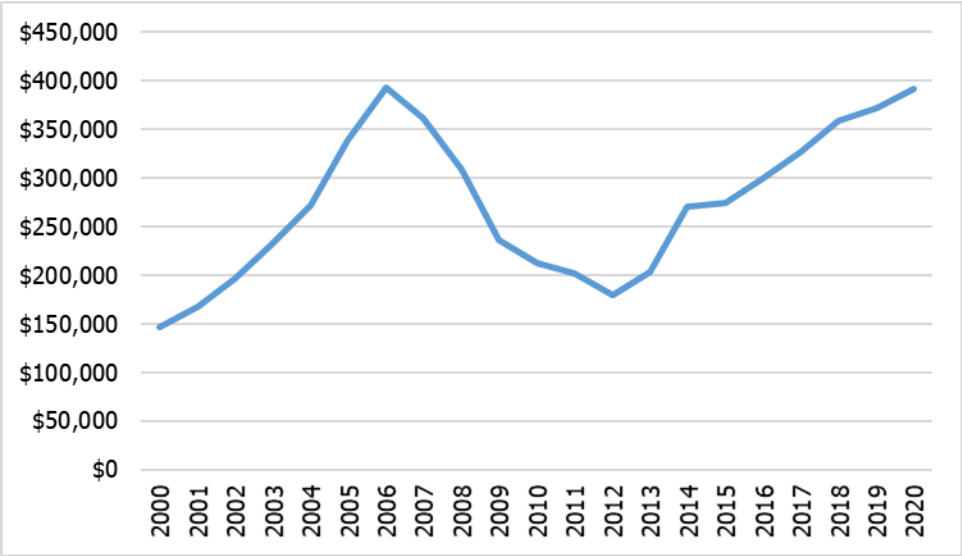
Home Prices

The housing boom of the previous decade reached its peak in 2006 and prices began to decline when the economy slowed down and the mortgage crises started to affect the housing market. This decline

accelerated when the Sacramento region's economy fell into a recession and foreclosures became common. Between 2006 and 2012, median home prices in Sacramento County declined from $393,119 to $180,192, which is below 2002 levels, according to the Zillow Home Value Index (ZHVI).

Since that time, the Sacramento region's economy has recovered and in 2020, housing values have risen again to about as high as they were in 2006. Figure below shows ZHVI data for Sacramento County, including the incorporated cities, from 2000 through 2020.

Figure 2: Zillow Home Value Index for Sacramento County (Including Cities)



Source: Zillow Home Value Index

Table 19 below shows the increase in homes values between 2015 and 2020 in unincorporated Sacramento County zip codes. The percent increases between 2015 and 2020 widely vary by zip code and range from a low of 28.9 percent in Wilton to 67.8 percent in South Sacramento.

Table 19: Zillow Home Value Index by Zip Code				
Zip Code	Community/Census Designated Place	ZHVI 2015	ZHVI 2020	Percent Change
95843	Antelope	$262,669	$373,736	42.3%
95821	Arden Arcade	$260,134	$375,395	44.3%
95825	Arden Arcade	$219,973	$325,518	48.0%
95864	Arden Arcade	$440,254	$589,762	34.0%
95608	Carmichael	$317,704	$429,260	35.1%
95832	Delta	$186,847	$288,420	54.4%
95626	Elverta	$237,630	$365,090	53.6%
95628	Fair Oaks	$345,522	$463,319	34.1%
95828	Florin	$210,919	$324,311	53.8%
95655	Mather	$309,433	$432,097	39.6%
95833	Natomas	$220,494	$328,340	48.9%
95834	Natomas*	$287,832	$406,460	41.2%
95660	North Highlands	$171,170	$279,299	63.2%
95662	Orangevale	$301,466	$413,482	37.2%
95673	Rio Linda	$208,719	$322,744	54.6%
95683	Sloughhouse	$425,628	$559,446	31.4%
95820	South Sacramento*	$177,497	$297,148	67.4%
95823	South Sacramento*	$192,188	$300,363	56.3%
95824	South Sacramento	$155,488	$260,972	67.8%
95829	Vineyard	$316,600	$435,518	37.6%
95693	Wilton	$542,918	$699,848	28.9%
*Only a small portion of this zip code is in the unincorporated County.				

Source: Zillow Home Value Index

Rental Housing Stock

Similar to home values, rental costs also increased between 2015 and 2020 in Sacramento County according to Zillow Rent Index data. The percentage increases in rents tended to be smaller and to vary less widely than the percentage increases in home values. The percent increases range from a low of 21.2 percent in Antelope to a high of 33.8 percent in South Sacramento.

Table 20: Zillow Rent Index by Zip Code				
Zip Code	Community/Census Designated Place	ZRI 2015	ZRI 2020	Percent Change
95843	Antelope	$1,360	$1,648	21.2%
95821	Arden Arcade	$1,340	$1,730	29.1%
95825	Arden Arcade	$1,306	$1,697	29.9%
95864	Arden Arcade	$1,742	$2,249	29.1%
95608	Carmichael	$1,450	$1,830	26.2%
95832	Delta	$1,323	$1,636	23.7%
95626	Elverta	$1,496	$1,875	25.3%
95628	Fair Oaks	$1,505	$1,842	22.4%
95828	Florin	$1,305	$1,632	25.1%
95655	Mather	$1,402	-	-
95833	Natomas	$1,337	$1,706	27.6%
95834	Natomas*	$1,383	$1,845	33.4%
95660	North Highlands	$1,223	$1,601	30.9%
95662	Orangevale	$1,504	$1,893	25.9%
95673	Rio Linda	$1,448	$1,789	23.5%
95683	Sloughhouse	$1,640	$2,009	22.5%
95820	South Sacramento*	$1,257	$1,680	33.7%
95823	South Sacramento*	$1,252	$1,675	33.8%
95824	South Sacramento	$1,208	$1,609	33.2%
95829	Vineyard	$1,521	$1,853	21.8%
95693	Wilton	$1,569	$2,010	28.1%
*Only a small portion of this zip code is in the unincorporated County.				

Source: Zillow Rent Index

Housing Affordability

The following table shows the affordability of housing in Sacramento County in relation to income. In January 2020, the median home sales price in Sacramento County (including the cities) was $366,700. According to HCD's 2020 Income Limits, this home price would only be affordable for moderate- and above moderate-income households of four people. For an extremely low-income household of four, the difference between the median home sales price and an affordable price was $255,669. For a very-low income household of four, the difference was $181,720. For a low-income household of four, the difference was $70,698. Figure 3 displays the difference between the median home price and the home price that an extremely low-, very low-, or low-income household of four could afford.

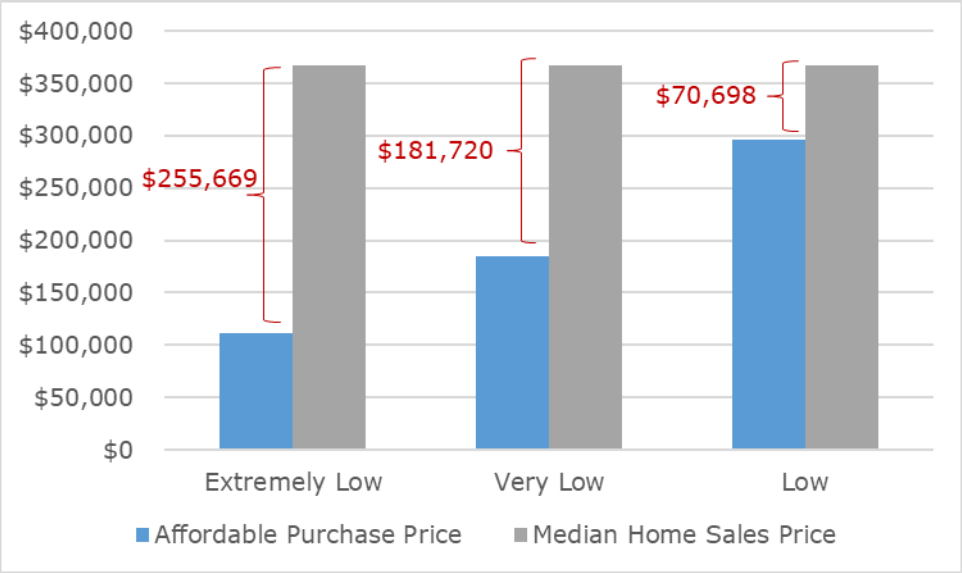
In January 2020, the median rent in Sacramento County (including the cities) was $1,913, according to Zillow Rent Index data. This rent amount would be affordable to the low-, moderate-, and above moderate-income households of four; however, it would not be affordable to an extremely low-, or very low-income household. For an extremely low-income household of four, the difference between the median rent and an affordable rent was $1,265. For a very-low income household of four, the difference was $834. For a low-income household of four, the difference was $187. Figure 4 displays the gap between the median rent and the rent that an extremely low-, or very low-income household of four could afford.

Table 21: Affordability of Housing in Relation to Income

Income Group	Income Estimate (Family of Four)[1]	Affordable Monthly Rent[2]	Median Rent[3]	Affordable Purchase Price[2]	Median Home Sales Price[4]
Extremely Low	$25,900	$648	$1,913	$111,031	$366,700
Very Low	$43,150	$1,079		$184,980	
Low	$69,050	$1,726		$296,011	
Moderate	$103,550	$3,020		$559,405	

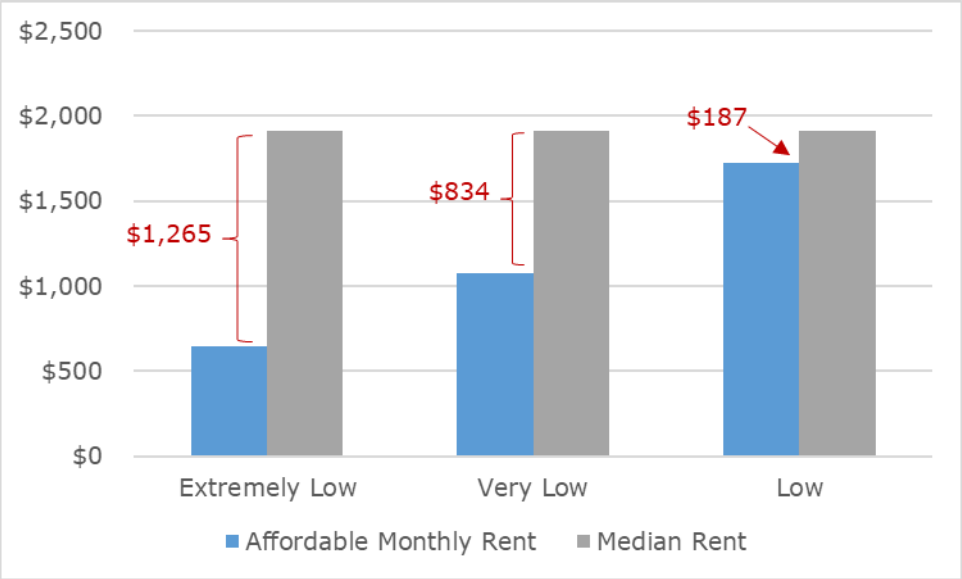
Source: [1]HCD, State Income Limits for 2020.
[2]Ascent 2020.
[3] Zillow Rent Index 2020
[4] Zillow Home Value Index 2020

Figure 3: Home Value Affordability Gap



Source: HCD, State Income Limits for 2020; Ascent 2020; Zillow Home Value Index 2020.

Figure 4: Rent Affordability Gap



Source: HCD, State Income Limits for 2020; Ascent 2020; Zillow Rent Index 2020.

OVERPAYMENT

The current standard of housing affordability indicates that households spending 30 percent or more of their gross income on housing are "cost burdened". Severe overpayment occurs when households spend 50 percent or more of their gross income on housing. The impact of high housing costs disproportionately affect extremely low-, very low-, and low-income households.

Overpayment (More than 30 Percent of Income)

As shown in Table 22 below, 73.3 percent of all low-income household renters (including low-, very low-, and extremely low-income) are overpaying for housing expenses. The percent of all low-income household owners overpaying for housing expenses is also high, at 59.9 percent. Overpayment by extremely low-income households is even higher with 84 percent of extremely low-income renter households and 74.3 percent of extremely low-income owner households paying more than 30 percent of their income on housing.

Table 22: Overpayment by Income and Tenure (Paying More Than 30% of Income on Housing)				
Income Category	**Owners Overpaying / Total Owners**	**Percent Owners Overpaying**	**Renters Overpaying / Total Renters**	**Percent Renters Overpaying**
All Low Income Levels (0-80% AMI)	21,478 / 36,125	59.5%	45,422 / 61,930	73.3%
Extremely Low (0-30% AMI)	5,922 / 7,975	74.3%	21,556 / 25,670	84.0%
Total Households Overpaying	**32,666**	**16.0%**	**48,123**	**23.5%**

Source: 2011-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

Severe Overpayment (More than 50 Percent of Income)

Table 23 below shows that severe overpayment rates are much higher for the extremely low-income households than that of all low-income households for both owners and renters. In particular, 74.2 percent of all renters in the extremely low-income category are severely overpaying for housing expenses.

Table 23: Severe Overpayment by Income and Tenure (Paying More than 50% of Income on Housing)				
Income Category	**Owners Overpaying / Total Owners**	**Percent of Total Owner Households**	**Renters Overpaying / Total Renters**	**Percent of Total Renter Households**
All Low Income Levels (0-18% AMI)	11,866 / 36,125	32.8%	25,710 / 61,930	41.5%
Extremely Low (0-30% AMI)	4,951 / 7,975	62.1%	19,035 / 25,670	74.2%

Source: 2011-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

OVERCROWDING

Overcrowding is a metric of the ability of the existing housing stock to accommodate residents adequately. Overcrowding can result when high housing costs relative to income force too many individuals or families to share housing. Overcrowding can also accelerate deterioration of the housing stock. The U.S. Census defines an overcrowded unit as one occupied by more than 1.0 person per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded.

The overcrowding situation has increased slightly since the 2005-2009 American Community Survey data. The percentage of rental units that were overcrowded increased from 7.4 percent to 8.6 percent and the

percentage of owner-occupied units that were overcrowded increased from 2.3 percent to 2.5 percent. While these numbers represent a small increase, they are still not as high as the overcrowding rates reflected in the 2000 Census data and before the recession. According to the 2000 Census data, the percentage of rental units that were overcrowded was 13.9 percent and the percentage of owner-occupied units that were overcrowded was 3.7 percent.

Table 24: Overcrowded by Tenure

	Owners		Renters	
Occupants Per Room	**Number of Owner Units**	**Percent of Total Owner Units**	**Number of Renter Units**	**Percent of Total Renter Units**
1.01 to 1.50	2,181	1.9%	5,481	6.1%
1.51 to 2.00	564	0.5%	1,793	2.0%
2.01 or more	184	0.2%	459	0.5%
Total	**2,929**	**2.5%**	**7,733**	**8.6%**

Source: ACS 2013-2017 Table B25014

Sacramento County adopted the Environmental Justice Element of the General Plan on December 17, 2019. The Environmental Justice Element identified four Environmental Justice Communities (EJ Communities), including North Highlands, North Vineyard, South Sacramento, and West Arden Arcade. The Environmental Justice Element found that there is a higher percentage of overcrowded homes in EJ Communities than in non-EJ areas. The Environmental Justice Element includes Policy EJ-31 and several implementation measures which require that County staff analyze the presence of overcrowding in EJ Communities and the causes of that overcrowding and collaborate with refugee and immigrant advocates as a part of the 2021-2029 Housing Element. The refugee and immigrant group is discussed in more detail in the Special Needs Group section below.

Table 25 below displays the percentage of owner and renter units which are overcrowded in EJ Communities. In the South Sacramento EJ Community, the percentage of both owner and renter units which are overcrowded is higher than in the County as a whole.

Table 25: Overcrowded by Tenure in EJ Communities

North Highlands EJ Community				
Occupants Per Room	**Number of Owner Units**	**Percent of Total Owner Units**	**Number of Renter Units**	**Percent of Total Renter Units**
1.01 to 1.50	212	2.1%	897	6.6%
1.51 to 2.00	162	1.6%	341	2.5%
2.01 or more	43	0.4%	55	0.4%
Total	**417**	**4.0%**	**1,293**	**9.5%**
North Vineyard EJ Community				
Occupants Per Room	**Number of Owner Units**	**Percent of Total Owner Units**	**Number of Renter Units**	**Percent of Total Renter Units**

1.01 to 1.50	53	5.5%	20	4.8
1.51 to 2.00	0	0.0%	11	2.6
2.01 or more	0	0.0%	0	0.0
Total	**53**	**5.5%**	**31**	**7.4**
South Sacramento EJ Community				
Occupants Per Room	**Number of Owner Units**	**Percent of Total Owner Units**	**Number of Renter Units**	**Percent of Total Renter Units**
1.01 to 1.50	921	6.8%	1,579	10.1%
1.51 to 2.00	182	1.3%	480	3.1%
2.01 or more	66	0.5%	133	0.9%
Total	**1,169**	**8.7%**	**2,192**	**14.1%**
West Arden Arcade EJ Community				
Occupants Per Room	**Number of Owner Units**	**Percent of Total Owner Units**	**Number of Renter Units**	**Percent of Total Renter Units**
1.01 to 1.50	58	1.2%	855	6.1%
1.51 to 2.00	0	0.0%	389	2.8%
2.01 or more	0	0.0%	116	0.8%
Total	**58**	**1.2%**	**1,360**	**9.8%**
Note – some census tracts include area within and outside of EJ Community boundaries. Only those census tracts with a majority of its area inside the South Sacramento and West Arden Arcade EJ Communities were included.				

Source: ACS 2013-2017 Table B25014

PROJECTED HOUSING NEEDS

California Government Code Section 65584 requires that each city and county plan to accommodate a fair share of the region's housing construction needs. In urban areas, state law provides for councils of governments to prepare regional housing needs plans that assign a share of a region's housing construction need to each city and county. In the six-county greater Sacramento region (comprising the counties of Sacramento, Placer, El Dorado, Yolo, Sutter, and Yuba), the Sacramento Area Council of Governments (SACOG) is the entity authorized under state law to determine the future housing needs for the region. SACOG adopted the Regional Housing Needs Plan (RHNP) on March 19, 2020.

SACOG's methodology for distributing the regional housing need among jurisdictions is based on regional population and housing forecasts developed for its Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). Housing Element Law requires SACOG to create a methodology that furthers the following objectives:

- Increasing Housing Supply and Mix of Housing Types
- Promote Infill, Equity, and Environment
- Jobs Housing Balance
- Regional Income Parity
- Affirmatively Furthering Fair Housing

SACOG's allocation methodology assigns each jurisdiction's total RHNA by multiplying the Regional Determination by the proportion of the region's growth assumed in the MTP/SCS between 2016 and 2035. SACOG then applies adjustment factors to further the objectives listed above and to assign the distribution of lower-income units to each jurisdiction. These adjustment factors include regional income parity, affirmatively furthering fair housing, and jobs/housing fit.

Regional Income Parity. The intent of this factor is to push all jurisdictions in the region to have the same proportion of low-income households as the regional average by 2060.

Affirmatively Furthering Fair Housing. The intent of this factor is to open up high opportunity areas to all income levels by encouraging jurisdictions with large proportions of homes in high opportunity areas to zone for more affordable housing types.

Jobs/Housing Fit. The intent of this factor is to house more low-wage workers near their jobs by encouraging jurisdictions with high ratios of low-wage workers to affordable housing units to zone for more affordable housing.

Each jurisdiction must use the numbers allocated under the RHNA to identify measures that are consistent with these new construction goals. While the jurisdiction must show how it will provide adequate sites for construction of the required units, it is not obligated to build any of the units itself or finance their construction. It is important to note that neither SACOG nor HCD mandates construction but rather the provision of realistic opportunities.

According to the 2021-2029 SACOG RHNA, the unincorporated area of Sacramento County has a total housing construction need of 21,272 units. Table 26 shows the unincorporated area of Sacramento County's 2021–2029 planning period allocation.

Table 26: Regional Housing Needs Allocation for Unincorporated Sacramento County (2021-2029)

Income Level	Total Need	Annual Need
Extremely Low Income	2,233	279
Very Low Income	2,233	279
Low Income	2,692	337
Moderate Income	4,186	523
Above Moderate Income	9,928	1,241
Total	**21,272**	**2,659**

Source: SACOG

SPECIAL NEEDS GROUPS

EXTREMELY LOW INCOME HOUSEHOLDS

The extremely low-income (ELI) group includes households with incomes of 30 percent or less of the area median income. According to 2012-2016 CHAS data sets, there are approximately 33,645 ELI households in unincorporated Sacramento County, or 16.5 percent of the unincorporated County's total households. Of these ELI households, approximately 24 percent are owners and 76 percent are renters. SACOG has projected that unincorporated Sacramento County needs an additional 2,233 units for ELI households during the 2021-2029 planning period (assuming that 50 percent of projected very low-income households qualify as ELI).

Approximately 11 percent of ELI renter households pay more than 30 percent of their household income on housing and 73 percent of ELI renter households pay more than 50 percent. In 2019, the upper threshold of the ELI income category for a family of four was an annual income of $25,750.[4]

The Housing Action Plan chapter includes several programs to address the housing needs of ELI households, including the Housing Choice Voucher program and well as those programs related to homelessness. The Housing Action Plan chapter also includes a program to amend the Zoning Code related to supportive living uses, including boarding houses, transitional housing, scattered shelters, residential care homes, and nonconforming dwelling units to take a more comprehensive approach to supportive housing consistent with changes to State law. These housing types may assist ELI households in particular.

FARMWORKERS

In Sacramento County, the majority of farmworkers work in the southern portion of the County near the Sacramento-San Joaquin Delta and the City of Galt. Farmworkers are grouped into two categories: migrant and settled farmworkers. Migrant farmworkers travel from one geographic location to another, depending on where and when farm work is available. Settled farmworkers usually live in rental housing or single-family housing in the community in which they work or in housing on a site provided by the farmer.

The Sacramento County Environmental Management Department (EMD) inspects facilities that house five or more agricultural workers in compliance with the State Employee Housing Act. Table 27 provides information on the number and capacity of farm labor camps in unincorporated Sacramento County according to EMD.

Table 27: Unincorporated Sacramento County Farm Employee Housing Facilities

Year	Number of Active Facilities	Total Employees Housed
2010	21	767
2011	21	680
2012	23	751
2013	23	725
2014	23	695
2015	22	697
2016	21	684
2017	22	671
2018	23	720

Source: Sacramento County Environmental Management Department

The California Employment Development Department (EDD) estimates that the number of agricultural workers will increase slightly from 5,440 in 2016 to 5,670 in 2026[5]. According to EDD data, the hourly median wage for a farm worker in the Sacramento—Roseville—Arden-Arcade Metropolitan Statistical Area (MSA) as of 2018 is between $11.56 and $11.71 or between $24,062 and $24,357 annually. A household of one earning $24,000 a year would be in the very low-income category and a household of four earning $24,000 a year would be in the extremely low-income category based on 2018 income limits set by the U.S. Department of Housing and Urban Development.

[4]California Department of Housing and Community Development. 2019 HCD State Income Limits. May 6, 2019. https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2019.pdf

[5] State of California Employment Development Department, Labor Market Information Division. *2016-2026 Occupational Employment Projections*. Sacramento--Roseville--Arden-Arcade Metropolitan Statistical Area. May 2019. https://www.labormarketinfo.edd.ca.gov/data/employment-projections.html

Table 28 provides the total number of farms with hired labor and the total number of workers county-wide in Sacramento County. Table 29 provides the number of farmworkers by days worked county-wide in Sacramento County.

Table 28 Farmworkers in Sacramento County		
Farms with Hired Labor	**Workers**	**$1,000 Payroll**
349	4,769	71,636

Source: USDA Agricultural Census 2017, Table 7

Table 29 Farmworkers by Days Worked in Sacramento County	
150 Days or More	
Farms	245
Workers	2,076
Farms with 10 or More Workers	
Farms	56
Workers	1,538
Fewer than 150 Days	
Farms	202
Workers	2,693

Source: USDA Agricultural Census 2017, Table 7

The Constraints Analysis chapter includes a detailed discussion of Zoning Code requirements for farmworker housing. The Housing Action Plan chapter includes a program to amend the Zoning Code to allow Farmworker Housing by-right in all Zoning Districts where general Agriculture is an allowed use. The Housing Action Plan chapter also includes programs related to the annual inspection of farm labor camps and periodic review of housing needs for farm workers.

LARGE HOUSEHOLDS

The California Department of Housing and Community Development defines large households as households having five or more persons. Large households have special needs relating to household size and income as they oftentimes require three or more bedrooms to avoid overcrowding.

The number of large households have not changed significantly from the numbers reported in the 2010 Census. According to the 2010 Census, the number of large families was 26,811, or 13 percent of all households. According to 2013-2017 ACS data, the unincorporated area of Sacramento County has a total of 27,887 large families, or 12 percent of all households.

Table 30: Large Households by Tenure			
	Owners	**Renters**	**Total**
Large Households 5+ persons	14,287	13,600	27,887

Source: ACS 2013-2017 Table B25009

According to ACS 2013-2017 data, about half of large households (51.2 percent) own their home and a little less than half rent (48.8 percent). Large households who rent are most likely to experience problems of overpayment and overcrowding because renter households are more likely than homeowners to have

low incomes, and there are fewer rental housing units with three or more bedrooms to meet the space needs of large households.

The Housing Action Plan Chapter includes the Housing Incentive Program, which incentivizes the development of units with three or more bedrooms for large families. In addition, Housing Element Goal HE 7 in the Housing Action Plan Chapter includes several programs that promote fair housing choice. Large families may face discrimination when they try to find housing; however, fair housing laws protect them. The Renters Helpline is a free resource available to Sacrament County residents by telephone or internet that provides fair housing education, landlord-tenant dispute mediation, and legal guidance.

FEMALE-HEADED HOUSEHOLDS

According to the 2013-2017 American Community Survey, there are 35,602 female-headed households in unincorporated Sacramento County. This total includes 22,239 female-headed households with children which is 14.2 percent of all households. Approximately 29 percent of all female-headed households are under the poverty level compared to just 14 percent of all families.

Table 31: Female Headed Households

Householder Type	Number	Percent
Female Heads with Children	22,239	14.2%
Female Heads without Children	13,363	8.5%
Total Householders	156,666	100%
Female Headed Householders Under the Poverty Level	10,478	6.7%
Total Families Under the Poverty Level	21,667	13.8%

Source: ACS 2013-2017 Table B17012

Several of the programs that will benefit other special needs groups will also benefit female-headed households such as the Housing Choice Voucher program, discussed in the extremely low-income households section above, the Renters Helpline or the Housing Incentive Program, discussed in the large households section above. In addition, those programs under Housing Element Goal HE 5 Preservation of Existing Affordable Housing Stock and Provision of Affordable Housing are geared toward lower-income households and will also serve female headed households.

PEOPLE EXPERIENCING HOMELESSNESS

Every two years in January Sacramento County and the incorporated cities partner with Sacramento Steps Forward (SSF) in an effort to document every individual in the county experiencing homelessness during a twenty-four-hour period; this is known as the "Point-in-Time Homeless Count." This effort provides a single-night snapshot of individuals and families staying at emergency/transitional shelters as well as those sleeping outside. The Homeless Count is a requirement for federal funding from the U.S. Department of Housing and Urban Development (HUD).

The 2019 Homeless Count for Sacramento County report estimates that 5,570 individuals experienced homelessness throughout the County (unincorporated areas and the cities) on the night of the count. The report found that the estimate of 5,570 people who are homeless each night could correspond to between 10,000 to 11,000 residents in Sacramento County experiencing homelessness during the span of the year. The number of individuals experiencing homelessness on the night of the count suggests that approximately 36 in every 10,000 residents in the County experience homelessness each night.

Of the 5,570 individuals, 1,670 were sheltered individuals who accessed emergency shelters or transitional housing and 3,900 were unsheltered individuals who were sleeping outdoors or in vehicles, abandoned buildings, or other locations that are not suitable for human habitation (70 percent unsheltered and 30 percent sheltered). The 2017 Homeless Count was the first year that Sacramento County reported more people experiencing unsheltered homelessness than sheltered homelessness (56 percent unsheltered and

44 percent sheltered). The 2019 report confirms that this trend is growing consistent with the growth statewide. Of those individuals who were unsheltered, a majority (73 percent, 2,858 individuals) were in the City of Sacramento. The City of Rancho Cordova had six percent and the Cities of Citrus Heights, Folsom, Galt, Elk Grove and Isleton had one percent or less. The remaining 18 percent (711 individuals) of those who were unsheltered were in the unincorporated County.

The majority of people experiencing homelessness are single adults (73 percent) and more than half of these single adults (56 percent) are unsheltered. People in families with children represent 20 percent of people experiencing homelessness and half (10 percent) of these families are sheltered while half are outside of shelters (10 percent). Unaccompanied youth households, including some minors (under 18) as well as transitional age youth (18-24), make up 8 percent of people experiencing homelessness.

A majority of the people experiencing homelessness identified as male (62 percent), 38 percent identified as female, 25 individuals (less than 1 percent) identified as transgender and 16 individuals (less than 1 percent) identified as gender nonconforming.

Table 32 below shows the ethnic and racial identities of the people experiencing homelessness. Compared to their representation in the total population of Sacramento County, Black individuals (34 percent) and American Indian individuals (8 percent) are disproportionately represented in the homeless population while White individuals (47 percent) and Asian individuals (1 percent) are underrepresented.

Table 32: 2019 Homeless Count Ethnicity and Race

Ethnicity	Number	Percent	
Hispanic	985	18%	
Non-Hispanic	4,585	82%	
Race	**Number**	**Percent**	**Percent of Total Population**
White	2,608	47%	64%
Black	1,875	34%	13%
Asian	49	1%	18%
American Indian	421	8%	2%
Native Hawaiian	123	2%	2%
Multiracial	494	9%	9%

Source: Homelessness in Sacramento County Results from the 2019 Point-in-Time Count

At the time of the count, 26 percent of unsheltered adults indicated that they have a debilitating cognitive or physical impairment and 21 percent indicated that they have a severe psychiatric condition. Eight percent indicated an ongoing medical condition such as diabetes, cancer, or heart disease. Nine percent indicated that their use of alcohol or drugs prevented them from maintaining stable housing or keeping a job. As a compounding factor, a majority (77 percent) of people who reported a disabling condition cited two or more specific conditions.

Facilities for People Experiencing Homelessness

According to 2020 Housing Inventory County data from Sacramento Steps Forward, Sacramento County has a capacity of 182 beds in its emergency shelters. Table 33 below shows the number of year-round family and single beds and the number of seasonal beds in the unincorporated County. In order to meet the need identified by the 2019 PIT report and provide shelter for 711 individuals, the County would need to provide an additional 711 emergency shelter beds.

At the time of writing this element, data on the percentage of those in emergency shelters that move to permanent housing was only available for the year 2019 and for the entire Sacramento City and County

CoC. According to this data, 41.8 percent of individuals exited from emergency shelters, supportive housing, transitional housing, or rapid rehousing to permanent housing in 2019.[6] This rate of exit to permanent housing shows an increase from the 2018 rate by 1.3 percent and is higher than the statewide rate of 36.1 percent.

The Land Inventory Chapter of this element provides a detailed discussion of the land available for emergency shelter construction. The Housing Action Plan chapter includes policies and programs designed to support the County Homeless Plan, which is the County's main strategy document related to homelessness.

Table 33: Facilities for People Experiencing Homeless in the Unincorporated County of Sacramento

Emergency Shelter, Year-Round		Emergency Shelter, Seasonal
Family Beds	**Single Beds**	**Seasonal Beds**
54	58	70

Source: Sacramento Steps Forward 2020

PEOPLE WITH DISABILITIES

According to the 2013-2017 American Community Survey, 21 percent of the unincorporated County's total population have some sort of disability. Of the 38,824 people with a disability between the ages of 18 and 64, 15,881 (41 percent) experience difficulty with independent living. These individuals have mobility impairments, self-care limitations, or other conditions that may require special housing accommodations, financial assistance programs, or services.

Persons with Mobility and Self Care Limitations

Individuals with mobility difficulties may require special accommodations or modifications to their homes to allow for continued independent living. Individuals with self-care limitations may require residential environments that include in-home or on-site support services, ranging from congregate to convalescent care.

According to the 2013-2017 American Community Survey, there are 43,662 people with a disability between the ages 0 and 64 in unincorporated Sacramento County. Of those who have a disability:

(1) 10 percent have hearing limitation and 10 percent have vision difficulty;

(2) 29 percent have cognitive difficulty;

(3) 26 percent have ambulatory difficulty; and,

(4) 11 percent have self-care difficulty.

Persons with Developmental Disabilities

A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism.

The U.S. Census does not record the number of persons with developmental disabilities. According to the Administration for Community Living (ACL), individuals with developmental disabilities comprise between

[6] Housing and Urban Development. "CoC Performance Profile - CA-503: Sacramento City and County CoC - as of 2019". https://files.hudexchange.info/reports/published/CoC_Perf_CoC_CA-503-2019_CA_2019.pdf

1.2 and 1.65 percent of the U.S. population[7]. This would equate to between 7,131 and 9,805 people with developmental disabilities in the unincorporated County based on Department of Finance population estimates for 2019.

The California Department of Developmental Services (DDS) oversees the delivery of services to Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. Table 34 below shows data from DDS depicting the number of people with developmental disabilities by zip code and by age group. According to DDS data, the total number of people with developmental disabilities who are served by DDS in unincorporated Sacramento County is approximately 7,700, this number falls within the estimated range discussed above. According to DDS data, the vast majority of the people with disabilities represented below live in the home of their parent, family, or guardian rather than in a care facility.

Table 34: People with Developmental Disabilities by Age

Zip Code	Community/Census Designated Place	0-17 years	18+ years	Total
95843	Antelope	248	254	502
95821	Arden Arcade	199	222	421
95825	Arden Arcade	155	226	381
95864	Arden Arcade	80	80	160
95608	Carmichael	232	411	643
95832	Delta	61	82	143
95626	Elverta	30	36	66
95628	Fair Oaks	148	179	327
95828	Florin	289	439	728
95655	Mather	27	17	44
95833	Natomas	183	159	342
95834	Natomas*	195	106	301
95660	North Highlands	202	288	490
95662	Orangevale	126	144	270
95673	Rio Linda	57	128	185
95683	Sloughhouse	17	16	33
95820	South Sacramento*	170	205	375
95823	South Sacramento*	518	740	1,258
95824	South Sacramento	179	221	400
95829	Vineyard	163	165	328
95693	Wilton	<11	31	>31

*Only a small portion of this zip code is in the unincorporated County.

Source: State of California Department of Developmental Services. Consumer County by California ZIP Code and Age Group, Regional Center and Early Start Consumers for the End of June 2019.

[7] Administration for Community Living, Department of Health and Human Services. *Fiscal Year 2018 Justification of Estimates for Appropriations Committees*.

Supportive Housing Arrangements

Many people with developmental disabilities can live and work independently within a conventional housing environment. However, some will require supportive housing arrangements because of self-care limitations. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. Small-scale group homes that are more residential in character may be appropriate in some cases while institutional settings where medical professionals provide medical attention and physical therapy will accommodate the most severely affected individuals.

The Housing Action Plan chapter includes a program to amend the Zoning Code related to supportive living uses to take a more comprehensive approach to supportive housing consistent with changes to State law to increase housing, especially for special needs groups. The Housing Action Plan chapter also includes the Housing Incentive Program and the Universal Design program, which will incentivize developers to include universal design components in residential developments. The Housing Action Plan Chapter also includes the Safe at Home Program. The Safe at Home Program is administered by SHRA and it provides repairs to improve accessibility and safety to low income homeowners at no cost.

The County currently administers a number of programs that serve people with various special needs, including those that have developmental disabilities. In particular, the Sacramento County Department of Department of Child, Family and Adult Services administers the In-Home Supportive Services (IHSS) program that serves income-eligible individuals age 65 and older or individuals with disabilities and allows them to stay in their homes by assisting them to perform activities of daily living. The California Department of Social Services (CDSS) is expecting approximately 350,000 more recipients to join the IHSS program statewide over the 10-year period of 2020-21 through 2030-31 due to the aging population. Similarly, Sacramento County is expecting another 10,000 recipients to join over the same 10-year period. The Housing Action Plan Chapter includes a program related to implementation of the IHSS program.

Reasonable Accommodations

Sacramento County adopted a Reasonable Accommodation Ordinance in 2013 and incorporated it into the Zoning Code. Section 5.2.1.E of the Zoning Code allows reductions in setbacks to address reasonable accommodation. The Zoning Code also allows reasonable accommodation to be considered in the review of a nonconforming use. The Housing Action Plan chapter includes a program that will amend the Zoning Code to expand the reasonable accommodation process to apply to any modification to a zoning or development requirement to ensure that a reasonable accommodation for all disabilities can be considered.

SENIORS

According to data from the 2010-2014 and the 2014-2018 American Community Survey, the population of seniors (65 and above) experienced a higher percentage increase than that of the general population (see Table 35 below).

Table 35: Increase in Senior Population

	ASC 2010-2014	ACS 2014-2018	Percent Change
Total Population	565,496	584,127	3.3%
Population 65+	73,722	83,697	13.5%

Source: ACS 2010-2014 and ACS 2014-2018

According to data from the 2014-2018 American Community Survey, 10.4 percent of seniors in unincorporated Sacramento County are living below the federal poverty level.

Table 36: Seniors Living Below the Federal Poverty Level			
Age	**Total Number of Seniors**	**Number of Seniors Below the Poverty Level**	**Percentage of Seniors Below the Poverty Level**
65-74 years	48,413	4,504	9.3%
75+ years	34,101	4,049	11.9%
Total	**82,514**	**8,553**	**10.4%**

Source: ACS 2014-2018

Table 37 below shows the number of seniors in unincorporated Sacramento County that own versus the number that rent their home.

Table 37: Senior Households by Tenure		
Age	**Owner**	**Renter**
65-74 years	22,279	7,472
75-84 years	12,566	3,185
85+ years	4,772	2,111
Total	**39,617**	**12,768**

Seniors may need assistance related to repair and maintenance of the homes that they own; modifications to their homes to better meet mobility and self-care limitations; financial assistance to meet rental housing costs for those seniors who do not own their homes; and supportive services to meet daily needs.

The Agency on Aging\Area 4 conducted an Age-Friendly Community Survey in 2018 to survey individuals aged 45 and older who reside in their planning and service area, including Sacramento County. A majority of those surveyed in Sacramento County (73 percent) said it was either very or extremely important to them to stay in their community as they age. A majority (95 percent) also said it was very or extremely important to them to be able to live independently in their own home as they age. When asked a series of housing-related questions about whether their community provided enough services for older adults or affordable housing options for older adults, Sacramento County scored 4.5 compared to the region's score of 4.3 (on a scale of 0 to 10 with 0 being poor and 10 being excellent).

SHRA administers the Home Repair Program (HRP) to assist seniors in repairing and maintaining their homes. The HRP provides grants for emergency or health and safety repairs to owners of single-family homes or mobile homes in the County. The maximum grant amount is $5,000. The HRP is an implementation program in this Housing Element.

Another common special need for a growing portion of the population age 65 and over is for assisted living facilities that combine meal, medical, and daily living assistance in a residential environment. As discussed above, the Housing Action Plan chapter includes a program to amend the Zoning Code related to supportive living uses, including boarding houses and residential care homes. Many of the other programs discussed in the People with Disabilities section above are also beneficial to seniors. These include the County's IHSS program, the Housing Incentive Program, and the Universal Design program.

IMMIGRANTS AND REFUGEES

According to the 2015-2019 American Community Survey, approximately 20.9 percent of Sacramento County's population (including the incorporated cities) is foreign born. Of the foreign born population, 57.6

percent are naturalized U.S. Citizens and 42.4 percent are not U.S. Citizens; 18.6 percent entered the U.S. during 2010 or later and 81.4 percent entered the U.S. before 2010.

Table 38: Region of Birth of Foreign Born Population

	Number	Percent
Asia	156,373	49.0%
Latin America	93,463	29.3%
Europe	44,931	14.1%
Oceania	12,848	4.0%
Africa	8,359	2.6%
North America	3,377	1.1%
Total	**319,351**	**100%**

Source: ACS 2015-2019

CDSS defines both refugees and asylees as people who are unable or unwilling to return to their home country because of persecution or a well-founded fear of persecution due to race, religion, nationality, political opinion, or membership in a particular social group. The main difference between refugees and asylees is where they apply for protection. A refugee applies for protection while oversees and enters the United States as a refugee, while an asylee requests protection and is granted asylum within the U.S. CDSS defines an asylum seeker as a person who is at a U.S. port of entry or has entered the United States and is requesting asylum.

County staff conducted a focus group meeting with organizations that provide housing services for immigrants, refugees, asylees, and asylum seekers in Sacramento County. When asked about the national origin of these populations, attendees responded that they assisted populations from Afghanistan, Turkey, Russia, Ukraine, countries in Africa such as Cameroon, and several other countries. Attendees shared that the languages spoken by the communities that they serve vary widely but include Pashto, Dari, Farsi, Russian, Ukrainian, Arabic, and Spanish. When asked about where these populations are generally located in the County, attendees responded that they place people in proximity to family members and wherever housing is both available and affordable. Attendees indicated that they found housing for these populations in communities such as North Highlands, South Sacramento, Carmichael and Arden Arcade.

When asked about the housing barriers that immigrants, refugees, asylees, and asylum seekers face in the County, attendees responded that rental requirements, a lack of units with three or more bedrooms for large families, a lack of naturally occurring affordable housing, and a lack of language accessibility all serve as the primary barriers. These populations may not meet upfront rental requirements including social security numbers, credit history, income, or security deposits. For asylum seekers, it can take over a year to attain a work permit, which is necessary in order to show sufficient income to housing providers. Some housing providers also require prospective tenants to have incomes of three times the rent or more. The Regional Analysis of Impediments to Fair Housing Choice also conducted stakeholder focus group meetings. During these meetings, refugees were identified as one of the hardest populations to house due to family size, lack of understanding of the system, language access, substandard housing conditions and fear of retaliation from landlords. The findings of the Regional Analysis of Impediments to Fair Housing Choice are discussed in more detail in the Assessment of Fair Housing Chapter.

Resettlement Agencies, non-profit organizations that provide sponsorship and resettlement services, contract with the Federal Government to assist refugees and asylees in finding housing within the first 90 days of their arrival in the United States. These funds assist with the security deposit, the first month of rent, as well as furniture and other necessities. In addition, refugees and asylees may be eligible for programs administered by the County Department of Human Assistance. In particular, single adult refugees

and asylees are eligible for the County's Refugee Cash Assistance (RCA) program, which provides federal cash payments for eight months from their date of entry. Refugee and asylee families are eligible for the CalWORKS program, which provides federal cash payments for 48 months from their date of entry into the United States. The CalWORKS program offers extensions for special circumstances. Per state law, the 48 months will increase to 60 months effective May 1, 2022. As a requirement of both RCA and CalWORKS, refugees and asylees receive English-as-a-second language instruction, cultural orientation, pre-employment skills training, and social services assistance to help overcome obstacles to employment. These services can be provided for up to five years from a refugee's date of entry. Recipients of these programs are also eligible for other assistance such as Homeless Assistance.

The Housing Action Plan chapter includes several programs to address barriers to housing for immigrants and refugees. These include fair housing education resources, such as the Renters Helpline and the Refugee Academy, as well as programs that commit the County to explore options to assist with security deposit payments and to study additional tenant protections. The County's Housing Incentive Program also incentivizes the development of units with three or more bedrooms for large families.

CHAPTER 7: CONSTRAINTS ANALYSIS

GOVERNMENTAL CONSTRAINTS

This chapter will identify governmental and nongovernmental constraints affecting housing availability and cost in Sacramento County. The findings of this chapter include the following:

1. Several multifamily development standards in the County's Zoning Code have been identified as potential constraints to housing development. The County is in the process of updating these standards to provide additional flexibility.
2. The sections of the County's Zoning Code related to Emergency Shelters, Navigation Centers and Supportive Living Uses are not consistent with State law. Several implementation programs are included in the Housing Action Plan Chapter to remove this constraint.
3. The Multifamily Design Guidelines Chapter of the Countywide Design Guidelines is subjective in nature. The County is in the process of updating this chapter to ensure consistency with State housing law requirements for objective standards.
4. The section of the County's Zoning Code related to the State Density Bonus Law is outdated. An implementation program is included in the Housing Action Plan Chapter to remove this constraint.
5. Public concern about affordable housing has the potential to delay and to increase the cost of development. An implementation program is included in the Housing Action Plan Chapter of this Housing Element that will require the County to develop an outreach strategy to reduce this constraint.

LAND-USE CONTROLS

This section identifies all relevant land-use controls, discusses impacts on the cost and supply of housing, and evaluates the cumulative impacts of standards, including whether development standards impede the ability to achieve maximum allowable densities.

General Plan

The Board of Supervisors adopted the 2030 Sacramento County General Plan (General Plan) on November 9, 2011. The General Plan establishes a framework for the County's development. The Zoning Code, Design Guidelines, and all other land use regulations and planning documents must be consistent with general plan policies.

Urban Policy Area and Urban Services Boundary

The Urban Policy Area (UPA) and the Urban Services Boundary (USB) are intended to protect the County's natural and agricultural resources and to prevent sprawling development patterns. While the USB is intended to be a permanent boundary, the UPA is adjusted incrementally as needed to ensure that the County can accommodate anticipated growth over the 25-year planning cycle and is reserved for future urbanization. The UPA may only be adjusted when found to be consistent with policy LU-119 and LU-120 of the General Plan Land Use Element. LU-120 specifically requires that the proposal accommodate the percentage of low- and very low-income residential units required per the County's current Regional Housing Needs Allocation (RHNA).

Since adoption of the General Plan, developers have submitted applications for five master plans that would expand the UPA. These master plans include Jackson Township Specific Plan, NewBridge Specific Plan, West Jackson Highway Master Plan, Grandpark Specific Plan, and Upper Westside Specific Plan. Grandpark Specific Plan and Upper Westside Specific Plan would also expand the USB. The Board of Supervisors adopted the NewBridge Specific Plan in October 2020. At the time of writing this element, none of the other master plans or specific plans have received approval. While it is possible that these UPA expansion criteria represent a constraint to housing development outside of the UPA, it is important to note that compliance

with these criteria is required in order to ensure a variety of housing types and densities, high-quality development, and adequate infrastructure (water, sewer, and public transportation) that is necessary to support multi-family development. Overall, the County views the process for expansion of the UPA and USB as necessary to facilitate mixed-income residential development in new growth areas. Furthermore, the County has a number of previously approved growth areas with remaining capacity discussed below.

Urban Growth Accommodation Strategy

The Land Use Element of the General Plan includes the Urban Growth Accommodation Strategy. The "urban area" of unincorporated Sacramento County includes the urbanized portions of community planning areas such as Arden-Arcade, Carmichael, Fair Oaks, North Highlands/Foothill Farms, Cordova, Rio Linda/Elverta, South Sacramento, Antelope, Orangevale, Cosumnes (Rancho Murieta), Vineyard, as well as planned new growth areas including Easton, Elverta, Cordova Hills, Vineyard Springs, North Vineyard Station, Florin Vineyard, and Mather. There is a substantial amount of developable land within the combined urban communities and remaining in the approved growth areas. The objectives of the Urban Growth Accommodation Strategy include the build-out of infill sites, the build-out of planned communities, commercial corridor planning, and new growth areas.

Development Code

The Board of Supervisors adopted an updated Sacramento County Development Code on July 22, 2015 that became effective on September 25, 2015. The Development Code is comprised of the Zoning Code and its related Ordinances, the Countywide Design Standards and the Zoning Code User Guide.

Zoning Code

The Zoning Code establishes land use zones, standards, and regulations for development in those zones, within unincorporated Sacramento County. Table 39, Table 40 and Table 41 below are taken from the Zoning Code and depict the current development standards for single-family residential, duplex/halfplex residential, and multifamily residential projects.

The County received SB 2 Planning Grant Program funds to amend the Zoning Code to expedite processing and approvals for housing projects and accelerate housing production. As a part of this effort, the County has identified several development standards that may serve as constraints to multifamily housing development. These are highlighted in the tables below and discussed in detail below the tables.

Table 39: Zoning Code Table 5.7.B Attached and Detached Single Family Residential Project Development Standards	
STANDARD	
Yard Requirements (feet)[1][2]	
Minimum Front Yard	20 (Without PUPF)/24 (With PUPF)
Minimum Interior Side Yard	5 (1-2 story)/25 (3 story) [3]
Minimum Rear Yard	• Lot depths greater than 125 feet: 25 feet. • Lot depths less than or equal to 125 feet: 20 percent of the average lot depth.
Projection Into Rear Yard	• The primary dwelling may project into the required rear yard provided that an equivalent area is provided as a yard or court within the buildable portion of the lot. • In no case shall encroachment result in a setback of less than 10 feet for one (1) story buildings and 15 feet for two (2) and three (3) story buildings.
Minimum Side Street Yard	12.5 (Without PUPF)/ 16.5 (With PUPF)
Building Height and Width (feet)	
Maximum Building Height [4]	30 (1-2 story) / 40 (3 story)
Minimum Building Width [5]	20
Number of Kitchens	
Any dwelling shall have no more than one kitchen. [6][7]	
Parking Requirements	
Refer to Section 5.9, “Off Street Parking”	
Acoustical Standards- Maximum Interior Noise Levels	
For projects that include the construction of residential units within 25 feet of an arterial or thoroughfare right-of-way (as identified by the roadway classifications in the General Plan), project applicants shall submit an acoustical analysis demonstrating façade construction will be such that interior noise levels will not exceed 45dB LRdn under future (cumulative case) traffic conditions.	
Special Standards- Projects in RD-7 or Lesser Zoning Districts	
Minimum Open Space	10% of buildable area within net lot area, corner lots only
Special Standards- Projects in RD-10 and Higher or Commercial Zoning Districts	
Minimum Private Open Space	40 Square Feet Per Lot

Table 39: Zoning Code Table 5.7.B Attached and Detached Single Family Residential Project Development Standards	
STANDARD	
Common open space and landscaping	20 percent (Attached) / 30 percent (Detached)
Common outdoor amenities	Required for 10 or more units
Minimum Storage Area	80 cubic feet per lot
PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1) [1] Cornices, sills, eaves, canopies, awnings, window bays, and similar features of primary dwellings may encroach into any required yard area a distance not to exceed 24 inches. [2] The setback from streets for all residential structures shall be measured from the public street right-of-way or private street easement. If street dedication is required for future right-of-way, the setback measurement shall be taken from the future right-of-way. [3] No setbacks are required from the property boundary dividing attached single family residential units. [4] In AG, AR, and RD-1 through RD-7 zones maximum height may be increased to three stories only with issuance of a Use Permit from the Zoning Administrator. Height criteria shall consider factors as prescribed in Section 5.2.2.D. [5] Measured as the smallest projected building width. “Smallest projected building width” means the smallest dimension attained by the parallel projection of the outside, enclosing walls of the building when projected from every direction. [6] Exceptions to this requirement may be granted by the Planning Director (no fee) for dwellings of persons with developmental disabilities. [7] Outdoor kitchens are exempt.	

Table 40: Zoning Code Table 5.7.C Duplex/Halfplex Residential Development Standards	
STANDARD	
Yard Requirements (feet) [1][2]	
Minimum Front Yard	20 (Without PUPF)/24 (With PUPF)
Minimum Interior Side Yard [3]	5 (1 Story) , 7.5 (2 Story), 10 (3 Story)
Minimum Rear Yard	• Lot depths greater than 125 feet: 25 feet. • Lot depths less than or equal to 125 feet: 20 percent of the average lot depth.

Table 40: Zoning Code Table 5.7.C Duplex/Halfplex Residential Development Standards	
STANDARD	
Projection Into Rear Yard	• The primary dwelling may project into the required rear yard provided that an equivalent area is provided as a yard or court within the buildable portion of the lot. • In no case shall encroachment result in a setback of less than 10 feet for one (1) story buildings and 15 feet for two (2) and three (3) story buildings.
Minimum Side Street Yard	12.5 (Without PUPF)/16.5 (With PUPF)
Building Height and Width	
Maximum Building Height [4]	30 (1-2 story) / 40 (3 Story)
Minimum Building Width [5]	20
Number of Kitchens	
Any dwelling unit shall have no more than one kitchen. [6][7]	
Parking Requirements	
Refer to Section 5.9, "Off Street Parking"	
Acoustical Standards- Maximum Interior Noise Levels	
For projects that include the construction of residential units within 25 feet of an arterial or thoroughfare right-of-way (as identified by the roadway classifications in the General Plan), project applicants shall submit an acoustical analysis demonstrating façade construction will be such that interior noise levels will not exceed 45dB Ldn under future (cumulative case) traffic conditions.	
Special Standards- Projects in RD-7 or Lesser Zoning Districts	
Minimum Open Space	5% of buildable area within net lot area for each dwelling unit, corner lots only.
Special Standards- Projects in RD-10 and Higher or Commercial Zoning Districts	
Minimum Private Open Space	40 Square Feet Per Lot
Common open space and landscaping	20 percent (Attached) / 30 percent (Detached)
Common outdoor amenities	Required for 10 or more units
Minimum Storage Area	80 cubic feet per lot

Table 40: Zoning Code Table 5.7.C Duplex/Halfplex Residential Development Standards
STANDARD
PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)
[1] Cornices, sills, eaves, canopies, awnings, window bays, and similar features of primary dwellings may encroach into any required yard area a distance not to exceed 24 inches.
[2] The setback from streets for all residential structures shall be measured from the public street right-of-way or private street easement. If street dedication is required for future right-of-way, the setback measurement shall be taken from the future right-of-way.
[3] No setbacks are required from the property boundary dividing the two halfplex lots/units.
[4] In AG, AR, and RD-1 through RD-7 zones maximum height may be increased to three stories only with issuance of a use permit from the Zoning Administrator. Height criteria shall consider factors as prescribed in Section 5.2.2.D.
[5] Measured as the smallest projected building width. "Smallest projected building width" means the smallest dimension attained by the parallel projection of the outside, enclosing walls of the building when projected from every direction.
[6] Exceptions to this requirement may be granted by the Planning Director (no fee) for dwellings of persons with developmental disabilities.
[7] Outdoor kitchens are exempt.

Table 41: Zoning Code Table 5.8.B Multifamily Residential Project Development Standards						
STANDARD	**RD-10**	**RD-15**	**RD-20**	**RD-25**	**RD-30**	**RD-40**
Minimum Yard Requirements (feet) [1]						
Front Yard	25 (Without PUPF) / 31 (With PUPF)					
Interior Side and Rear Yards	10 (1 story), 15 (2 story), 20 (3 story)					
Side Street Yard	25 (Without PUPF) / 31 (With PUPF)					
Setback with Allowed Encroachment (Porches/Stoops/Patios/Bay Windows/Balconies) into the:						
Front Yard (feet)	12		8		6	
Side Yard (feet)	3		3		3	
Rear Yard (feet)	3		3		3	
Encroachment over Sidewalk (Awnings/Bay Windows/Upper Floors)						
Front	Not Allowed	Three (3) feet max., with eight (8) feet min. height clearance from top of sidewalk				

Table 41: Zoning Code Table 5.8.B
Multifamily Residential Project Development Standards

STANDARD	RD-10	RD-15	RD-20	RD-25	RD-30	RD-40
Multifamily Setback Requirements from Existing Single-family Residential (feet)						
One Story- Side and Rear Yards	25					
Two Story- Side and Rear Yards	50					
Three Story- Side and Rear Yards	75					
Four Story- Side and Rear Yards	Not Permitted		75			
Five+ Story- Side and Rear Yards	Not Permitted				75	
Accessory Structure Setbacks	A 10-foot setback for one-story enclosed garages, carports, and accessory structures such as tool sheds is allowed.					
Maximum Height Limits						
Maximum Height (feet)	40 Three stories		45 Four stories		150	
Allowed Height Increase- Major Collectors and Arterials	Heights may be increased by one (1) story along major collector and arterial street with widths of 80 feet or more. See Section 5.2.3 for height increases adjacent to transit or in Category III projects.					
Open Space Requirements [2]						
Minimum Open Space and Landscaping (i.e. yards and landscaped setbacks)	20 percent (Attached) 30 percent (Detached)					
Common Outdoor Amenities Required	For 10 units or more					
Minimum Private Open Space/Unit (square feet)	40					
Private Storage Requirements						
Minimum Storage Area Volume/Unit (cubic feet)	80					
Parking Requirements						
Studio	1	1	1	1	1	1
One Bedroom	1.5	1.5	1.5	1.5	1.5	1.5

Table 41: Zoning Code Table 5.8.B Multifamily Residential Project Development Standards						
STANDARD	**RD-10**	**RD-15**	**RD-20**	**RD-25**	**RD-30**	**RD-40**
Two – Three Bedroom	2	2	2	2	2	2
Four + Bedroom	2	2	2	2	2	2
Parking Requirements within ¼ mile of Transit Stop[2]						
Studio	1	1	1	1	1	1
One Bedroom	1	1	1	1	1	1
Two – Three Bedroom	1.5	1.5	1.5	1.5	1.5	1.5
Four + Bedroom	1.5	1.5	1.5	1.5	1.5	1.5
[1] Parking may be reduced as a condition of Design Review. [2] Transit stop refers to stops along a light rail line, bus rapid transit line, or other trunk line providing high frequency bus service with 20 minute or better headways, which is in existing service, under construction, or planned for service in Regional Transit's Short-Range Transit Plan Ten Year Capital Program of Projects.						
Signage Requirements						
Signs shall be integrated and designed at a quality consistent with the design of the project and shall comply with Chapter 5.10, "Sign Regulations."						
Walls and Fences						
Walls and fences shall be located and constructed in conformance with Section 5.2.5, "Development Standards for Walls and Fences."						
Landscaping						
Landscaping shall be provided in conformance with Section 5.2.4.						
Trash and Recycling Enclosures Setbacks and Requirements						
31 feet from any public right of way; 25 feet from residentially zoned property or property used for residential purposes; 15 feet from the edge of pavement of a private road easement						

Table 41: Zoning Code Table 5.8.B
Multifamily Residential Project Development Standards

STANDARD	RD-10	RD-15	RD-20	RD-25	RD-30	RD-40
All trash and recycling containers and enclosures shall be located within an enclosed masonry area with a surrounding wall at least six (6) feet high and no taller than eight (8) feet in height, with an appropriate solid gate. Trash and recycling enclosure areas shall be designed to the County's latest stormwater quality source control design standards. There shall be adequate area provided for recycling containers and enclosures. Recycling enclosures shall be located for functional use by occupants and by the disposal and hauling companies, providing collection services. The appropriate authority can allow flexibility on trash and recycling enclosure standards to facilitate the siting and provision of adequate space allocation for recycling collection and storage areas.						
Maintenance						
All development standards shall be continuously met for every project. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris, and abandoned vehicles.						
Acoustical Analysis						
For projects that include the construction of residential units within 25 feet of an arterial or thoroughfare right-of-way (as identified by the roadway classifications in the General Plan), project applicants shall submit an acoustical analysis demonstrating façade construction will be such that interior noise levels will not exceed 45dB Ldn under future (cumulative case) traffic conditions.						
Driveway Dimensions						
1. Street design and width shall be confirmed with the Fire Department. 2. For driveway access with 10 or fewer units, a T-shaped turnaround shall be allowed. A dimension of 20 feet by 80 feet will accommodate most vehicles. 3. Dead end driveways shall be less than 150 feet long, and have appropriate turnarounds as needed. 4. Circular cul-de-sacs shall be designed with a radius of 40 feet or less to the greatest extent possible. 5. The minimum widths for internal streets or driveways, per Fire Department Standards, shall be as follows: o For uncurbed driveways with no parallel parking when a fire lane is not necessary: 16 feet. o For curbed internal streets with no parallel parking: 19 feet. o For curbed internal street with parallel parking on one side: 28 feet. o For curbed internal street with parallel parking on both sides: 36 feet.						

Table 41: Zoning Code Table 5.8.B
Multifamily Residential Project Development Standards

STANDARD	RD-10	RD-15	RD-20	RD-25	RD-30	RD-40
Lighting for Multifamily Housing						
1. Site and street lighting shall comply with Section 5, "Street Light Design" of the Sacramento County Improvement Standards and the following standards. 2. Lighting fixtures shall provide for pedestrian safety and be adequately spaced and scaled without interference from landscaping, and directed away from adjacent areas to minimize light pollution caused by glare or stray light into neighboring properties. 3. Illumination shall be 0.25 foot-candles at grade level for surface areas of alcoves, walkways, and yards other than required for exits. 4. Illumination shall be one (1) foot-candle at floor level for open parking areas and carports. 5. All lights shall be placed on a timer or photo electronic cell capable of turning the lights on and off one-half (½) hour prior to dawn and one-half (½) hour past dusk.						
PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1) [1] Setback requirements, encroachments, and internal street widths are subject to review by local service providers and may be restricted based on the County Access Drive Standards or other guidelines used for multifamily residential developments to ensure adequate spacing is available for all necessary utilities. [2] Common open space and outdoor amenities can include common patios, small common greens, community gardens, pools, pedestrian walkways, tot-lots, and recreation areas. It does not include areas used for vehicular access and parking. Public parks and open space constructed as part of the proposed multifamily project may be counted up to one-half (½) of the common open space requirement.						

Multifamily Residential Project Development Standards

Minimum Yard Requirements

The general multifamily setbacks prescribed in Table 41 exceed the setbacks of other residential housing types. The setbacks for multifamily development exceed those for single family by as much as 12.5 feet in the side street yard without a Public Utilities, Public Facilities easement (PUPF) and by 16.5 feet with a PUPF. As a part of the SB 2 Planning Grants Program effort, County staff will review multifamily setbacks and consider changes to the Zoning Code to reduce them and increase the buildable area of multifamily-zoned parcels.

Multifamily Setback Requirements from Existing Single-family Residential

The multifamily setbacks from existing single-family residential are as high as 75 feet for a development of three stories or higher. This may greatly reduce the buildable area of multifamily-zoned land and especially affects smaller, infill parcels. County staff will review the side and rear setbacks for multifamily residential development adjacent to single-family development and consider changes to promote the development of multifamily housing and to make constrained and unusually shaped lots buildable to their current zoning designation densities.

Open Space Requirements

The minimum open space and landscaping requirement of 20 percent (attached) and 30 percent (detached) may serve as a barrier to dense multifamily development. County staff is exploring reductions to these requirements. In addition, the minimum private open space requirement of 40 square feet per unit is often a barrier for developments on smaller, more constrained lots or multistory projects where not every unit may have a balcony or patio. County staff is exploring reductions to these requirements.

Parking Requirements

County staff is considering modifications to allowable parking configurations for multifamily developments to allow for greater variability in housing products. Zoning Code section 5.9.3.A also requires a certain amount of covered parking spaces for multifamily residential projects. Because these covered parking spaces are considered accessory structures, they need to be setback from the property line consistent with Table 41. This requirement can further reduce the buildable area of multifamily-zoned parcels. County staff is exploring reductions in the required amount of covered parking spaces to alleviate this barrier.

Accessory Dwelling Units

Governor Newsom signed into law a suite of bills encouraging the development of Accessory Dwelling Units (also known as ADUs, granny units, or secondary units) and Junior Accessory Dwelling Units (JADUs) in October of 2019. These bills addressed many aspects of ADU development and permitting, with the goal of creating more housing to address California's housing crisis. The Board of Supervisors approved a Zoning Ordinance amendment in December 2020 to codify these changes to State law.

A property developed with a single-family dwelling or halfplex unit may have one ADU, either attached or detached, and one JADU, contained entirely within the habitable area of a single-family residence. A property developed with a multifamily residential use or a duplex may have up to two new-construction detached ADUs and up to 25 percent of the total unit count in ADUs converted from existing non-living space. For JADUs, the property owner must occupy either the primary dwelling or the JADU. The recent changes include the following development standards for ADUs and JADUS.

- Parking:
    - For new construction ADUs, one parking space is required unless the ADU meets certain requirements such as being located within one-half mile walking distance of public transit.
    - When a garage or parking structure is converted in conjunction with construction on an ADU, replacement parking is not required.
- Maximum Size:

- New construction detached ADUs can be a maximum of 850 square feet if one bedroom or less and 1,000 square feet if more than one bedroom.
- New construction attached ADUs can be a maximum of 50 percent of the habitable square feet of the primary dwelling or 850 square feet, whichever is larger.
- ADUs converted from existing space can be a maximum of the area of existing space or structure plus 150 square feet for ingress and egress.
- New construction or converted JADUs can be a maximum of 500 square feet within existing or proposed primary dwelling, plus 150 square feet for ingress and egress.

- Maximum Building Height: The maximum building height is 16 feet or can be increased to 20 feet if a minimum of 10 feet from the rear property line and 5 feet from the side property line and single story.
- Setbacks:
  - New construction ADUs and JADUs must have a front setback of 20 feet, a side street yard setback of 12.5 feet, and a side and rear yard setback of 4 feet.
  - Ingress and egress additions for converted ADUs and JADUs must meet setbacks for new construction ADUs or JADUs. Existing space or structures may remain at setbacks originally permitted.

The County is promoting ADUs through a dedicated page on the Office of Planning and Environmental Review website. The website includes a link to the Interim ADU Standards, a summary of key amendments, and answers to several questions related to ADUs.

The County will prepare a complete set of pre-approved constructions drawings for three different sized ADUs to incentivize ADUs. The County will also promote the development of ADUs through a brochure, guidebook, and outreach to the Building Industry Association (BIA). These actions are included as programs E9 and E10 in the Housing Action Plan Chapter of this Housing Element.

Emergency Shelters and Navigation Centers

The Zoning Code allows for emergency shelters in the General Commercial (GC) and Light Industrial zones (M-1) as by-right uses (subject to non-discretionary design review) and the development standards below. In addition, County funded shelters (specifically, County agency facilities where the Board of Supervisors has budgetary authority and where the shelter has been subject to a public hearing to allocate funding for the shelter) are an allowed use in any zoning district. Emergency shelters that do not meet these requirements must submit a Conditional Use Permit to be decided by the Board of Supervisors.

- Emergency shelters are subject to non-discretionary Design Review and approval by the Planning Director. The Planning Director's review focuses on:
- Provision of telephones for use by clients.
- On-site personnel during hours of operation when clients are present. The manager's area shall be located near the entry to the facility.
- Adequate interior and exterior lighting.
- Secure areas for personal property.
- Off-street parking, provided in the ratio of one space for every 10 adult beds, plus an additional space designated exclusively for the manager. All parking is required to be off-street and on site.
  - Maximum Number of Beds: 100 beds.
  - Hours of Operation: Facilities shall establish, maintain, and post set hours for client intake and discharge.

- Transit: Facilities must either be located within one-half (½) mile of a designated transit corridor or existing bus route; or, the applicant shall submit to the Planning Director evidence that transportation will be provided between the facility and a transit corridor or bus line.
- Location Requirements: The Zoning Code requires that shelters must be more than 1,000 feet from public parks, schools, recreation facilities, childcare facilities, and single-family residential zones. These location requirements are not consistent with State law.

AB 101 (2019) requires local jurisdictions to allow low barrier navigation centers by right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. AB 101 defines low-barrier navigation centers as housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities such as supportive services.

The Office of Planning and Environmental Review is in the process of amending the Emergency Housing section of the Zoning Code to conform to changes to State law concurrent with preparation of the Housing Element. These updates are included as program D8 in the Housing Action Plan Chapter of this Housing Element.

Supportive Living Uses

The Zoning Code allows Residential Care Homes (which includes Transitional Housing and Supportive Housing) by right in all commercial and mixed-use zones. The Zoning Code allows Residential Care Homes of six people or less by right in single-family residential zoning districts and it allows over six people with a Use Permit from the Zoning Administrator. Similarly, the Zoning Code allows Residential Care Homes by right for up to 20 people in multi-family zoning districts and it allows over 20 people with a Minor Use Permit from the Planning Director.

There are no spacing or concentration requirements in the Zoning Code for these housing types. The County uses the term “household” rather than “family” as family is often interpreted to mean only those related by blood or marriage/law. Therefore, the County Zoning Code does not contain a definition of “family” so as not to discriminate against unrelated persons with disabilities living together. The County’s Zoning Code defines a “single household” as the occupants of a dwelling unit that have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, and expenses and responsibilities. However, the County has received feedback indicating the provision of “established ties” as part of a single household creates ambiguity and potential barriers for persons with disabilities. To address this, Program D9 requires the County to add a definition of family and modify the definition of single household consistent with Affirmatively Furthering Fair Housing.

In Sacramento County, the basis for determining whether a use is permitted or conditionally permitted is the operational characteristics of the use and compliance with regulations for the specific zone district it is located in. Supportive housing that provides 24-hour care typically falls under the category of Residential Care Home or Congregate Care. However, other types of supportive housing operate more like multifamily housing and are, therefore, classified in the same manner and subject to the same development standards as any other multifamily housing project. Program D9 requires the County to review and amend the Zoning Code, as necessary, to ensure that requirements for group homes of more than six persons are consistent with State law and fair housing requirements.

State law (Government Code Section 65650) requires that transitional and supportive housing be considered a residential use of property subject only to those restrictions that apply to other residential units of the same type in the same zone. In addition, AB 2162 (2018) requires local jurisdictions to allow projects that include 25 percent or 12 units of permanent supportive housing, whichever is greater, by right in all zoning districts where mixed-use and multifamily uses are permitted, including nonresidential zones permitting multifamily uses. Permanent supportive housing may only be subject to the same restrictions as other residential dwellings of the same type in the same zone.

The County will amend the Zoning Code related to supportive living uses, including boarding houses, transitional housing, scattered shelters, residential cares homes, and nonconforming dwelling units to take more comprehensive approach to supportive housing consistent with changes to State housing law. These

amendments are included as program D9 and are intended to bring the Zoning Code into compliance with State Law.

Farmworker Housing

The County Zoning Code allows agricultural accessory dwellings in all General Agriculture zones by right with one accessory dwelling allowed for every 5 acres in a parcel. The Zoning Code also allows agricultural accessory dwellings in Agricultural-Residential zones with a use permit from the Zoning Administrator. Individuals or families who live in agricultural accessory dwellings must earn at least 50 percent of their income from agricultural activities on the parcel where the dwelling is located.

There is a registration and inspection process through the County's Environmental Management Department, Environmental Health Division to ensure health and safety. These inspections are conducted to ensure that the facilities meet the minimum standards of habitation specified in the State Employee Housing Act. The California Department of Housing and Community Development performs audits of the Environmental Health Division inspection program annually to verify that the program is meeting its goals. Three inspections are completed annually: Water, Pre-Occupancy and Occupancy.

State Health and Safety Code Section 17021.6 precludes a local government from requiring a conditional use permit, zoning variance, or other zoning clearance for farm labor camps consisting of no more than 36 beds in a group quarters or 12 units designed for use by a household. Occupants of these camps could be those who do not work on the property where the employee housing is located. This state law requires that local ordinances consider agricultural employee housing as an activity that does not differ in any way from an agricultural use. Farm Labor Camps that have up to 45 beds in group quarters or 16 single-family household units are an allowed use by right in all agricultural zoning districts of the unincorporated County. The Housing Action Plan chapter includes program D6 to amend the Zoning Code to allow Farmworker Housing by-right in all Zoning Districts where Agriculture is a primary use.

Short-Term Rentals

Per the County Zoning Code, a short-term rental is an Accessory Use allowed on all residential properties to rent all or a portion of the property for transient occupancy. Transient Occupancy is defined as the use of any room or rooms for lodging or sleeping purposes for a period of time not to exceed 29 consecutive days per stay. Short-term rentals may occur year-round, but are limited to no more than 29 total days per rental party per year.

Short-Term Rentals are allowed if they meet the following Use Standards (per Section 3.9.3.AA of the Zoning Code):

- The property owner or renter (with long term lease) lives on-site a minimum of six months per year, and can provide proof of residency.
- Maximum occupancy shall not exceed more than two adults per bedroom.
- No public or commercial events permitted.

The County restricts short-term rentals in favor of long-term rentals. The County does not permit short-term rental operations as the primary use of a residential property. In addition, an ADU cannot be used for short term rental activity unless it was a permitted ADU prior to January 1, 2020. JADUs and Guest Houses cannot be used for short term rental activity in any circumstance.

Property owners must apply for a Short-Term Rental (STR) Permit and pay a fee of $270.66 to operate a short-term rental. STR Permits are only valid for one year from issuance. If the STR permit is approved, the applicant must apply for a business license and register to pay the Transient Occupancy Tax.

Neighborhood Preservation Areas and Special Planning Areas

Neighborhood Preservation Areas (NPAs) were created to preserve neighborhood characteristics through special regulations not found in the Zoning Code. The NPAs include special regulations applied within the plan area in lieu of the requirements contained in the zone or zones with which the NPA zone is combined.

The NPA zone may specify the extent of yard areas, lot area, lot width, public street frontage requirements, height limitations, or other development standards. There are 21 NPAs in the unincorporated County. NPAs are in Title VI of the Zoning Code.

Similarly, the Special Planning Areas (SPA) zoning designation was created to regulate property in areas that have unique environmental, historic, architectural, or other features that require special conditions not provided through standard zoning regulations. Special conditions and regulations, such as a list of permitted uses, performance and development requirements relating to yards, lot area, intensity of development on each lot, parking, landscaping, and other design standards are defined in the SPA zone, as established by ordinance. There are 52 SPAs in the unincorporated County. SPAs are in Title V of the Zoning Code.

The intent of NPAs and SPAs is to preserve neighborhoods with unique features and characteristics and to provide for a greater range or mix of uses in an area. However, the NPAs and SPAs can actually serve as barriers to housing because they tend to be more restrictive than standard zoning designations. The sheer number of NPAs and SPAs is also burdensome. County staff will identify those NPAs and SPAs that may serve as a barrier to housing and either rescind or amend them. This action is included as program B6 in the Housing Action Plan Chapter of this Housing Element.

Countywide Design Guidelines

The Countywide Design Guidelines establish design principles to implement the County's General Plan. There are separate chapters for each land use including Single Family; Multi-family; Commercial; Office, Business Park, Institutional, and Industrial Development; Village Centers/Mixed-Use; and New Communities. The design review hearing body levels for typical residential projects are described in detail in the Permit and Entitlement Process for Typical Residential Projects section below. The Countywide Design Guidelines are available on the County's website[8].

Single-Family Design Guidelines

The Single-Family Design Guidelines Chapter includes a list of guidelines organized by the following sections: Neighborhood Site Design Standards, Building Design Standards, and Landscape / Site Elements Design Standards. The Neighborhood Site Design Standards section covers topics such as subdivision street and block patterns and lot size and configurations. The Building Design Standards sections includes topics like building scale and massing and architectural styles. While the Landscape / Site Elements Design Standards section includes planting and landscaping and parks, open space and drainage/flood facilities. Active Design Principles are located throughout each of the sections.

Multifamily Design Guidelines

The current Multifamily Design Guidelines are subjective and flexible in nature. This flexibility can work in an applicant's favor because a project does not have to comply with every guideline listed in order for the hearing authority to find it "in compliance" with the Design Guidelines. However, this subjectivity can also create ambiguity and uncertainty for applicants and staff. The County is in the process of revising the Multifamily Design Guidelines Chapter to identify objective design standards instead. Each project will be required to meet the design standards, or utilize incentives to deviate from those design standards. The update will also remove the community context determination from the chapter. The intent of these updates is to increase the certainty of design review outcomes, make the document simple and user-friendly, and ensure consistency with State housing law, such as SB 35 (Wiener, 2017). It is anticipated that the County Board of Supervisors will adopt these updated by January 2022. Compliance with SB 35 is discussed in more detail in the Streamlined Approval for Affordable Housing section below.

[8] https://planning.saccounty.net/applicants/Pages/DesignReviewProgram.aspx

South Sacramento Habitat Conservation Plan

The Board of Supervisors adopted the South Sacramento Habitat Conservation Plan (SSHCP) on September 11, 2018. The SSHCP streamlines federal and state permitting processes for development and infrastructure projects while conserving habitat. The SSHCP encompasses a 317,000-acre area in south Sacramento County and is bordered by Highway 50 on the north, San Joaquin County on the south, El Dorado County and Amador County to the east, and the Sacramento River to the west, including Galt and most of Rancho Cordova. The SSHCP is led by a multi-jurisdiction collaborative that includes Sacramento County; the cities of Rancho Cordova and Galt; the Sacramento County Water Agency; the Sacramento Regional County Sanitation District; and the Capital SouthEast Connector Joint Powers Authority. Within the SSHCP plan area, 36,282 acres will become part of an interconnected preserve system, including approximately 1,000 acres of vernal pool habitat. Twenty-eight plant and wildlife species, and their natural habitats, will be conserved under the plan.

In addition to creating a large preserve area, the SSHCP will streamline state and federal permitting requirements of the Endangered Species Act and Clean Water Act. Projects subject to the State and Federal Endangered Species Act and Clean Water Act benefit from a streamlined permit process. The SSHCP also supersedes the County Swainson's Hawk methodology for habitat compensation. In some cases, projects that were previously considered to have minimal habitat value, such as grassland habitat, will be required to pay SSHCP mitigation fees although the project may not have been subject to similar habitat mitigation fees prior to SSHCP adoption. This is due to additional local oversight of habitat impacts, which may have been missed at the State and Federal level, and the regional approach to habitat mitigation and conservation rather than a project level individual species approach. This will increase the cost of development for certain projects. However, the average project will pay smaller mitigation fees, particularly projects that impact wetlands and other waters. The mitigation fees for land cover types currently range from $17,759 per acre for agriculture to $209,567 per acre for vernal pools and may be subject to annual adjustment.

Affordable Housing Ordinance

The County's current Affordable Housing Ordinance became effective on March 27, 2014. The Ordinance requires developers to pay a fee per each habitable square foot of each market rate residential unit or comply using another option. Fees collected through the Affordable Housing Ordinance are used to produce housing affordable to lower-income households. The fee is currently set at $3.04 per habitable square foot and is adjusted annually based on the Building Cost Index 20- City Average. In addition to payment of the fee, developers may also take one of the following actions to comply with the Affordable Housing Ordinance:

- Enter into a development agreement with the County for a fee credit for land dedication, construction of affordable housing units, or other mechanisms that will lead to production of affordable units during the entitlement process for your residential project.
- Purchase credits for affordable housing units banked with SHRA.
- Comply with Existing Affordable Housing Plan approved at the time planning entitlement was approved. If the approved affordable housing plan consists of a fee, then the fee would be set by program guidelines.

CODES AND ENFORCEMENT

Building Codes

Building codes establish minimal standards and specifications for structural soundness, safety, and occupancy. State law (California Code of Regulations, Title 24) requires cities and counties to adopt minimum residential construction standards based on industry uniform codes. The latest version of Title 24 includes the 2019 Building Energy Efficiency Standards. This Code includes adopted mandatory building regulations for all new construction to achieve reductions in greenhouse gas emissions, energy consumption

and water use. New requirements include residential photovoltaic systems for all new residential development.

The County regulations on building construction adhere to the most recently approved edition of the California Building Standard Code (CBSC), the Uniform Mechanical Code, the Uniform Plumbing Code, and the National Electrical Code. Only two County amendments to the codes have been adopted, neither one adding significantly to the cost of a housing unit. The first amendment requires gravel to be placed under concrete slabs for drainage purposes. The second amendment requires a 100-ampere (amp) main disconnect in all residential structures.

The Sacramento County Building Permits and Inspection Division, within the Office of Development and Code Services, is primarily responsible for enforcing building codes. Building code enforcement is 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. The usual process after the receipt of a complaint is to conduct a field investigation. If the complaint is found to be valid, voluntary compliance is elicited through a combination of letters and phone calls and/or site visits. In extreme cases where deficiencies are severe and appeals for voluntary solutions to alleviate problems are unsuccessful, the County may declare the unit as a safety and health hazard and legal compliance may be forced through action taken by the County Counsel's office.

Enforcement of building codes is typical of all California jurisdictions and, therefore, is not a significant governmental constraint.

ONSITE AND OFFSITE IMPROVEMENT STANDARDS

This section identifies and analyzes required improvements to street widths, curbs, gutters, sidewalks, water and sewer connections, landscaping, circulation improvement, and any other onsite/offsite improvement required by Sacramento County that could potentially be a constraint to the development of housing. In addition, it describes generally applicable level of service standards and mitigation thresholds.

It is important to recognize that improvement standards exist to set a uniform and equitable development framework that assures access for all people. Sidewalk, landscaping, transit and curb improvements benefit people with mobility devices, pedestrians and cyclists. People may choose to not own a car and instead use that money for housing when a neighborhood provides equitable access to a variety of travel modes. As such, it is not always appropriate to conclude that requiring new housing to construct its fair share of improvements is an impediment to housing. It may actually support a person's ability to secure housing they can afford by eliminating reliance on one or more vehicles as a source of transportation.

The following is a description of Sacramento County's most common roadway and sidewalk standards in residential areas.

Improvement Standards

Sacramento County publishes its adopted 2018 improvement standards on the County Engineering Section webpage. These standards cover the design of streets, streetlights, sound barriers, sanitary sewer, water supply, and storm drain systems.

Current standards for common residential roads are as follows:

- 32-foot street width with 5-foot attached sidewalk or 5-foot detached sidewalk separated from the curb by 6-foot landscaped buffer for minor residential streets serving less than 400 units.
- 38-foot street width with 5-foot attached sidewalk or 5-foot detached sidewalk separated from the curb by 6-foot landscaped buffer for primary residential streets serving more than 400 units but less than 700.
- 48-foot street width with 5-foot sidewalk separated from the curb by 8-foot wide landscaped buffer for collector streets serving more than 700 residential units.

- 60-foot street width with 5-foot sidewalk separated from the curb by 8-foot wide landscaped buffer for major collector streets.
- In pedestrian districts (as identified in the Pedestrian Master Plan), the required sidewalk width is 8 feet. Also, commercial corridors may require higher-level of development standards which may include additional rights-of-way and wider sidewalks to encourage greater use.

Sacramento County also has landscaping requirements including water efficiency requirements that are required pursuant to State law. Additionally, consistent with State law, Sacramento County has changed CEQA triggers of traffic impact from a Level of Service (LOS) standard to a Vehicle Miles Traveled (VMT) standard. Local traffic analyses are still required to determine the need for traffic improvements related to safety and overall level of service but this analysis occurs outside of CEQA. Per Circulation Element Policy CI-9, these thresholds are LOS D in rural areas and LOS E in urban areas unless not feasible.

None of the County's thresholds or off-site improvement standards specifically target residential uses. The County does not use improvement standards or level of service thresholds as a means to restrict or discourage residential development and the provision of housing. In fact, the County provides numerous allowances for relief from improvement standards. For example, the Sacramento County traffic analysis guidelines contain screening thresholds that allow smaller projects to avoid traffic impact analysis, and therefore the time, expense and off-site improvements associated with such analysis, if their estimated average daily trips are less than 1,000 and peak hour trips are less than 100. The published improvement standards allow a developer in an infill area with less than 300 feet of frontage, to request to build improvements to older standards. As another example, Sacramento County Code 16.120.050 provides a 15-month fee deferral program for single- and multi-family development projects for their transportation development fee. Additionally, County Code 12.03.050 provides time deferment of improvements when less than 50 percent of the street frontage within ¼ mile of the project is improved or if costs are equal to or greater than 20 percent of the fair market value of the unit.

Water and Sewer Connections

In Sacramento County, regional sewer treatment and collection is handled by the Sacramento Regional County Sanitation District (SRCSD) and local neighborhood level collection (less than 10 million gallons per day, AKA trunk sewer and smaller) is handled by the Sacramento Area Sewer District (SASD). One of over 20 private water purveyors or the Sacramento County Water Agency provides water service in Sacramento County.

For sewer service, the developer must construct all lines within a subdivision and pay a trunk connection fee to SASD per dwelling unit. In addition to the connection fee, the developer must pay a fee to SRCSD for each single-family unit constructed. If the development is located in an area of the County where annexation to the sanitary district becomes necessary, an additional annexation fee is required. There are similar connection fees for water, which vary depending on the exact location of the lot and the water purveyor providing the service. The County's sewer and water service providers do not restrict the number of water or sewer connections but do have an overall service capacity and operate on a first come, first serviced basis.

Program B12 in the Housing Action Plan Chapter ensure compliance with California Government Code Section 65589.7, which requires the County to prioritize providing water or sewer services to proposed developments that include housing units affordable to lower income households.

FEES AND EXACTIONS

This section identifies and analyzes permit processing and planning fees, development and impact fees as well as fee deferral and waiver programs.

Project Application Fees

The County charges fees for processing land use entitlement requests. These fees are intended to cover the County's costs of reviewing and preparing recommendations on variety of minor and major development proposals. Table 42 summarizes planning application fees that were effective as of January 7, 2019. Many

of the fees are billed on a time and materials basis and increase each year based on actual costs and to reflect Cost of Living Adjustments (COLAs) and similar increases in overhead. Lower level items are a flat fee which has not been indexed and requires an increasing amount of general fund subsidy each year

For the time and materials projects, actual fees charged often match the deposit amount but there are situations where the fees exceed the deposit. The Office of Planning and Environmental Review consults with affected groups, including building industry representatives, before revising these amounts.

In response to a comment received during the Housing Element review process regarding the impact of the cost of Conditional Use Permit (CUP) fees on housing, an analysis of fees charged in recent years concludes that such fees are not an impediment to housing production. For example, in Fiscal Year 19-20, there were eight total projects where a use permit to the Planning Commission was the entitlement and none of those were for housing projects. In Fiscal Year 20-21, there were a total of five projects where a use permit to the Planning Commission was the entitlement of which two were housing projects; however, one was for a single-family home on a site with sensitive environmental and cultural resources that triggered CEQA review while the other was for a 20-unit infill project on a site under one acre in the Business Professional (BP) zone. Program B7 in the Housing Action Plan Chapter addresses removing the CUP requirement for multifamily in the BP zone. CUPs are used for projects that need to deviate from standards and warrant significant staff time or analysis.

Table 42: Planning Application Fee Schedule, 2019

Application	Fee
General Plan Amendment – Board of Supervisors	$28,744.00
Community Plan Amendment and Rezone – Board of Supervisors	$25,502.00
Rezone – Board of Supervisors	$25,137.00
Tentative Subdivision Map – Planning Commission	$17,245.00
Parcel Map – Subdivision Review Committee	$11,900.00
Conditional Use Permit – Planning Commission	$14,862.00
Conditional Use Permit – Zoning Administrator	$8,902.00
Special Development Permit – Zoning Administrator	$7,527.14
Design Review – Planning Commission	$9,048.00
Design Review – Major	$3,145.45
Design Review – Minor	$1,139.05

Source: Sacramento County Planning Application Fee Schedule, effective January 7, 2019.

Impact Fees

The following sections cover fees collected for the County and special districts that are used to finance the cost of major capital improvements or mitigate project-related impacts.

All development impact fees are publicly accessible on the County Engineering Division webpage. Applicants may also submit a Development Impact Fee Calculation Request Form to the Site Improvement & Permit Section (SIPS) to receive an estimate of the total impact fees that may be assessed for their project. In compliance with Government Code Section 65940.1, the County's fees, Zoning Code, Design Guidelines, and Affordable Housing Ordinance are all posted to the County's website.

Transportation Development Fees

The Sacramento County Department of Transportation administers a suite of funding sources to finance transportation improvement projects and programs. These sources include federal, state and local funding programs that allocate funds through direct subventions, formula allocations, competitive grants and earmarks. Two of the development related funding programs include the Sacramento County Transportation Development Fee (SCTDF) and Transit Impact Fee (TIF) Program and the Sacramento Countywide Transportation Mitigation Fee (SCTMF).

The purpose of the SCTDF/TIF Program is to fund improvements to the County's roadway, transit, bicycle and pedestrian facilities needed to accommodate travel demand generated by new development through 2050. It includes six fee districts encompassing the entire unincorporated area, each District with its own fee schedule. The SCTDF/TIF fee rates are adjusted annually based on Caltrans construction cost indices. Allocation of SCTDF/TIF funds to specific projects is based on project need and the availability of revenues within the program. Fee revenue availability is dependent upon the level of development activity. The per unit cost for a single family development less than 1,200 square feet ranges from $1,382.14 (Mather) to $19,644.20 (District 3). The per unit fee for multifamily development ranges from $895.25 (Mather) to $12,724.08 (District 3).

In 2004, Sacramento County voters approved a 30-year extension to the Measure A transportation sales tax. In addition to the sales tax extension, voters adopted the SCTMF that establishes a uniform development fee to be collected by all Sacramento County jurisdictions on new building permits. The fee studies and nexus analysis for the SCTMF were developed and adopted by the Sacramento Transportation Authority (STA). The County collects the fees with the issuance of new building permits in accordance with an agreement with the STA which defines all requirements associated with the collection, administration and use of the SCTMF. SCTMF fees are updated annually. SCTMF fees are reduced for senior housing projects. The per unit cost for single family projects that cater to senior households is $1,064 compared to $1,329 per unit for all other single family homes. The cost per unit for multifamily projects that cater to senior households is $796 compared to $930 per unit for other multifamily projects. These fees, as cited, are applicable through June 30, 2021.

Sewer Connection Fees

The Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD) work in tandem to collect and treat wastewater. SASD is primarily responsible for collection at the local level, while SRSCD is a regional provider and is responsible for the larger conveyance pipes, known as interceptors, and wastewater treatment.

The SASD collects fees for any parcel connecting to the sewer system for the first time. The fair-share contribution cover costs associated with planning, design, construction, installation, administration, debt services, and other related costs for the District's sewer collection system. Two factors determine SASD's connection fee amounts, whether the subject parcel was legally created prior to July 1, 2003, and whether the site is located within the confines of a defined "relief" or "expansion" area. Generally, relief areas are defined as build out or urbanized areas, such as Orangevale, Arden Arcade and Carmichael. The bulk of the expansion areas in the County are located south of Highway 50. Connection fees for single-family uses on sites created prior to July 1, 2003 are $748 per unit in relief areas and increase to $3,301 per unit in expansion areas. Of the $3,301 per unit cost in expansion areas, SASD covers $530 and the developer covers the remaining $2,771. The post-July 1, 2003 fee structure changes to a per net acre calculation; the fee is $4,489 per acre in relief areas and $19,806 per acre in expansion areas. Of the $19,806 per acre cost, SASD covers $3,177 and the developer covers the remaining $16,628. Fees for connection to multifamily projects are $4,489 per acre in relief areas and $19,806 per acre in expansion areas with the same breakdown of SASD versus developer costs. These fees, as cited, are applicable through June 30, 2021.

The SRCSD also charges sewer impact fees categorized by new communities and infill communities. The district's connection charge for single-family development in new growth areas is $6,479 per dwelling and $3,602 per unit for infill projects. The district's connection charge for multifamily development in new growth areas is $4,859 per dwelling and $2,701 per unit for infill projects. The district assesses a reduced

fee of $3,887 per unit in new growth areas and $2,161 per unit in infill areas for age-restricted residential development.

Drainage Fees

The Drainage Division of the Sacramento County Department of Water Resources provides drainage facilities and maintenance within the unincorporated area of Sacramento County. The Drainage Division facilitates the construction of drainage facilities, is responsible for the maintenance of drainage facilities, and provides minor improvements to existing facilities. Funding sources differ for construction and maintenance of drainage facilities. Property owners often finance construction of facilities. Drainage fees are collected at the time the property is developed and such funds are used to construct trunk drainage facilities. The current drainage fees vary based on the zone of the new residential development (Zone 11A, 11B or 11C), when the development was approved, the density of the development and the amount of impervious surface created by the development. For example, a development of four single family dwelling units on one acre in Zone 11A would cost $17,786 total and $4,447 per unit. A development of 20 multifamily units on one acre in Zone 11A would cost $22,350 total and $1,117.5 per unit.

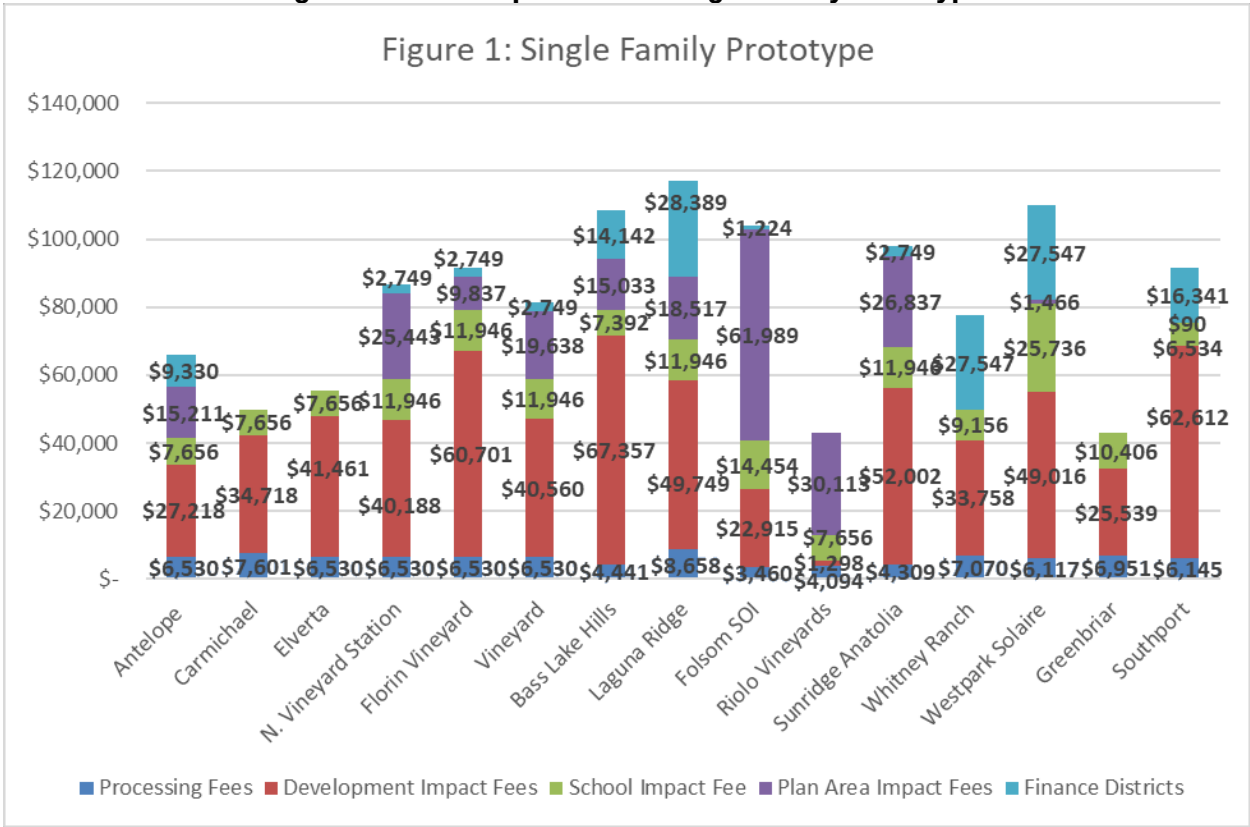
Public Facilities Financing Plan Areas

Examples of area-specific financing plans include the Antelope Public Facilities Financing Plan Development Impact Fee Program (Antelope Fee Program), the Mather Field Public Facilities Financing Plan, the North Vineyard Station Specific Plan Development Impact Fee Program (NVS Fee Program), and the Florin Vineyard Community Plan Fee Program (FVCP Fee Program). All of these programs help fund various levels of roadway and transit improvements, water supply and drainage facilities, parks, and library facilities. The County typically collects impact fees at the time of building permit issuance rather than upfront or at project initiation. Deferment of fees can be a significant benefit to project developers.

Comparison with Other Jurisdictions

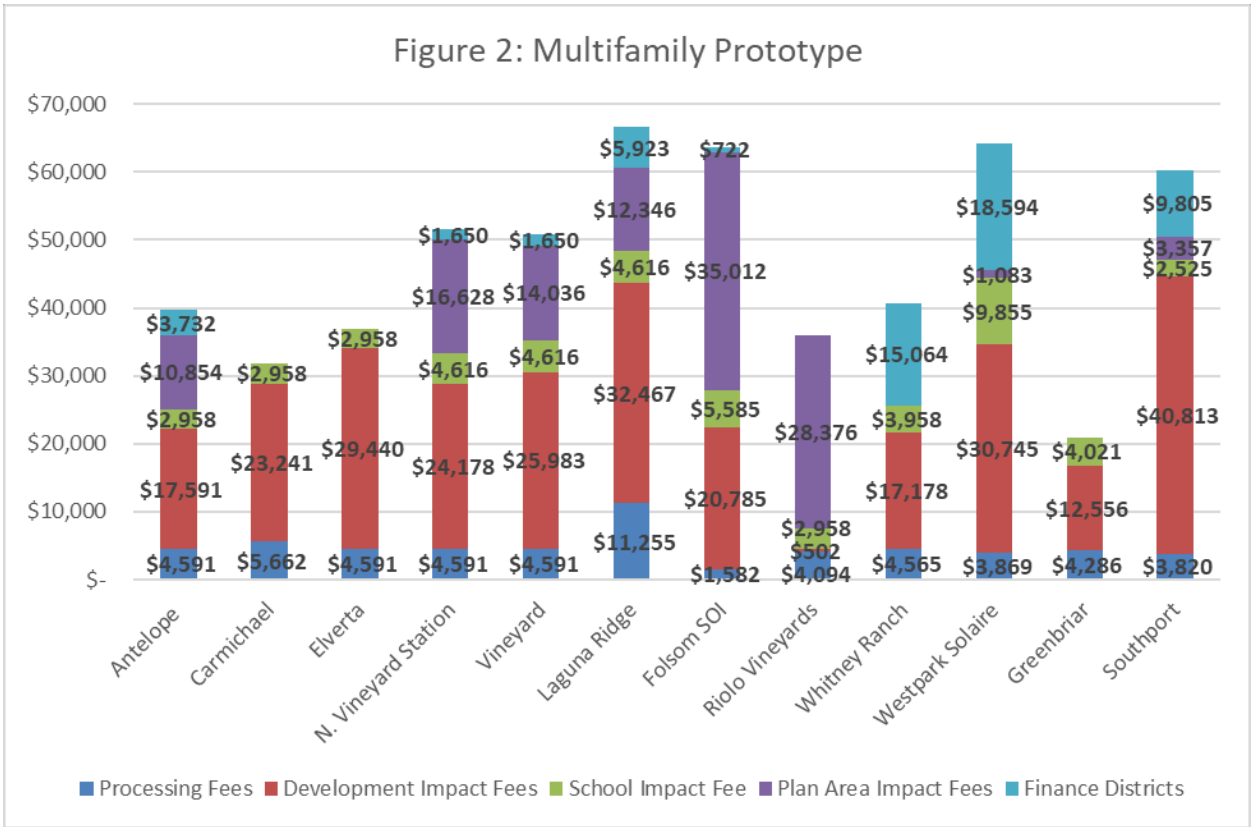
County staff prepared a residential fee comparison analysis for processing fees, development impact fees, school impact fees, plan area impact fees and finance districts in 2019. Figure 5 illustrates fees for a single family prototype while Figure 6 illustrates fees for a multifamily prototype. The analysis found that the Sacramento County financing plan area fees for single family development are comparable or even less than fees for new development areas in surrounding jurisdictions, such as Bass Lake Hills in El Dorado County, Laguna Ridge in Elk Grove, and the Folsom Sphere of Influence. Similarly, the analysis found that Sacramento County financing plan area fees for multifamily development are less than fees for areas such as Laguna Ridge in Elk Grove, Westpark Solaire in Roseville, and the Folsom Sphere of Influence. The County's existing communities, such as Carmichael and Elverta, tend to have even lower fees. Some new development areas such as Greenbriar in the City of Sacramento, have substantially lower fees for both single and multifamily development.

Figure 5: Fee Comparison for Single Family Prototype



Source: Sacramento County Special Districts staff, 2019

Figure 6: Fee Comparison for Multifamily Prototype



Source: Sacramento County Special Districts staff, 2019

A comment was received during the Housing Element review process regarding the offsite infrastructure costs to develop in some plan areas, including specifically the North Vineyard Station Specific Plan (NVSSP) area. Staff note that there have been units constructed in the Vineyard area including 1,400 units in the NVSSP. The adjacent Florin Vineyard Community Plan (FVCP) area is planned to accommodate 9,919 residential units of which 301 are constructed, 1,309 are approved and 935 units are pending approval.

County staff and the Board of Supervisors have been very focused on appropriately managing fee costs, while still ensuring that adequate infrastructure and services can be provided in these new growth areas. Since the initial assessment of potential governmental and non-governmental constraints, several specific actions have been undertaken.

On April 20, 2021, County staff presented to the Board recommendations for County participation in the Bond Opportunities for Land Development (BOLD) financing program and expansion of the County's existing participation in the Statewide Communities Infrastructure Program (SCIP). The BOLD and SCIP programs were created by the California Municipal Finance Authority (CMFA) and the California Statewide Communities Development Authority (CSCDA), respectively, to offer a means to finance new or continuing construction of infrastructure and public facilities through bonds issued by the CMFA and CSCDA. The BOLD and SCIP Programs are designed to help public agencies and land developers throughout the State work together to effectively finance public infrastructure projects and development impact fees. These two programs are another option to the existing ability for developers to form Mello-Roos community facilities districts to pay for infrastructure.

On March 23, 2021, the Board directed staff to update the Transportation Mitigation Strategy for the North Vineyard Station Specific Plan and to amend the Specific Plan to implement this strategy. This is intended

to build upon a prior action taken in June 2020 where the Board approved an Interim Transportation Mitigation strategy for the Florin Vineyard Plan area to facilitate development of at least 1,325 units. This action was based on the fact that the County has funding to deliver certain roadway improvements (South Watt Avenue/Elk Grove Florin Road widening and Jackson Road/Bradshaw Road intersection improvements) with other funding sources, thereby relieving the plan area developments from the cost of those major roadway improvements. The more recent March 2021 approach is intended to facilitate the near term construction of at least 4,070 units by deferring some road improvements such that plan area development does not have to carry those costs long term. This Transportation Strategy will developed by the end of 2021 and formally adopted into the Plan during 2022.

Therefore; with the steps taken by Sacramento County to reduce infrastructure cost and facilitate the construction of housing units in the NVSSP and Florin Vineyard Plan area these costs have been lessened and are not a constraint to development.

Deferral and Waiver Programs

The County's impact fees may constitute a significant barrier to residential development. In order to delay or reduce these costs, the County has adopted the Fee Deferral Program for Residential Projects and the Affordable Housing Fee Deferral and Waiver Program.

Under the Fee Deferral Program (Sacramento County Code 16.120), single-family and multifamily development projects may receive deferrals for the following County fee programs: Antelope Public Facilities Financing Plan Area, North Vineyard Station Specific Plan Area, Vineyard Public Facilities Plan Area, and SCTDF and TIF. The Fee Deferral Program allows for a fee deferral period of up to 15 months from the date of issuance of permits.

The Board of Supervisors also adopted the Affordable Housing Fee Deferral and Waiver Program (Sacramento County Code 16.100) to reduce the fee burden for affordable housing projects. Qualifying projects are those with at least 10 percent of units affordable to very low-income households or at least 49 percent of units affordable to low-income households. Qualifying projects may receive deferrals or waivers for the following County fee programs: Antelope Public Facilities Financing Plan Area, North Vineyard Station Specific Plan Area, Vineyard Public Facilities Plan Area, and SCTDF and TIF. In addition, qualifying projects may also apply for fee deferrals or waivers from impact fees assessed by SASD, SRCSD, and SCWA. Waivers are capped annually at 200 units or 5 percent of residential permits issued in the County in the previous year, whichever is greater.

The County will consider adopting amendments to the existing fee deferral and waiver programs or adopting additional fee waiver or deferral programs to delay and/or reduce the development of affordable housing. Potential amendments include increasing the annual waiver cap. This action is included as program B10 in the Housing Action Plan Chapter of this Housing Element.

PROCESSING AND PERMITTING PROCEDURES

This section describes and analyzes the types of permits, extent of discretionary review including required approval findings, procedures, and processing time required for residential development by zoning district. Non-discretionary staff level approvals are addressed in the following section. The section describes and analyzes the permit and entitlement process for a typical single-family unit, multifamily project, and accessory dwelling unit. It describes and analyzes all permits applicable to residential development, including conditional use permits and other mechanisms that place conditions and performance standards on development.

The County's hearing authorities involved in the consideration of discretionary housing developments ranging in authority from lowest to highest are: Zoning Administrator (a management-level staff acting as a hearing authority), Subdivision Review Committee, Planning Commission, and the Board of Supervisors. When a project is not principally permitted or does not meet development standards, it must receive approval from the designated hearing authority. Projects that are permitted and meet development standards are able to undergo a staff level Design Review, which is explained later in this section. Generally, the cost, complexity and timeframe required for approval rises with the level of hearing body. Since the

last Housing Element update, the County has completed a major update to its Zoning Code. The intent of the update was to lower the approval body authority required for entitlements and to allow more uses by right, streamline processing, reduce certain standards, and provide more certainty to developers.

Table 43 below summarizes the Zoning Code's required approval authority for various residential uses. For residential uses consistent with the General Plan, Community Plan and Zoning, the highest hearing body approval required is a Conditional Use Permit from the Planning Commission. The County does not require Board of Supervisors approval for any residential land uses that conforms with zoning. As shown, the County allows attached single-family and multifamily uses by right in all multi-family zones of 15-units to the acre and higher, all mixed-use zones and in the Limited Commercial (LC)[9] and General Commercial (GC) zones. Single-family housing is allowed by right in all agricultural, residential, and multi-family zones and most mixed-use zones. The Zoning Code currently allows duplexes and halfplexes by right in zoning districts RD-15 through RD-40 and with a Use Permit from the Zoning Administrator in zoning districts RD-5, RD-7 and RD-10.

The County is exploring the potential for further amendments to the Zoning Code to permit multifamily projects by right in the BP zoning district. The County will also explore amendments to the Zoning Code to allow for more missing middle or naturally occurring affordable housing product types. These actions are included as implementation programs in the Housing Action Plan Chapter of this Housing Element. In addition to these changes, the County is exploring an increase in the number of zoning districts that would allow duplexes and halfplexes by right through the County's SB 2 Planning Grant Program.

[9] Note that the LC zone is inclusive of the former Shopping Center (SC) zone.

Table 43: Zoning Code Table 3.1: Allowed Uses

KEY			
P=Permitted Primary Use	UPZ=Conditional Use Permit by the Zoning Administrator	UPB=Conditional Use Permit by the Board of Supervisors	Grey Boxes=Refer to Applicable Use Standards in Sections Identified
UPM=Minor Use Permit	UPP=Conditional Use Permit by the Planning Commission	A=Permitted Accessory Use	
		TUZ=Temporary Use Permit by the Zoning Administrator	

Zoning Districts	Agricultural			Agricultural Residential		Residential					Recreation			Mixed Use			Commercial			Industrial			Use Std.
Use, Service, or Facility	**AG-20 through AG-160**	**UR**	**IR**	**AR-10, AR-5**	**AR-2, AR-1**	**RD-1, RD-2**	**RD-3, RD-4**	**RD-5, RD-7, RD-10**	**RD-15 through RD-40**	**RM-2**	**RR**	**O**	**C-O**	**NMC**	**CMC**	**CMZ**	**BP**	**LC**	**GC**	**MP**	**M-1**	**M-2**	
Duplex or Halfplex								UPZ [10]	P	P													3.5.1.B
Multiple Family								UPZ[11]	P					P	P	P	UPP	P	P				3.5.1.C
Single Family Attached		UPZ	UPZ			UPZ	UPZ	UPZ	P	UPZ	UPZ			P	P	P	UPP	P	P				3.5.1.D
Single Family Detached	P	P	P	P	P	P	P	P	P	P	P	UPP		P	UPM	P	UPP						3.5.1.E
Mobile/Mfg. Home	P	P	P	P	P	P	P	UPM	UPM	P	UPM	UPP											3.5.1.G

[10] In the RD-5 and RD-7 zoning districts, permitted subject to issuance of a conditional use permit by the Zoning Administrator; in the RD-10 zoning district, the use is permitted by right. Permitted by right in any of the residential zones listed in this category for corner lots.
[11] Use is conditionally permitted, as noted, only in the RD-10 Zoning district. Not permitted in the other referenced zoning districts.

Table 43: Zoning Code Table 3.1: Allowed Uses

KEY			
P=Permitted Primary Use	UPZ=Conditional Use Permit by the Zoning Administrator	UPB=Conditional Use Permit by the Board of Supervisors	Grey Boxes=Refer to Applicable Use Standards in Sections Identified
UPM=Minor Use Permit	UPP=Conditional Use Permit by the Planning Commission	A=Permitted Accessory Use	
		TUZ=Temporary Use Permit by the Zoning Administrator	

Zoning Districts	Agricultural			Agricultural Residential		Residential					Recreation			Mixed Use			Commercial			Industrial			Use Std.
Use, Service, or Facility	**AG-20 through AG-160**	**UR**	**IR**	**AR-10, AR-5**	**AR-2, AR-1**	**RD-1, RD-2**	**RD-3, RD-4**	**RD-5, RD-7, RD-10**	**RD-15 through RD-40**	**RM-2**	**RR**	**O**	**C-O**	**NMC**	**CMC**	**CMZ**	**BP**	**LC**	**GC**	**MP**	**M-1**	**M-2**	
Mobile Home Park										P			UPZ				UPP	UPP					3.5.1.H
Res. Care Home[1]	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPM	UPM	UPZ	UPP	UPZ	P	P	P	P	P	P				3.5.1.I
Condo Conversions						UPP	UPP	UPP	UPP	UPP				UPP	UPP	UPP	UPP	UPP	UPP				3.5.1.J
Emergency Shelter																			P		P		3.5.2.A
Farm Worker Housing	P	P	P																				3.5.2.B
Single Room Occ. Unit									P										P				3.5.2.C
Acc. Dwelling Unit/Junior	A	A	A	A	A	A	A	A	A	A	A	UPP		A	A	A	UPP	A	A				3.9.3D

Allowed in multifamily and RM-2 zones only if developed as a duplex or halfplex.

Permit Processing Times

The time it takes to review and approve a residential development proposal can increase the cost of construction due to inflation and the developer's carrying costs during this period. The County has monitored the length of time it takes to process several different types of applications, from General Plan amendments to use permits. Table 44 provides an estimated time for completion for these types of applications.

The County must comply with procedural requirements set forth in State law for environmental review, subdivision review, and planning actions, including General Plan amendments, rezoning, and use permits. State law establishes hearing requirements, review periods, public notification, and time limits for various actions with which local governments must comply. The requirements are not only mandatory but must be completed in a specific order.

The County has adopted several strategies to reduce approval times for residential development proposals and the impact that lengthy approval processes have on development costs. These strategies include using administrative review and approval for certain types of development proposals, permitting multifamily and special needs housing by right (without a conditional use permit) in specified zones, adopting specific conditional use permit criteria to reduce uncertainty in the decision-making process, and establishing the Project Review Committee to identify issues early in the process (described in more detail below).

Table 44: PLANNING APPLICATION PROCESSING TIMES

Application	Estimated Time for Completion[1]
General Plan Amendment – Board of Supervisors	18-24 months
Community Plan Amendment and Rezone – Board of Supervisors	12-24 months
Rezone – Board of Supervisors	12-24 months
Tentative Subdivision Map – Planning Commission	6-12 months
Parcel Map – Subdivision Review Committee	4-8 months
Conditional Use Permit – Planning Commission	8-12 months
Conditional Use Permit – Zoning Administrator	6-10 months
Special Development Permit – Zoning Administrator	5-10 months
Design Review – Planning Commission	4-6 months
Design Review – Major	90 days
Design Review – Minor	60 days

[1] Timelines are estimated from date of application submittal to the date of the final hearing authority's action on an entitlement request

Source: Office of Planning and Environmental Review staff, 2020

To minimize disruptions in the project review process, staff works with the applicant to achieve a completed application that conforms to the various procedural, design, and zoning requirements. Processing times vary depending on the size and complexity of the project, the completeness of the application, and the conformance of the project to the Zoning Code requirements. This process often takes place before the formal submittal of an application and review period begins.

Permit and Entitlement Process for Typical Residential Projects

Design Review is required for residential subdivisions and lot division requests over a certain size as described in County Zoning Code Section 6.3.2. Design Review is processed concurrent with the subdivision process. Design review is not typically required for new homes on existing lots and in most cases, the construction of a single-family residence is only subject to the issuance of a building permit provided the zoning and parcels are in place. However, there are certain limited areas in the County and circumstances where an applicant will have to attain additional entitlements, such as a use permit, or undergo a staff-level design review. This raises the cost of development for the applicant but not to a significant degree. For example, an applicant constructing a residence in the Parkway Corridor Combing Zone that is visible from the American River Parkway but outside of an erosion zone will be required to pay fees for a staff level design review, which is relatively inexpensive compared to discretionary entitlements (Table 42) and usually takes 1 to 3 months to complete.

Multifamily projects are typically subject to a design review using the adopted Multifamily Design Guidelines, and issuance of building permits if the zoning is in place. Projects that have 150 units or less are required to attain a "staff level" design review while projects comprising more than 150 units are subject to the approval of a non-discretionary design review by the Planning Commission. A staff level design review takes significantly less time and money to attain than that reviewed by the Planning Commission.

Pursuant to the Interim Accessory Dwelling Unit Standards, ADUs and JADUs that comply with development standards are allowed by right in most zones in Sacramento County (Table 43). ADUs and JADUs that do not meet required development standards must request deviations through the Special Development Permit process. This process is described in more detail below.

Project applications are initially reviewed by the Project Review Committee (PRC), which can identify potential problems early in the development process. Design review may initially increase the entitlement processing time for a multifamily project but the potential improvement of the project's design increases public acceptance and reduces the length of the public hearing process. Staff gives priority and special handling to affordable housing projects in order to meet funding deadlines.

Project Review Committee

The purpose of the Project Review Committee (PRC) is to reduce permit processing times for residential and nonresidential projects. The PRC meets to identify issues early in the entitlement process. This committee is comprised of representatives from County departments and outside agencies involved in the development process. There are three components to PRC review: initial review to identify any potential problems, review of conditions of approval, and troubleshooting when needed.

Community Planning Advisory Councils (CPACs)

The County established CPACs to facilitate and invite direct citizen participation in the planning process. The councils provide a forum for the review of proposed amendments to plans, zoning matters and use permits. The council's 14 geographical areas of responsibility correspond to the community planning areas established by the County. CPAC review is advisory only, and the County tries to reduce additional delay by scheduling the CPAC review concurrently with staff review of applications.

In summer 2020, the Board of Supervisors approved amendments to the CPAC process in order to streamline development approvals, reduce unnecessary continuances, comply with requirements of SB 330 allowing no more than five hearings for housing developments, and to provide more certainty to developers, while still maintaining direct citizen involvement. The major components of the process improvements include that CPACs cannot continue housing projects but must act upon them in one CPAC meeting and projects are no longer automatically bumped to a higher hearing authority when a CPAC recommends denial. This allows a controversial housing project to remain at the original hearing authority.

Conditional Use Permits

Conditional Use Permits (CUP's) are required to insure the proper integration of uses that may be suitable only in certain locations or zoning districts because of their special nature and/or potential for becoming

nuisances. Certain uses may also only be suitable when they can be controlled or designed in a particular manner. Details regarding permitted and conditional residential uses for each zone are provided in Table 43. The County uses the CUP process to establish building standards and reasonable use conditions, not to regulate the users or occupants.

Potential concerns addressed by the use permit include factors such as noise, dust, dirt, litter, fumes, odors, vibrations, and traffic congestion. Conditional uses are those that need special review to determine their compatibility with the surrounding area and to establish special conditions to maintain harmony with the neighborhood.

The County's CUP process gives three different entities decision-making responsibility over CUP applications: the Zoning Administrator, the Planning Commission and the Board of Supervisors. As projects become more complex and controversial, they are heard by the Planning Commission and/or Board of Supervisors.

The County may require guarantees in the form of bonds, cash deposits or other evidence of good faith to secure compliance with imposed conditions. Such conditions may include but are not limited to:

- dedication of right-of-ways;
- improvements of vehicle access to the subject property to County standards;
- regulation of the placement of the use or building on the subject property;
- regulation of height, number of stories;
- regulation of the nature, hours of operation, extent of use; and
- regulation of landscaping for the protection of adjoining and nearby properties.

Special Development Permits

The intent of a Special Development Permit is to balance opportunities for greater creativity and flexibility in design while still providing adequate protection of the environment and the health, safety and comfort of local residents. A Special Development Permit may be issued to: 1) encourage a creative and more efficient approach to the use of a specific area of land, 2) maximize the choice in the type of environment available to residents in the unincorporated County, 3) encourage more efficient allocation and maintenance of private open space by redistributing overall density, and 4) provide economy in housing opportunities.

The Zoning Administrator typically hears applications for Special Development Permits unless the project has bundled other entitlements requiring a higher hearing authority. However, to the County is considering reducing the hearing authority for certain projects through the creation of a staff level Special Development Permit for multifamily, duplex/halfplex, and single-family projects which deviate from development standards but do not otherwise require an entitlement. This work is being accomplished through the County's SB 2 Planning Grants Program.

Density Bonus

Sacramento County Zoning Code Section 6.5.4 incorporates the State Density Bonus Law. State Density Bonus Law incentivizes affordable housing development by allowing projects to exceed maximum residential densities and by providing waivers from development standards. AB 1763 (2019) made significant changes to State Density Bonus Law. The changes include an increased density bonus allowance; changes to housing for veterans, foster youth, people experiencing homelessness, and college students; and inclusion of a waiver of the maximum density if the project meets certain criteria.

Zoning Code Section 6.5.5 includes provisions for the Housing Incentive Program (HIP), developed as a part of the previous 2013-2021 Housing Element. HIP provides density bonus incentives to multifamily developments that include units for individuals with special needs such as large households, people with disabilities, seniors, low-income households, and veterans. New developments of at least five housing units in areas zoned RD-20 and above or commercial within the unincorporated County may be eligible for a density bonus of up to 15 percent and a waiver of one multifamily development standard.

To comply with changes to State Density Bonus law, the County must amend Zoning Code Section 6.5.4. The County is also considering amendments to HIP to provide additional incentives for housing developers. These actions are included as program E4 in the Housing Action Plan Chapter of this Housing Element.

Design Review

The Design Review Administrator (DRA) and the Design Review Advisory Committee (DRAC) review projects for conformance with Design Guidelines. The DRA review and approves staff-level non-discretionary Design Reviews while the DRAC reviews discretionary projects and provides the final hearing authority with a recommendation. Applicants whose project require a staff-level non-discretionary design review may first meet with the DRA in a pre-application meeting. After this meeting, the applicant submits application to PER for processing. The DRA reviews and approves the project's conformance with the Countywide Design Guidelines. For discretionary projects, the DRAC review occurs during the normal project review process. The DRAC prepares conformance recommendations that are included in the project staff report to the hearing authority, where the entitlements are considered as well as the design review.

Although a fee is charged for design review and design review requirements include some general standards for materials and construction quality that have the potential to increase costs, the improvement of the project's design increases public acceptance and may reduce the length of the public hearing process. In addition, as part of work related to the SB 2 Planning Grant Program, the County is currently revising the design guidelines to eliminate subjectivity and make them more objective in order to maximize developer certainty and minimize project delays.

Streamlined Approval for Affordable Housing

Sacramento County offers a streamlined approval process for affordable housing consistent with Government Code §65913.4 (SB 35, 2017). SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process and exempting such projects from environmental review under the California Environmental Quality Act (CEQA). This process does not allow discretionary public hearings; only design review or public oversight is allowed, which must be objective and strictly focused on assessing compliance with criteria required for streamlined projects as well as objective design review of the project.

Applicants intending to invoke SB 35 streamlining and ministerial approval processes must first submit a SB 35 Application Form – Preliminary SB 35 Eligibility Determination to PER along with supporting documentation, as required. If the project is determined to be eligible for SB 35 streamlining, County staff will provide an approval letter within seven days and a development application can then be filed for formal processing. Once the full development proposal is filed, PER will approve or deny the project within 90 days after application submittal for projects of 150 or fewer units, or within 180 days for larger projects.

Sacramento County also offers a Preliminary Application Form for applicants seeking vesting rights for housing developments pursuant to SB 330 (2019). After submitting their Preliminary Application and filing fee, applicants have 180 calendar days to submit a complete planning entitlement application, or the Preliminary Application will expire. The County charges a planning review fee of $165.11 for each SB 330 Preliminary Application Form.

NONGOVERNMENTAL CONSTRAINTS

This section describes nongovernmental constraints including land costs, construction costs, availability of financing, requests to develop housing at densities below that anticipated in the housing element, the length of time between approval and submittal of application for building permits, and public concerns.

LAND COSTS AND CONSTRUCTION COSTS

A study by the Terner Center for Housing Innovation[12] analyzed the costs of developing a market-rate, mid-rise, rental apartment building prototype in three different areas of California: the East Bay, the South Bay, and Sacramento. The Terner Center study determined land cost by using comparable sales of land in each of the three markets. According to the study, in Sacramento, the prototype was significantly less expensive due to lower construction and land costs.

Construction costs include labor, materials, and mechanical systems. These are also referred to as hard construction costs and they are the most significant component of any housing development. Single-story, wood-framed structures are the least costly to build, whereas multi-story steel-reinforced, poured-in-place concrete structures are the most expensive. According to the Terner Center study, the hard costs in the East Bay were the highest at $46,169,455 ($384,745 per unit). In the South Bay, the hard costs were similarly high at $42,040,091 ($350,334 per unit). In Sacramento, the hard costs were the lowest at $29,599,500 ($246,662 per unit).

The land costs are typically determined by the amount of funds that a developer has left over after accounting for their hard and soft costs, or costs associated with design. This cost includes costs associated with closing on the land, as well as due diligence reports. In the East Bay, the land cost for the prototype was the highest at $7,858,500 ($65,488 per unit). In the South Bay, the land cost was similarly high at $6,045,000 ($50,375 per unit). In Sacramento, the land cost was the lowest at $4,231,500 ($35,263 per unit).

While land and construction costs in the Sacramento area are lower than areas like the Bay Area and Los Angeles, the cost to build in California overall is high and continues to increase. According to a report on the cost to develop apartment buildings by the Terner Center[13], the per-square-foot hard costs for constructing multifamily housing in California increased by $44 between 2008-2019 and 2018, a 25 percent increase.

This increase is due, in part, to increasing costs of materials and labor trends. The increased cost of material are due to several factors, including global trade patterns and federal policy decisions, such as tariffs, as well as state and local regulations, such as building codes. In addition, the supply of construction workers in California has not kept up with the demand for construction since the recession. This shortage leads to increased labor costs and project delays, in instances where workers are either not available or leave during a job to take on a more profitable project.

AVAILABILITY OF FINANCING

The availability of financing is a critical factor that can influence the cost and supply of housing. Housing developments require capital used by developers for initial site preparation and construction and capital used by homeowners and investors to finance the purchase of units. Financing is largely impacted by interest rates. Small fluctuations in interest rates can dramatically influence the ability to qualify for a loan.

Mortgage interest rates are at historically low levels, around 3 percent for a 30-year fixed mortgage[14]. Those households that have not been monetarily impacted by the coronavirus pandemic may find that the current low rates make it easier to finance home purchases. Rates are expected to remain low in the coming

---

[12] Garcia, David. Terner Center for Housing Innovation, August 2019, *Making It Pencil: The Math Behind Housing Development*. http://ternercenter.berkeley.edu/.

13 Raetz, Hayley, et al. Terner Center for Housing Innovation, March 2020, *The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California*, ternercenter.berkeley.edu/research-and-policy/hard-construction-costs-apartments-california/.

[14] Bankrate, LLC. California Mortgage Interest Rates. https://www.bankrate.com/mortgages/mortgage-rates/california/. October 9, 2020.

years. While interest rates for development and construction are generally higher than interest rates for home purchase, financing for new construction is generally available at reasonable rates. However, the economic uncertainty resulting from the coronavirus pandemic may have lasting effects on financing throughout the planning period. Lenders may scrutinize applicants more closely than in the past, reducing the availability for financing despite affordable rates.

AB 879 REQUIREMENTS

AB 879 (2017) requires housing elements to include additional analysis of nongovernmental impediments such as the requests to develop housing at densities below that anticipated in the housing element and the length of time between approval and submittal of application for building permits.

Several large-scale residential projects are detailed in below in order to illustrate the length of time between approval and building permit application submittal. For each project listed below, the applicant waited one year or more after receiving project entitlements to apply for the first building permit for the development.

During the 2013-2021 planning period, the County received six requests to develop non-residential uses on commercially zoned sites that were included in the inventory. The Housing Action Plan chapter includes programs A6 and B7, which will incentivize residential development on commercially zoned properties and reduce the risk that commercial sites on the County's lower-income inventory develop with nonresidential uses.

The County also received two requests to develop at a lower density on a residentially zoned site in the inventory during the planning period. The Vineyard Creek Tentative Subdivision Map project is located in the Vineyard Community on a site identified in the previous Housing Element Land Inventory. The previous Housing Element anticipated that the site would develop at a density of 20 dwelling units per acre and could provide 128 units affordable to lower-income households. The developer requested to develop at 12.5 dwelling unit per acre instead, or 79 single-family units on small lots. County staff recommended denial of the project but the County Planning Commission approved the project based on the applicant's argument that it provided a "missing middle" product not otherwise available in the immediate area. The other request to develop at a lower density was for the Tierra del Sol project in the Antelope Community. The previous Housing Element anticipated that the site could provide 86 units affordable to lower-income households but the developer requested to develop 73 single-family townhomes, another "missing middle" product type. Because there were only a few projects during the planning period that requested to develop at a lower density than anticipated in the previous Housing Element, these requests do not constitute a barrier to housing production.

Table 45: Length of Time Between Entitlement Approval and Building Permit Submittal

Project Name	# Single-Family Units	# Multifamily Units	Date Entitlement Approved	Date Design Review Approved	Date of 1st Building Permit Application	Length of Time
The Cottages at Sunset	15		6/09/2015	9/2/2019	7/15/2019	4 years, 1 month
Barrett Ranch East	482	196	6/06/2017	6/06/2017	9/14/2020	3 years, 3 months
Vineyard Creek Tentative Subdivision Map	79		11/13/2017	11/13/2017	11/19/2018	1 year

PUBLIC CONCERNS

Affordable housing projects, as with other land use entitlement projects, are typically subject to review by citizen boards or public officials during hearings for project approvals. Public concerns about higher density and affordable housing, often referred to as a “Not in My Backyard” or NIMBYism, can lead to project denials or costly delays. Development in general evokes fears of more congested streets and a rising need for new infrastructure facilities such as schools. In particular, affordable housing development can evoke fears of decreased property values and increased crime rates and may act as a constraint to the provision of some types of housing. Empirical evidence suggests that affordable housing developments that are designed and managed well do not contribute to increases in crime rates or traffic or decreased in property values. The public perception remains, however, and must be addressed each time a new proposal for lower income housing is submitted to the County.

The County will seek to balance the need for public participation with its potential to affect housing development and, as discussed in the Processing and Permitting Procedures Section, has modified CPAC procedures to minimize excessive hearings and to minimize delays. In addition, the County will prepare an outreach strategy to educate members of the public and hearing bodies about affordable housing and emergency housing to increase community support for affordable housing. This action is included as program B5 in the Housing Action Plan Chapter of this Housing Element.

CHAPTER 8: LAND INVENTORY

The provision of an adequate supply of suitable sites for the development of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the County's population is one of the seven goals of this Housing Element. Pursuant to State housing element law (California Government Code Section 65583 and 65583.2), cities and counties are required to prepare a parcel-specific inventory of appropriately zoned, available and suitable sites that can provide realistic opportunities for the provision of housing for all income levels.

Sacramento County has assembled this sites inventory as mandated by state law to determine the number of new housing units the County can accommodate in the unincorporated area during the RHNA Projection Period of June 30, 2021 to August 31, 2029. The chapter also explains how the sites inventory, along with a rezone program, will accommodate the County's allocation of the region's housing needs or Regional Housing Needs Allocation (RHNA).

REGIONAL HOUSING NEEDS ALLOCATION

The RHNA for the planning period is established for each region in the state by the California Department of Housing and Community Development (HCD), as detailed in the Housing Needs Assessment Chapter.

The overall allocation is divided into four income categories:

- Very low-income: up to 50 percent of median countywide income, which also includes extremely low-income at less than 30 percent of median countywide income (Health and Safety Code section 50105);
- Low-income: 50 to 80 percent of median countywide income (Health and Safety Code section 50079.5);
- Moderate-income: 80 to 120 percent of median countywide income (Health and Safety Code section 50093); and
- Above moderate-income: over 120 percent of median countywide income.

Due to unmet needs for housing, the State and Regional housing projections are substantially higher than in prior periods. The 2021-2029 RHNA for unincorporated Sacramento County is 21,272 new units, which is an increase of 7,428 units over the previous 2013-2021 planning period of 13,844 units. As a percentage of the 153,512 units in the SACOG region, Sacramento County is assigned approximately 14 percent of units. The unincorporated Sacramento County allocation is a one-percent increase from its regional share in the prior cycle. And, while the overall number of units allocated to the County is substantially increased (including the total number of affordable units needed), the share of very low and low income units decreased by 5.1 percent from 38.7 to 33.6 percent from the previous cycle allocation.

The countywide median income for Sacramento County was $86,300 per year for a family of four in 2020 according to the California Department of Housing and Community Development. Based on the income definitions, Table 46 summarizes the income ranges for a 4-person household in each income category along with the share of the County's RHNA by income category:

Table 46: SACOG (1) Regional Housing Needs Allocation Summary, Unincorporated Sacramento County Projected Needs Between 2021 and 2029		
Income Category(3)	**Income Level (2)**	**RHNA**
Extremely Low	$0 - $25,900	4,466
Very Low	25,901 - $43,150	
Low	$43,151 - $69,050	2,692
Moderate	$69,051 - $103,550	4,186
Above Moderate	$103,550+	9,928
Total		**21,272**

Source: Sacramento County Panning and Environmental Review, October, 2020.
(1) Sacramento Area Council of Governments RHNA, March 19, 2020.
(2) California Department of Housing and Community Development 2020 State Income Limits https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2020.pdf
(3) Extremely Low, Very Low and Low income categories are combined into Lower-Income Category or sites.

SITES INVENTORY SUMMARY AND COMPARISON TO RHNA

Government Code Sections 65583 and 65583.2 require a parcel-specific inventory of appropriately zoned, available and suitable sites to provide opportunities for the provision of housing to all income segments within the community. The sites inventory addresses how the County can meet projected housing needs. While the inventory analyzes sites available for the construction of new housing at all income levels, particular focus and analysis is done to identify sites available at the lower income categories. Government Code Section 65583.2(c)(3) allows jurisdictions to use higher density zoning as a proxy for lower income affordability. Sites that are zoned to allow sufficient density can be assumed to accommodate affordable housing. Sacramento County is a metropolitan county with a “default density” of at least 30 units per acre for lower-income sites. Zoning designations allowing at least 30 units have appropriate zoning for lower-income sites and even though the RHNA has assigned units to very low- and low-income categories for the purposes of identifying sites these income categories are classified as “lower income sites”.

The subsequent section on Methodology provides further details.

The County’s evaluation of adequate sites begins with a listing of individual sites by General Plan designation and zoning. The suitability analysis demonstrates these sites are currently available and unconstrained to provide development opportunities prior to 2029. To demonstrate the development viability of the sites, the analysis addresses the following:

- Sites have appropriate zoning.
- Development standards do not place an undue impact on projected development capacity and affordability.
- Existing constraints, including any known environmental issues, have been taken into consideration.
- Public services will be available to allow development within the planning period.

The analysis concludes that a total of 11,760.07 acres are available for residential development in the unincorporated County. These sites, along with the project construction of ADUs and JADUs, can accommodate 23,653 new housing units during the planning period. Table 47 summarizes the results of the inventory and breaks the inventory down by income category. The table shows a deficit of 2,884 units in the Lower-Income category that will be addressed by identified programs. The Lower-Income category includes low-income (LI), very low-income (VLI), and extremely low-income (ELI) levels.

Table 47: Inventory, Projected Supply and Oversupply/Shortfall as Compared to the 2021-2029 RHNA(1)					
Income Category	**RHNA (units)**	**Projected Supply (units) (2)**	**ADUs (units)**	***Vacant & Underutilized Sites (acres)***	**Oversupply /Shortfall (units) (2)**
Lower-Income	7,158	4,050	224	580.43	- 2,884
Moderate	4,186	7,486	172	1,311.66	+ 3,472
Above Moderate	9,928	12,117	4	9,867.98	+ 2,189
Total	**21,272**	**23,653**	**400**	**11,760.07**	**2,777**

Source: Sacramento County Panning and Environmental Review data current as of October, 2020.
(1) Sacramento Area Council of Governments RHNA dated March 19, 2020.
(2) Oversupply is determined by subtracting the RHNA unit requirement from the Projected Supply.

Breakdown of Inventory Summary by Income Category

A key component of the analysis is correlating the inventory with the projection of what units may be built at the various income categories. Sacramento County has historically had an excess inventory of land suitable for construction of units at the Above Moderate income level with the greatest challenge identifying sites at the lower income categories. Table 48 identifies income levels with the corresponding Zoning District(s) that can accommodate the units. Table 48 through Table 51 summarize the supply by income levels based on information in the Appendices.

Table 48: Zoning Districts by Income Category	
Income Level	**Zoning District**
Lower-Income	RD-30, RD-40 LC, SC, GC, TC Accessory Dwelling Units (ADUs) Master Plans and Special Planning Areas (SPAs)
Moderate	RD-10, RD-15, RD-20, RD-25, RD-30, RD-40, RM ADUs
Above Moderate	AR-1, A-2, AR-2, A-5, AR-5, A-10, AR-10, RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RE-2, R-1A, B ADUs

Table 49: Lower-Income (ELI, VLI and LI) Housing Development Potential				
Zoning Category	**Density (units/acre)**	**Projected Supply (units) (1)**	**Vacant Land (acres)**	**Percent of Total Lower Income Acres**
RD-30	18-33	539	35.96	6.0
RD-40	30-44	230	7.95	1.2
Commercial (2)	35-46	934	22.09	3.8
ADUs	N/A	224	N/A	N/A
Master Plans, SPA's and Large and Underutilized Parcels	33-110	2.397	521.98	89.0
	Total Available	4.324	580.43	100 percent
	Demand	7,158		
	Deficit	**- 2,884**		

Source: Sacramento County Office of Planning and Environmental Review, 2020
(1) Units reflect historical development patterns within the unincorporated County.
(2) Projected buildout calculated at 25% of total site .

Source: Sacramento County Office of Planning and Environmental Review, 2020

Table 50: Moderate Income Housing Development Potential			
Zoning Category	**Density (units/acre)**	**Projected Supply (Units)**	**Vacant Land (acres)**
RD-10	10	1,801	207.92
RD-15	15	1,122	82.81
RD-20	20	1,326	713.87
RD-25	25	553	28.93
RD-30	30	298	27.5
RD-40	40	29	1.91
RM	8.5	100	13.92
ADUs	N/A	172	N/A
Previous Inventory RD-20 and 25	20 and 25	2.257	237.25
	Total Available	7,658	1,321.66
	RHNA	4,186	
	Oversupply	**+ 3,472**	

Table 51: Above Moderate Income Housing Development Potential			
Zoning Category	**Density**	**Projected Supply (units)**	**Vacant Land (acres)**
AR-1	1 ac./unit	282	249.03

A-2, AR-2	2 ac./unit	1,498	2,985.11
A-5, AR-5	5 ac./unit	447	2,212.86
A-10, AR-10	10 ac./unit	280	2022.51
RD-1	1 unit/ac.	27	21.24
RD-2	2 units/ac.	371	232.64
RD-3	3 units/ac.	202	75.05
RD-4	4 units/ac.	638	162.91
RD-5	5 units/ac.	6,010	1,517.71
RD-7	7 units/ac.	2,358	388.92
ADUs	N/A	4	
	Total Available	12,151	9,908.03
	Demand	9,928	
	Oversupply	**+2,189**	

ADDRESSING A SHORTFALL – COUNTYWIDE REZONE PROGRAM

As shown in the previous tables, the County has sufficient residential capacity to accommodate its RHNA for moderate- and above-moderate income units but has a current shortfall of sites to accommodate its lower-income RHNA. The County only has appropriately-zoned sites to accommodate 4,324 lower-income units, compared to a RHNA of 7,158, a shortfall of 2,884 units.

- Sacramento County will accommodate an adequate inventory with the following mechanisms and programs:
- The inventory of vacant residentially and commercially zoned sites available for by right construction of new units by income category including some small and large parcels as documented with additional analysis;
- Inventory of non-vacant but underutilized sites available for by right construction of new units by income category;
- Estimating the construction of Accessory Dwelling Units;
- Programs to increase the vacant land inventory including:
    - Program A1 to identify and rezone at least 165 acres of land to allow multifamily residential uses by-right, at a minimum density of 20 units per acre and a maximum density that allows at least 30 units per acre by May 2024.
    - Program A2 to amend the Zoning Code to ensure that developments in which 20 percent or more of the units are affordable to lower income households are allowed by-right on vacant sites identified in the 4th and 5th cycle Housing Elements and non-vacant sites identified in the 5th Cycle Housing Element, even if the development exceeds 150 units by May 2024.

The County will be required to rezone a minimum of 142 acres to meets its RHNA obligation for 2,884 lower income units. When identifying rezone sites, preference will be given to properties in moderate and high resource areas, pursuant to AB 686. Additionally, sites that are between 0.85 and 10 acres; that are along transit routes or major roadway corridors and in proximity to commercial and employment centers; and that are currently served by both public water and sewer service or ability to hook up to services will be given priority for rezoning to accommodate affordable housing.

The County is also obligated to maintain adequate sites throughout the RHNA projection period through a provision in State law called “no net loss.” If sites that are identified in the inventory as meeting the lower-income RHNA get built with market rate development, those sites are essentially lost from the lower-income

sites inventory. State law mandates that the County would then need to identify a replacement site within 180 days. HCD recommends identifying additional capacity of 15-30 percent beyond the lower-income RHNA in order to create a buffer to deal with no-net-loss requirements. As part of the rezone effort, the County may decide to rezone additional sites beyond those needed to meet the RHNA in order to provide a buffer of lower-income sites in the event that sites are lost from the lower-income sites inventory. A 15 percent buffer will increase the rezone obligation to 164 acres.

Some of the sites that will likely be rezoned by program A1 to accommodate the lower-income RHNA are currently counted in sites inventory as moderate-income sites. As the rezone program is implemented and sites are reclassified as lower-income, the County will also ensure there remains adequate capacity to accommodate the moderate-income RHNA.

Rezone Program/Candidate Rezone Sites

Sacramento County has long relied primarily on zoning at RD-20, or 20 units per acre, combined with a local Housing Incentive Program to achieve actual densities above 20 units per acre, for the vast majority of the County's inventory to meet the lower income RHNA requirements. Many affordable projects in the County continue to occur on sites with this zoned density. However, State requirements for default densities do not allow the County to rely upon what historically has been the inventory to meet lower income requirements. This leaves the County with a substantial deficiency of 2,884 units in the lower-income inventory. Therefore, sites in the RD-20 and RD-25 category are now shown on the moderate-income level inventory. However, the County intends to return to relying on this pool of sites through Program A-1 and is showing these sites as candidate sites for the Rezone Program to increase their density to meet State requirements for density (30 units per acre) to allow them to be classified as available as affordable sites. These sites are identified in Tables C-15, C-16, C-17, C-22, and C-23 of Appendix C as candidate rezone sites. This would create a realistic potential for 3,001 units, which represents a surplus of 167 units. Although these sites were utilized in previous cycles, the County still considers them viable sites to provide housing to lower-income categories, as these sites do meet the AB-1397 criteria. Specifically, these sites are located along major roadways with public transportation and will have access to infrastructure during the planning period.

The County is committed to a more thorough analysis of vacant and underutilized sites as identified in Program A1 to rezone and create a potential surplus of sites. While these additional rezone sites have not been identified, the rezone will focus on identifying sites in the Communities of Antelope, Carmichael/Old Foothill Farms, Cordova, Fair Oaks, and Orangevale to affirmatively further fair housing that complies with the AB-1397 criteria.

STATE REQUIREMENTS FOR ADEQUATE SITES

Government Code Section 65583.2(c)(3) allows jurisdictions to use higher density zoning as a proxy for lower-income affordability. Sites that are zoned to allow sufficient density can be assumed to accommodate affordable housing. Sacramento County is considered a metropolitan county with a "default density" of at least 30 units per acre for lower-income sites. This corresponds to the Residential 30 and 40 (RD-30 and RD-40) Zoning Districts, which allow a maximum of 30 and 40 units per acre, respectively and the County's commercial districts that also allow 30 units per acre by right.

Historically, Sacramento County has relied substantially on sites zoned RD-20 and RD-25 to accommodate its lower-income RHNA as the majority of the County's multi-family zoned land is zoned RD-20 . In fact, many recent and pending affordable housing projects are on sites zoned RD-20. Local and State density bonus provisions allow projects to exceed 20 units per acre. However, as the State will no longer allow this assumption, the County's lower-income inventory will have a substantial deficit until the County can achieve its rezone program. Sites in the RD-20 and RD-25 category are included in the Moderate Income inventory; however, as part of Program A-1, the Countywide Rezone Program, the County will ensure that sufficient sites at the default density will be made available with associated adjustments in the assumptions about which sites are available at the lower and moderate levels.

In addition to ensuring that minimum density requirements are met, there are additional State requirements for the inventory. In order to comply with these requirements, including AB-1397, affordable housing/higher density residential sites selected for inclusion in the affordable inventory were screened using the criteria, and a majority of the sites not meeting this criteria were eliminated from inclusion in the affordable inventory:

- Size: greater than ½ acre but less than 10 acres;
- Vacant sites are preferred; although pursuant to General Plan policies LU-6 and LU-11, the County may also consider converting underutilized portions of commercial projects or office parks to higher density residential uses in order to create a mixed use development;
- Transit stops (existing or proposed) should be located within 1/4 mile from the project site (preferably with headways of less than 30 minutes);
- Proximity to grocery stores and other services within 1 mile of project site;
- Parks, opens space or other recreational amenities within 1 mile of project site;
- Currently served by both public water and sewer service or ability to hook up to services; and,
- Sites that are not overly constrained by the following: natural resources such as wetlands, vernal pools, or a large number of Oak trees or other native trees; overhead power lines, ditches, or utility easements that substantially impact development on the site; or, have a significant portion of the site located within a floodplain.

The inventory and analysis must also address Fair Housing including sites located in moderate and high resource opportunity areas for affordable multi-family development.

Finally, the inventory must conduct an additional analysis if using sites from prior (the 4th and 5th cycle) Housing Elements. In order to continue to utilize these sites toward the lower-income inventory within the Housing Element period, the County has committed to Program A2 in the Housing Action Plan chapter.

METHODOLOGY FOR THE LAND INVENTORY AND CAPACITY ANALYSIS

Government Code Section 65583.2(c) requires local governments to calculate the projected residential development capacity of the sites identified in the Housing Element that can be realistically achieved. Appendix C identifies each site that is available and suitable for development and estimates the residential units that can be constructed.

This discussion includes sections addressing the Affordable Sites Analysis, the Moderate and Above Moderate Income Sites, Accessory Dwelling Units, Infrastructure Availability, Environmental Constraints and Affirmatively Furthering Fair Housing/Opportunity Sites.

AFFORDABLE SITES ANALYSIS

Realistic Capacity

For the sites listed as available at affordable levels, a site-by-site capacity analysis was conducted. This analysis estimates the realistic development capacity for each site; typical densities of existing or approved residential developments at a similar affordability levels; and, the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. The analysis relied on aerial photography, Google maps, and the Sacramento County Parcel Viewer GIS program to determine property lines, elevation contours, environmental constraints, and easements.

Major easements, environmental constraints, and multi-family setbacks were subtracted from the gross acreage of each parcel to provide a net or developable acreage. The net acreage is identified in the inventory and multiplied by the zoning density without the Housing Incentive Program (HIP). This provides a realistic estimate of the development capacity for each site because it is calculated based upon the constraints for each individual site. On the rare property with no constraints, multi-family setbacks were applied to the parcel to provide the net developable acreage.

The analysis also considered development capacity in the case where sites have non-typical development standards (e.g. local Special Planning Area or Neighborhood Preservation Area zoning) by apply the standards, densities, or coverage requirements specific to those cases. These sites are located in urban/infill areas where road capacity and infrastructure is available; therefore, no adjustments were needed to account for infrastructure availability.

The development capacity for the affordable inventory is calculated based on the net developable acreage of each site multiplied by the density. This is a realistic capacity because the affordable projects developed

in the 5th cycle Housing Element exceeded 100 percent of the density, by using the HIP Program and available density bonuses.

Table 52: Capacity of Approved Affordable Multi-Family Projects						
Name	**Year Issued Building Permit**	**Status**	**Total Units**	**Acres**	**Units/Acre**	**% of Max. Density**
Anton Apartments	2015	Constructed	148	5.16	28.7	143
Mutual Housing on the Boulevard	N/A	Entitlement approved 9/11/2019	127	5.23	24	120
Arbor Creek Senior Apartments	2014	Constructed	60	2.25	26.6	133

Additionally, as discussed above, the inventory includes sites from the 4th and 5th cycle Housing Elements. In order to continue to utilize these sites toward the lower-income inventory within the Housing Element period, the County has committed to Program A2 in the Housing Action Plan chapter. This program requires the County to amend the Zoning Code by May 2024 to ensure that developments in which 20 percent or more of the units are affordable to lower income households are allowed by-right on vacant sites identified in the 4th and 5th cycle Housing Elements and non-vacant sites identified in the 5th Cycle Housing Element, even if the development exceeds 150 units.

Minimum Densities

By utilizing a minimum density calculation, the County acknowledges that it will ensure sites are built at a minimum residential density. Sacramento County General Policy LU-5 requires that residential projects meet an average overall density of 75% of zoned maximums, unless physical or environmental constraints make achieving the minimum densities impractical and the required no net loss findings under State law often require higher yields particularly for sites on the affordable inventory. Therefore, this policy is used to set the minimum density for sites on the inventory.

The previous Housing Element (2013-2021) created the Housing Incentive Program (HIP) to facilitate an increase in the actual density of projects. The HIP provides a by- right mechanism to increase density above the zoned maximum for the Residential 20, 25, 30 and 40 (RD-20, RD-25, RD-30, RD-40) Zoning Districts. HIP allows multifamily projects, in which 10 percent of the units will be set aside for lower income households or serve individuals/families with special housing needs, to increase densities by 15 percent in the Commercial zones and 10 percent in RD-25 through RD-40 Zoning Districts. This by right increase is in addition to density increases allowed under the County's density bonus ordinance (as required by Government Code Section 65915). Since the sites on the affordable inventory will accommodate the RHNA for lower-income households, these sites qualify for the HIP program and can receive a density increase over that allowed in the base Zoning District, thereby increasing the maximum density, resulting in a density range for sites on the affordable sites inventory.

An example of the by-right residential density increases pursuant to the HIP are as follows:

Table 53: Housing Incentive Program – Increase in Density by Zone		
Zone	**Density Increase of 10% to 15%**	**Resulting Unit Increase**
RD-20(1)	23 du/ac	3
RD-25(1)	27 du/ac	2
RD-30	33 du/ac	3
RD-40	44 du/ac	4
SC/LC, GC (2)	33 or 46 du/ac	3 or 6

Source: Sacramento County Planning and Environmental Review, 2020

(1) The HIP permits increased density for these Zoning Districts; however, sites with this zoning are not included in the affordable sites inventory.

(2) Commercially zoned sites assume a maximum density of either 30 or 40 dwelling units per acre depending on proximity to transit stops. HIP provides 15 percent density increase over the base.

Small Parcels (Less than one-half acre)

Government Code Section 65583.2 (c)(2)(A)(B) and (C) indicates that to include small parcels (less than one-half acre in size), there should be an opportunity to consolidate adjacent parcels to form sites larger than 0.5 acres. This was done for a small number of parcels in the prior planning period. For example, 043-0230-001 thru 004, 006 through 016 were merged and reconfigured and are now larger than 0.5 acres.

Two of these sites are carried forward into this inventory because common ownerships and zoning made it reasonable to assume that they could be consolidated with adjacent parcels and developed with multi-family densities. Specifically, 208-0142-022 is 0.38-acres and is adjacent to 208-0142-020 and which is a 1.93-acre parcel. Both parcels are currently on the inventory and the smaller parcel is necessary to provide access to the larger parcel.

A review of housing projects developed during the previous planning period indicates that there were several market rate multi-family projects that will consolidate multiple adjacent smaller parcels to develop multi-family units demonstrating that such consolidation is reasonable to assume.

A 45 unit multi-family development was approved on three parcels that are 0.29, 0.29, and 1.31-acres in size. In order for the construction of the proposed development as proposed consolidation of the existing parcels will need to occur.

The Housing Action Plan chapter includes program B11 to remove potential barriers to small parcel consolidations as a means to increase this type of development. The County is also considering updates to the multi-family development standards to increase the developable area of parcels. This is discussed in more detail in the Constraints Chapter of this element.

Commercial Properties for By Right Multifamily Housing

Some selected sites in the commercial zoning districts (LC, SC, GC and TC) are included in the affordable housing inventory as multi-family housing is permitted by-right in these zones. These sites are all greater than one acre and a conservative projection of 25 percent of the parcel acreage was assumed to calculate affordable residential capacity in recognition that commercial construction may also occur on these sites. This is a conservative estimate since the County's Zoning Code allows an entire site to be built with stand-alone multi-family developments and because other vacant commercial sites not included in the inventory could be used for affordable residential construction.

The current Zoning Code permits multi-family development in the Commercial (LC, SC, GC, and TC) zoning districts at an overall density of 30 dwelling units per acre. This meets the County's default density of 30 dwelling units per acre. Properties located within one-quarter mile of a transit stop may develop at a density of 40 dwelling units per acre. Additionally, the HIP provides a density increase allowance for residential projects within a commercial zoning district of 15 percent over the base project, resulting in a maximum density of 35 and 46 dwelling units per acre. Commercial properties identified for inclusion in the inventory are those that are most likely to develop with a residential component due to their location and size or past interest by a developer. The inventory specifically excluded commercial parcels where entitlement inquiries

or ownership lead County staff to conclude the parcels may develop exclusively with commercial uses. The inventory includes 22.09 acres of vacant LC, SC, GC, and TC zoned properties greater than one acre in size. These sites are viable candidates for multifamily development due to their proximity to other retail services and transit availability. Therefore, this inventory represents a reasonable assumption for residential development of commercially zoned parcels because it included the parcels most likely to develop residentially at a conservative estimate of 25 percent of the site, providing for the possibility for multiple permitted uses to develop on an inventory site.

The previous Housing Element assumed that 42 commercially zoned sites would develop with 526 units affordable to lower-income households. Of these, six sites (61 units) were lost to 100 percent commercial development and 1 site (12 units) developed as a mixed use development including affordable housing during the planning period. In addition, three sites were approved for affordable housing on commercially zoned sites that were not included in the affordable inventory. These units were on sites that developed 100 percent residentially and resulted in a total of 126 affordable units on commercial sites, resulting in a total of 138 units. While it is possible for commercially zoned sites to develop entirely with commercial uses, the prospects of 100 percent commercial projects are not likely to increase in the future due to declining retail trends and the impacts of COVID-19 on office use. County staff has seen an increase in requests for conversion of existing office buildings and new multi-family construction on Business and Professional Office (BP) zoned properties. While BP zoned properties are not currently included in the land inventory because they do not allow multi-family residential uses by-right, program B7 will leverage this trend and incentivize further residential development on these commercial sites. Program A2 will also incentivize development of affordable housing on commercial sites and remove potential barriers such as Use Permit requirements for multi-family developments that exceed 150 units. By assuming a 25 percent residential capacity, the commercial sites inventory contains a healthy buffer to accommodate the potential loss of residential capacity due to commercial development.

As shown in Table 54, the County has a documented record of approving affordable housing on commercially zoned parcels, further the entirety of each of these parcels is proposed to develop with residential uses.

Table 54: Affordable Housing Projects Developed on Commercial Parcels

Project	Zoning	Building Permit Issued	Status	Units	Acres
Courtyard Inn	North Watt SPA TOD Subdistrict 3	Building Permit 2018	Constructed	92	4
Victoria Park	LC (Limited Commercial)	Subdivision Map, Special Development Permit	Approved (2018)	12 of 30	2.7
Rashaad's Apartments	Folsom Blvd. SPA	Design Review	Approved (2020)	7 of 59	2.2
Saybrook	LC (Limited Commercial)	Design Review	Approved (2020)	88 total *61 rehab & 27 new*	4

Master Plan and Specific Plan Sites

The County has conducted a site analysis and adjusted assumptions to justify why certain sites in master plan areas that are currently on parcels at or larger than 10 acres are included in the affordable inventory and what assumption has been made about the site's capacity for affordable units. Nine sites are in locations where there is an adopted Master Plan, or Specific Plan that guarantees certain sites will be set aside for the construction of deed restricted affordable housing projects. Many of the Master Plan areas currently have parcels larger than 10-acres; however, subsequent large lot and subdivision maps will be processed achieving the proposed buildout at the identified density and parcel size in the adopted plan. Additionally, these Master Plans, including some with Development Agreement requirements, have identified the number of affordable units which are included in the inventory including commitments from developers to dedicate sites to the County or SHRA on the County's behalf in order to be built as affordable

housing sites. These sites are ensured to be built as affordable housing due to the commitments made in those master plans for site dedication or acquisition along with a commitment in the County's Affordable Housing Ordinance for 50% of collected Affordable Housing Fees to be spent in large developments (aka master plan areas).

General Assumptions

The inventory does not necessarily assume that the totality of each large site will accommodate affordable units as sites may be developed with a combination of market-rate and affordable units. Staff have taken into consideration local criteria including the Sacramento Housing and Redevelopment Agency (SHRA) which provides specific criteria in their "Multifamily Lending and Mortgage Revenue Bond Policies" regarding the number affordable units per site and reduced the assumed number of affordable units to generally align with local policies to not result in overconcentration of affordable units.

Large parcels included in the inventory have appropriate zoning and provide a development capacity that is consistent with the SHRA Multifamily Lending and Mortgage Revenue Bond Policies. Table C-27 and C-28 (Appendix C) identifies the large parcels and explains the assumptions associated with their inclusion in the inventory and analyzes each parcel. This shows examples of whether the inventory assumes a portion of the development capacity of a larger parcels at the lower income category with and the remaining development capacity at the moderate income category. For example, a parcel with a development capacity of 300 units might have 150-200 units included in the affordable sites inventory and 100-150 units in the moderate sites inventory.

The Zoning Code currently requires additional entitlements for multi-family developments greater than 150 units. Pursuant to program A2, the County will amend the Zoning Code to ensure that developments that have 20 percent or more of the units are affordable to lower income households are allowed by right on vacant sites in previous Housing Element cycles to eliminate this constraint and potentially encourage development on larger parcels.

Additional entitlements such as maps to divide larger parcels can lengthen the permitting process of a housing development. The County will expedite planning entitlements and building permits for affordable housing projects by prioritizing them to ensure meeting applicant's funding due dates for the duration of the Housing Element pursuant to program B3.

In addition to programs A2 and B3, the County has developed program A8 to incentivize affordable development on parcels greater than 10-acres.

The County does have a track-record of facilitating subdivision of larger parcels to accommodate housing as follows:

- The Southeast Watt subdivision on parcels 064-0080-001, 002, 039, and 040 was approved on parcels ranging in size from 4.53 to 27.45-acres to accommodate residential development.
- The Barrett Ranch East project was approved in 2017, consisting of the necessary entitlements including a small lot subdivision map to divide 128.2-acres on parcels 203-0120-018, 059, 065, 067 and 094 to accommodate residential development. This included a 6.9-acre parcel identified for multi-family development.

Non-Master Plan Sites

Table C-28 identifies parcels that are currently larger than 10-acres and outside of a Master Plan/Specific Plan area. These parcels are included in the Housing Inventory because although they are large, they meet the AB 1397 criteria for infrastructure and services and compared to other large parcels in the County need relatively few entitlements or actions to be available for construction of affordable housing. Further, they are large enough to be utilized for mixed use or mixed income developments.

APN 043-0220-031 is a vacant 14.49 acre Limited Commercial zoned parcel in South Sacramento that is targeted for re-use and redevelopment as part of the County's Commercial Corridor strategy (see discussion on page 130, methodology for Commercial properties). This site meets SHRA's multi-family lending guidelines and is assumed to accommodate 166 affordable units on a portion of the site with the remainder available for commercial use.

APN 073-0190-069 is 17.8 acres zoned to develop at 30 units per acre and is in the Highest Resource area in the County in the Community of Rancho Murieta. This site has oak trees and slope therefore, while the

total property is over 10-acres, the assumed developable acreage for affordable units is approximately 10-acres meeting the State criteria. The affordable units assigned to this parcel is 150, consistent with the SHRA Multifamily Lending and Mortgage Revenue Bond Policies.

APN 220-078-001 is a 10.46 acre site developed with a place of worship and 4.92-acres is undeveloped and could accommodate housing. This is a candidate rezone site and was included in previous Housing Elements based upon inquiries about multi-family development. Once the rezone is complete this site's units will be moved to the affordable inventory.

APN 203-0260-064 is a 40-acre site with split zoning. Only a 5.8-acre portion has zoning to accommodate multi-family development. This site is vacant and is a candidate rezone site and was included in previous Housing Elements. Once the rezone is complete this site's units will be moved to the affordable inventory

066-0100-024 is a 39.69 acre site with split zoning. An 8.3 gross acre portion is zoned for multi-family development. A valid map has been approved and will divide the multi-family zoned property into two separate parcels (4 and 4.3 acres). 7.6 net acres is available for development and no environmental constraints are on the subject area. This vacant site is a candidate for rezoning and was included in previous Housing Elements. Once the rezone is complete this site's units will be moved to the affordable inventory.

066-0070-052 is a 15.64 acre site. Road easements reduce the developable area to 13.5 acres. This vacant site is a candidate for rezoning and was included in previous Housing Elements. This site is located in a specific plan area and zoned to accommodate affordable housing. The Board has taken steps to facilitate development in this area. Once the rezone is complete this site's 150 units will be moved to the affordable inventory.

The units assigned to parcels that are identified as candidate rezone parcels are currently zoned RD-20 and designated at the moderate income level in the housing inventory and will be moved to the lower income inventory once the rezone to the RD-30 designation is complete. Program A8 is included in the Housing Action Plan to facilitate the development of parcels that are larger than 10 acres for affordable housing. Per Program A8, staff will work with the property owners and affordable Housing developers to facilitate affordable housing development and parcel sizes that comply with SHRA multi-family lending guidelines for the parcels listed above.

Master Plan Sites

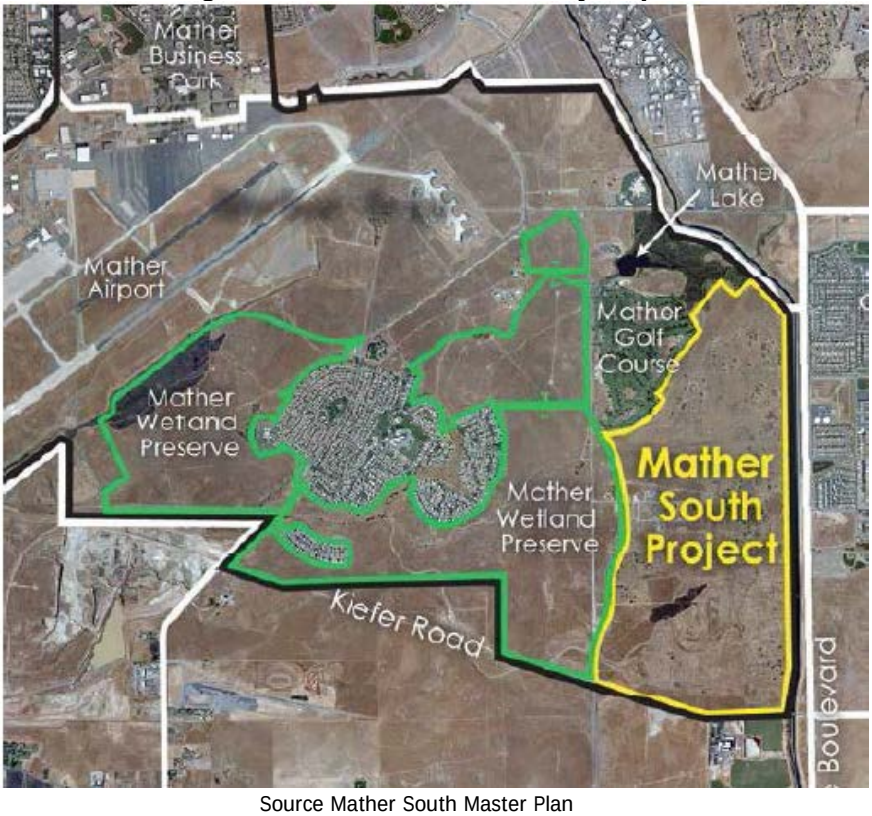
The Vineyard Springs Comprehensive Plan, North Vineyard Station Specific Plan, Florin Vineyard Comprehensive Plan, Glenborough at Easton and Easton Place are approved Master Plan with sites that may have been included in prior Housing Elements. The County has also recently approved two additional Master Plans with sites included in this inventory: the Mather South Community Master Plan (Mather South) on January 28, 2020 and the NewBridge Specific Plan (NewBridge) on October 6, 2020. Mather South (Figure 7 and Figure 8) and NewBridge are anticipated to achieve buildout over a 10 to 20-year period in four phases. For the purposes of this Element, only Phase 1 and 2 of these Master Plans are included in the inventory and distributed among all income categories. Additionally, units from the Cordova Hills Master Plan, adopted in 2013 are included in the affordable and moderate inventory because a portion of the plan area is anticipated to develop within the Housing Element period. The Mather South, NewBridge, and Cordova Hills have Development Agreements or mechanisms in place to assure the development of affordable units and the Glenborough at Easton and Easton Place Master Plans have identified their affordable sites commitment in their Master Plans. The large sites identified in these Master/Specific Plans for affordable housing have the zoning in place to develop affordable units and are identified as meeting at least a portion of their affordable housing obligations. Further, the sites in the affordable inventory are only the sites that were specified for affordable housing in the Master Plans. Other sites in the Master Plans that have higher density zoning (RD-30 and above) are not included in the affordable inventory and are counted as moderate inventory, so as not to over count sites in the affordable inventory. Table C-27 identifies the parcels in the Master Plan identified to accommodate lower income units, their final size and realistic units.

Mather South

Mather South is a Master Plan located within a portion of the former Mather Air Force Base, which was closed and relinquished to Sacramento County by the Department of Defense in 1990. Mather South proposes a total of 3,522 residential units on a total of 848 acres at full buildout; however, for the

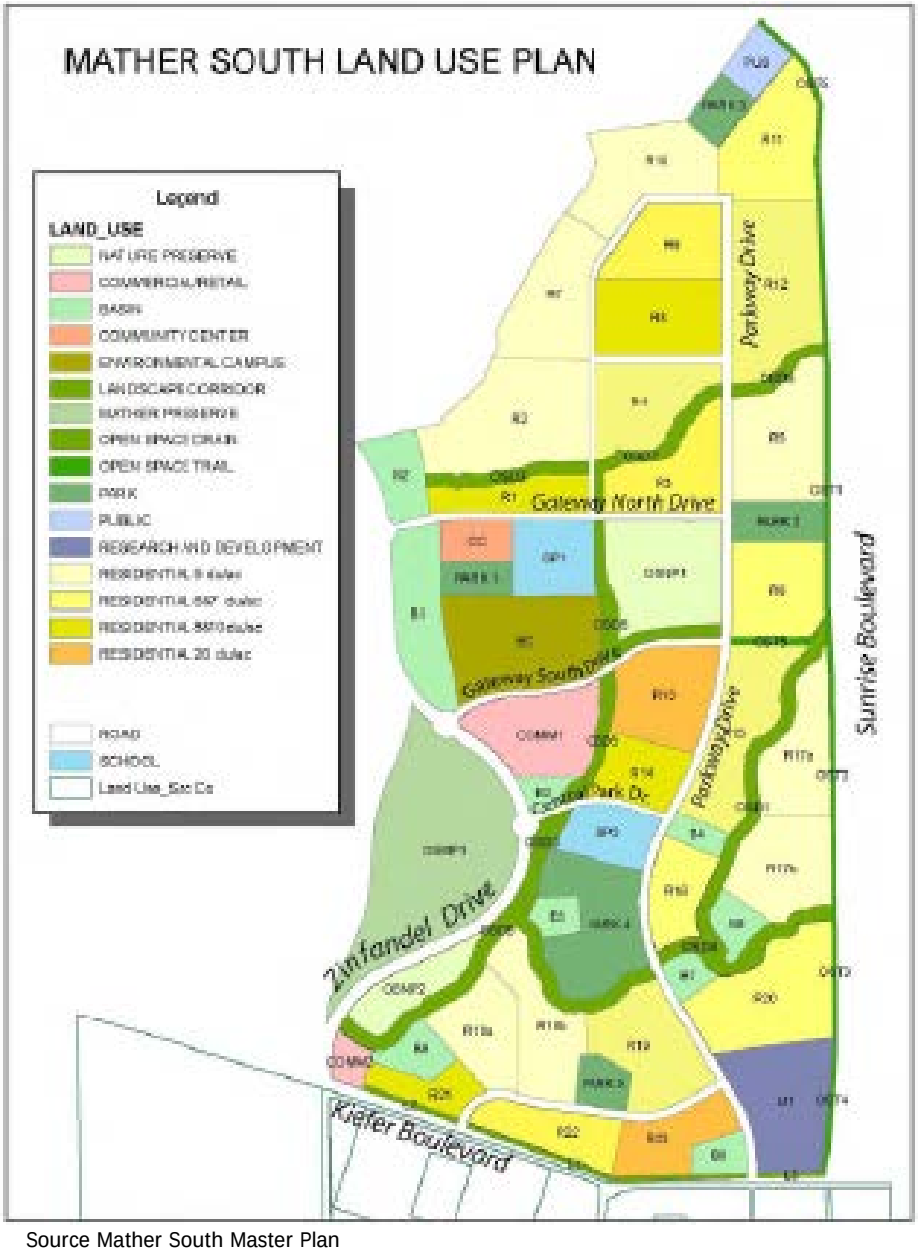
purposes of the Housing Element inventory only the first two phases are counted, in which includes a total of 1,797 residential units at all income levels. Specifically, Phase one
) will provide 943 units: 649 above-moderate; 94 moderate and 200 affordable units identified on a proposed 10-acre EC designated parcel. The project includes an Affordable Housing Strategy which consists of land dedication of 10 acres on Parcel EC in the central portion of the Plan Area, which will be used to for the construction of 200 affordable housing units. Phase two will provide 954 units with 193 being moderate income level and 671 being above moderate. In total, the inventory includes 200 lower- income units and 277 moderate units for Mather South. Phase one is where developers have indicated the Master Plan will begin due to the construction of backbone infrastructure to serve the project. Phase two and subsequent phases could begin or develop concurrent with Phase one. The Master Plans do not have a required start or end date for each phase of development and are subject to market conditions. The Master Plan document indicates a 10-20 year build out. Assuming the first two phases will develop in the Housing Element cycle is a conservative assumption for the development, especially as the affordable units identified in the Affordable Housing Strategy will develop in the Phase one.

Figure 7: Mather South Vicinity Map



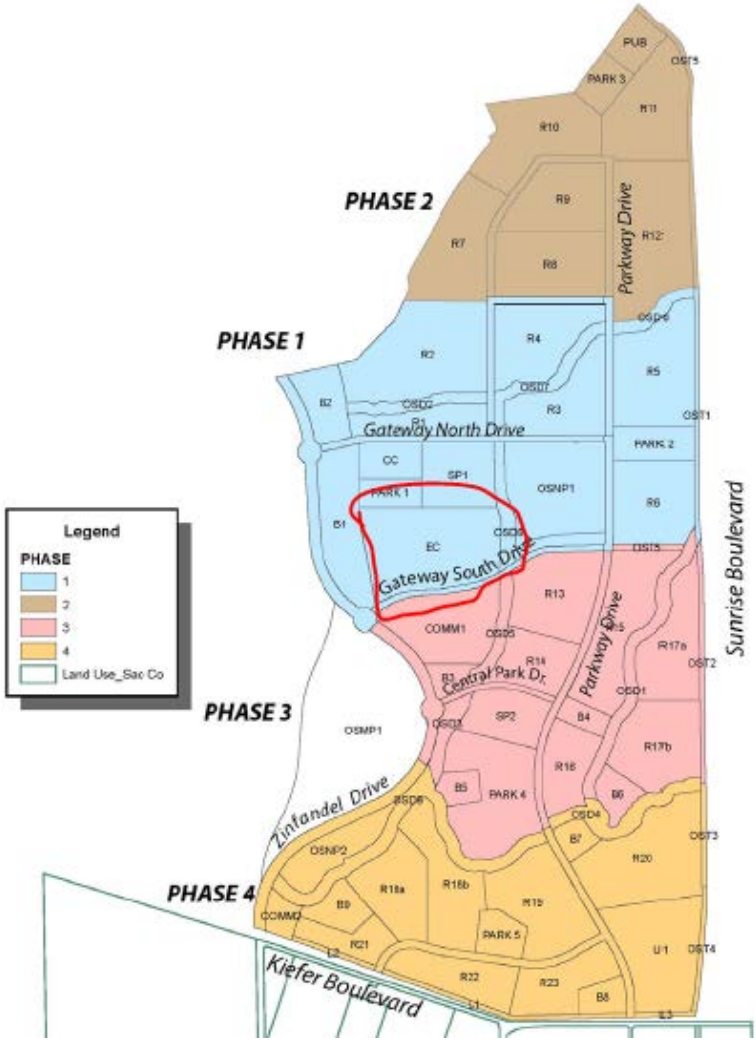
Source Mather South Master Plan

Figure 8: Mather South Land Use Plan



Source Mather South Master Plan

Figure 9: Mather South Phasing Plan



Source Mather South Master Plan

The residential portion of the Master Plan includes 2,292 single-family homes ranging in densities from 5 to 10 dwelling units per acre (du/ac), and 1,230 multifamily homes ranging in densities from 10 du/ac to 20 du/ac. The residential portions are identified in the parcels described below in Table 55.

Table 55: Mather South Phasing Plan

Use/Phasing Summary PHASE/RESIDENTIAL PARCEL	LAND USE DESIGNATION	GROSS ACRES	DWELLING UNITS
Phase 1:			
Parcel R-1	RD-10	9.39	94
Parcel R-2	RD-5	29.80	158
Parcel R-3	RD-8	15.38	123
Parcel R-4	RD-7	16.95	125
Parcel R-5	RD-5	21.85	127
Parcel R-6	RD-6	16.74	116
Parcel EC	RD-20	10.00	200
Phase Totals		**120.11**	**943**
Phase 2:			
Parcel R-7	RD-5	19.38	112
Parcel R-8	RD-10	18.31	183
Parcel R-9	RD-8	15.08	121
Parcel R-10	RD-5	20.50	102
Parcel R-11	RD-6	19.37	128
Parcel R-12	RD-7	28.04	208
Phase Totals	**120.68**		**854**
Phase 3[1]:			
Parcel R-13	RD-20	17.38	347
Parcel R-14	RD-10	10.37	104
Parcel R-15	RD-7	20.09	149
Parcel R-16	RD-6	10.15	66
Parcel R-17a	RD-5	15.52	90
Parcel R-17b	RD-5	17.05	90
Phase Totals	**90.54**		**846**
Project Phase 4 [1]			
Parcel R-18a	RD-5	14.20	82
Parcel R-18b	RD-5	16.36	87
Parcel R-19	RD-7	19.81	147
Parcel R-20	RD-6	25.12	166
Parcel R-21	RD-10	6.87	69
Parcel R-22	RD-8	11.84	95
Parcel R-23	RD-20	11.71	234
Phase Totals	**105.91**		**879**
RESIDENTIAL TOTALS	**437.24**		**3,522**

1) Phase 3 and 4 are not included in the inventory unit counts for Mather South.

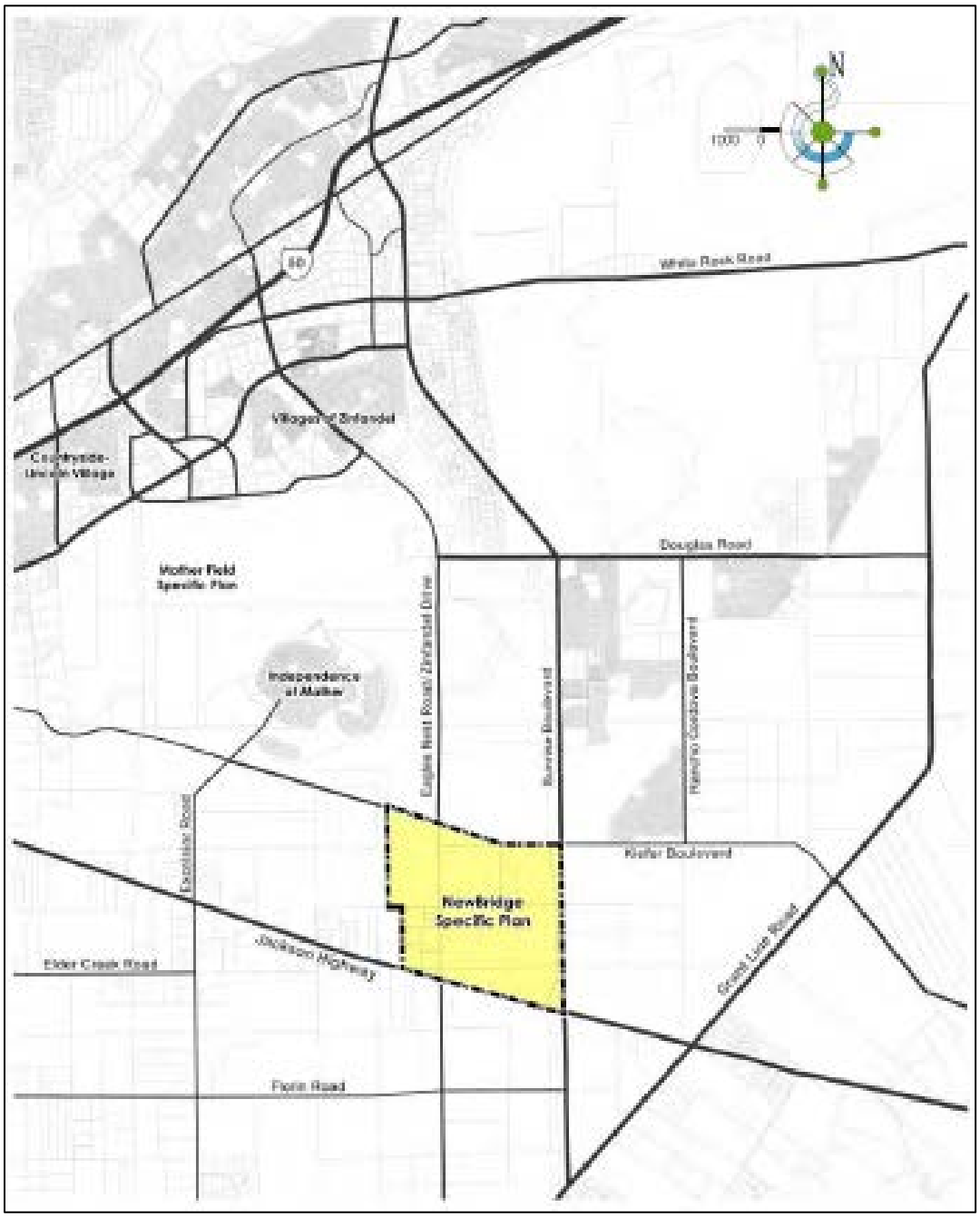
NewBridge

The NewBridge Specific Plan (NSP) is located in the Vineyard community of unincorporated Sacramento County, southeast of Mather Airport, and just west of the City of Rancho Cordova. NewBridge includes three Planning Areas referred to as North, South, and West. Only those properties within the North and South Planning Areas, encompassing 790 acres, are proposed for development. NewBridge proposes a total of 3,075 residential units at full buildout; however, for the purposes of the Housing Element inventory only the first two phases are counted (Phase A and B -NewBridge North), in which includes 2,415 residential units at all income levels.

Phase A will provide 1,115 units. 895 above- moderate; 21 moderate and 220 lower-income units on Parcels N-11 and N-14 identified in the Affordable Housing Strategy between SHRA and the developer. Phase B will provide 1,300 units. 794 above-moderate and 485 moderate units. 220 lower-income units are included in the inventory on two five acres parcels identified in the Master Plan. Phase A is where developers have

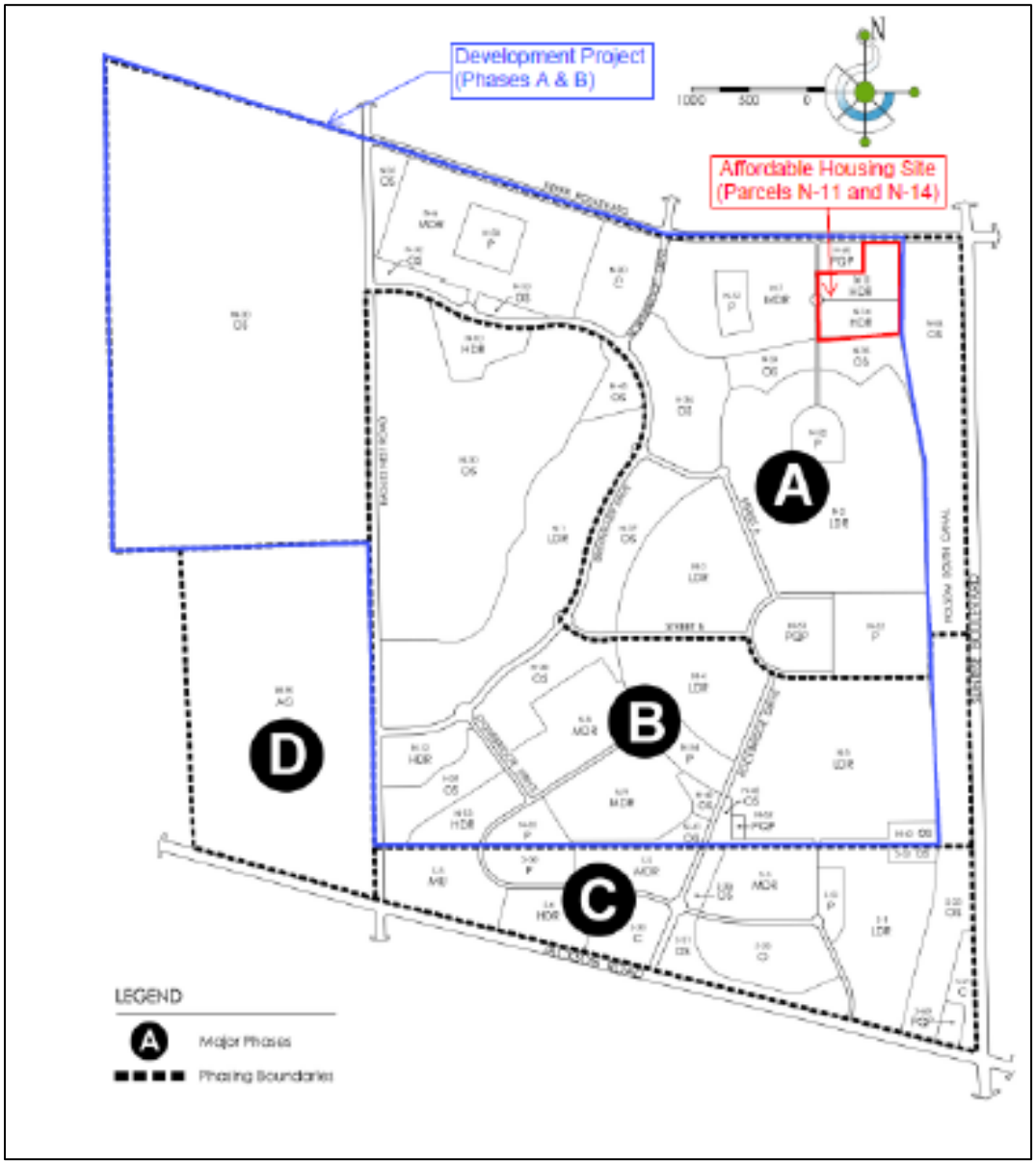
indicated the Master Plan will begin due to the construction of backbone infrastructure to serve the project. Phase B and subsequent phases could begin or develop concurrent with Phase A. The Master Plans do not have a required start or end date for each phase of development and are subject to market conditions. The Master Plan document indicates a 10-20 year build out. Assuming the first two phases will develop in the Housing Element cycle is a conservative assumption for the development, especially as the 220 lower-income units will develop in the Phase A.

Figure 10: NewBridge Vicinity Map



Source NewBridge Master Plan

Figure 11: NewBridge Phasing Map and Affordable Housing Sites



Source NewBridge Specific Plan

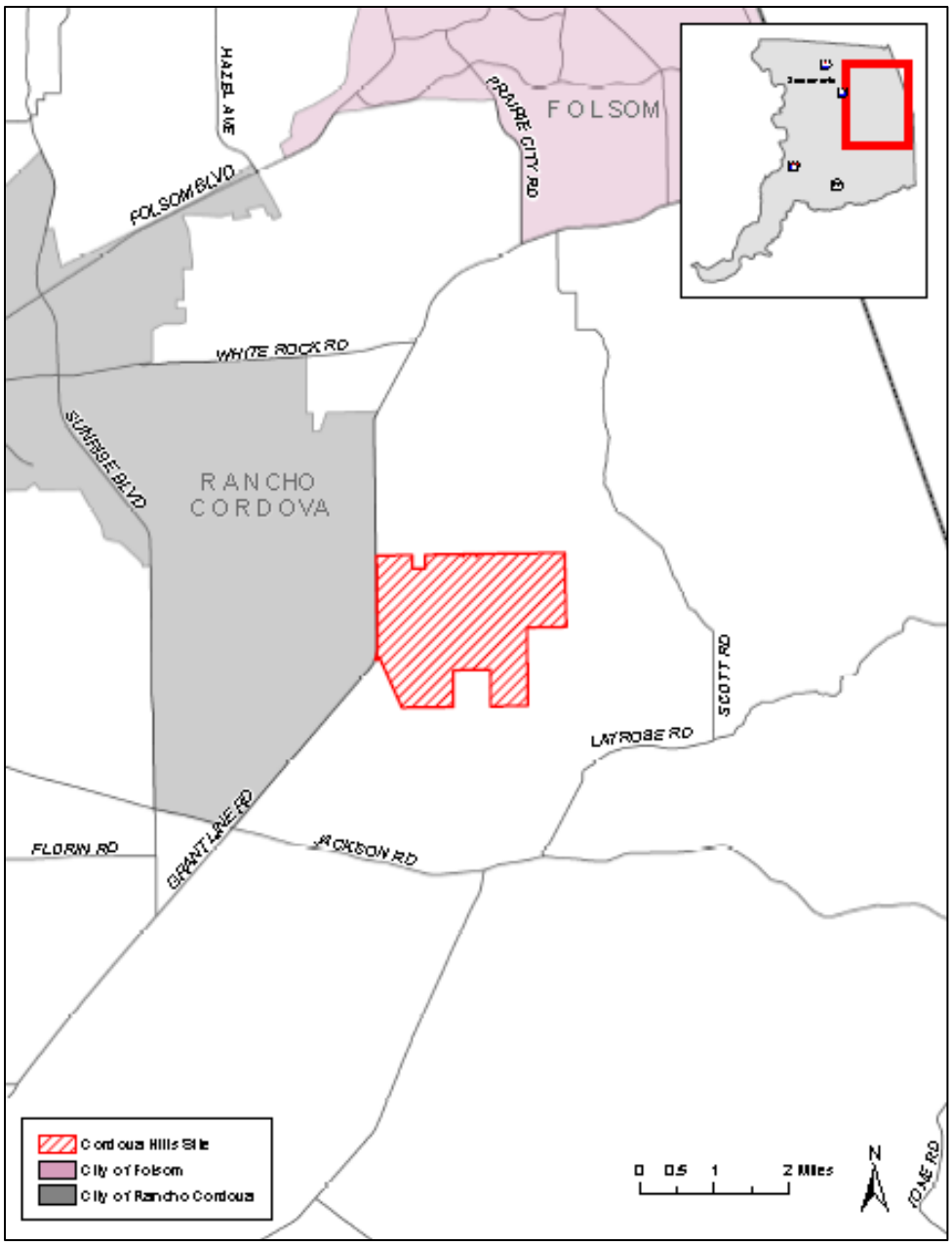
Table 56: NewBridge Specific Plan Phasing Plan

MAP DESIGNATION	LAND USE DESIGNATION	GROSS ACRES [1]	UNITS WITHIN LAND USE DESIGNATION
Development Project Phase A:			
Parcel N-2	LDR	63.0	300
Parcel N-3	LDR	25.5	155
Parcel N-6	MDR	30.1	230
Parcel N-7	MDR	22.8	210
Parcel N-11	HDR	5.0	110
Parcel N-14	HDR	5.0	110
subtotal	151.7	1,115	
Development Project Phase B:			
Parcel N-1	LDR	41.5	150
Parcel N-4	LDR	20.8	129
Parcel N-5	LDR	50.0	250
Parcel N-8	MDR	15.3	120
Parcel N-9	MDR	17.3	145
Parcel N-10	HDR	6.7	171
Parcel N-12	HDR	5.7	145
Parcel N-13	HDR	7.4	190
subtotal	164.7	1,300	
TOTAL ACREAGE AND UNITS IN RESIDENTIAL PORTION OF DEVELOPMENT PROJECT	**316.4**	**2,415**	

Cordova Hills

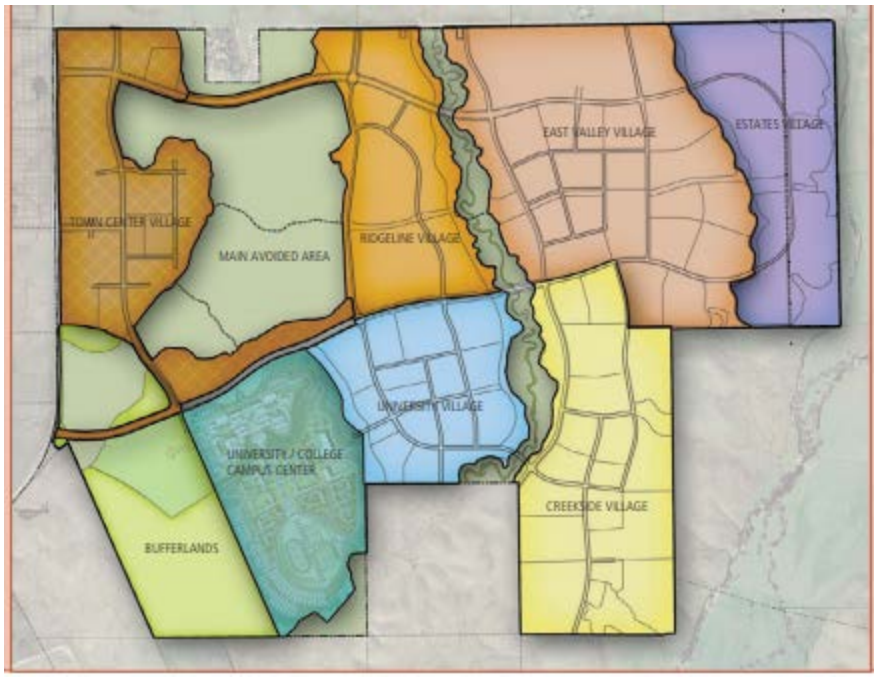
Cordova Hills is located in located in the southeastern portion of Sacramento County on approximately 2,669 acres, adjacent to the City of Rancho Cordova and proposes a total of 8,000 residential units in six villages at full buildout. For the purposes of the Housing Element, only the Town Center is being counted towards the inventory, as the applicant has indicated this will be the first phase of development and is moving towards providing infrastructure to this portion of the Master Plan. Overall, the Affordable Housing Plan for Cordova Hills indicates that 15 percent of the total units in the development or approximately 1,044 affordable units will be provided on six sites spread throughout the planned villages and identifies HDR in the Town Center for affordable housing. The Town Center will provide 1,750 residential units at all income levels, with 150 units identified as affordable on Parcel HDR 2; 550 moderate units and 1,050 above moderate units. HDR 2 is identified as an 8-9 acre affordable site in the in the Cordova Hills Affordable Housing Plan. It is assumed only the Town Center will develop during the Housing Element cycle and only 150 of the potential 1,044 affordable housing units are included in the inventory.

Figure 12: Cordova Hills Vicinity Map



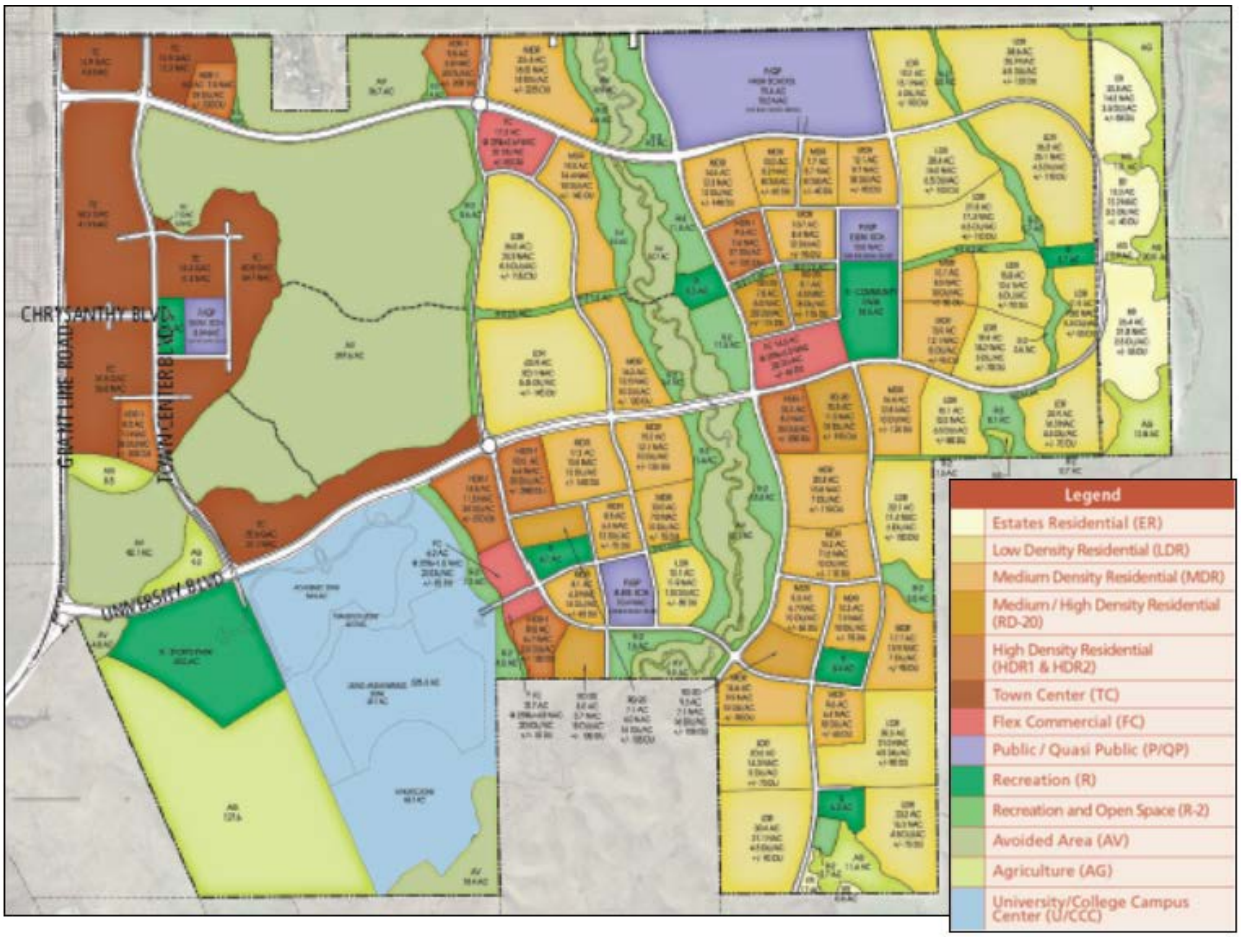
Source Cordova Hills Master Plan

Figure 13: Cordova Hills Villages and Phasing Map



Source Cordova Hills Master Plan

Figure 14: Cordova Hills Land Use Map



Source Cordova Hills Master Plan

Table 57: Cordova Hills

Village	Commercial SF	HDR 2 30 - 40 DU/AC	HDR 1 23 - 30 DU/AC	RD20 20 DU/AC	MDR 7 - 15 DU/AC	LDR 4 - 7 DU/AC	ER 1 - 7 DU/AC	FC	Total Units
Town Center	966,779	150	400	150	760	290	0	0	1,750
Ridgeline	92,000	0	200	0	485	260	0	50	995
University Village	88,860	0	620	205	530	80	0	40	1,475
East Valley	111,200	0	200	230	725	520	0	65	1,740
Creekside	0	0	200	303	610	425	2	0	1,540
Estates	0	0	0	0	0	355	145	0	500
FRD Overlay	90,580	0	0	0	0	0		0	0
TOTALS	1,349,419	150	1,620	888	3,110	1,930	147	155	8,000

Note: Total University / College Campus Center Dorm Rooms are 1,010

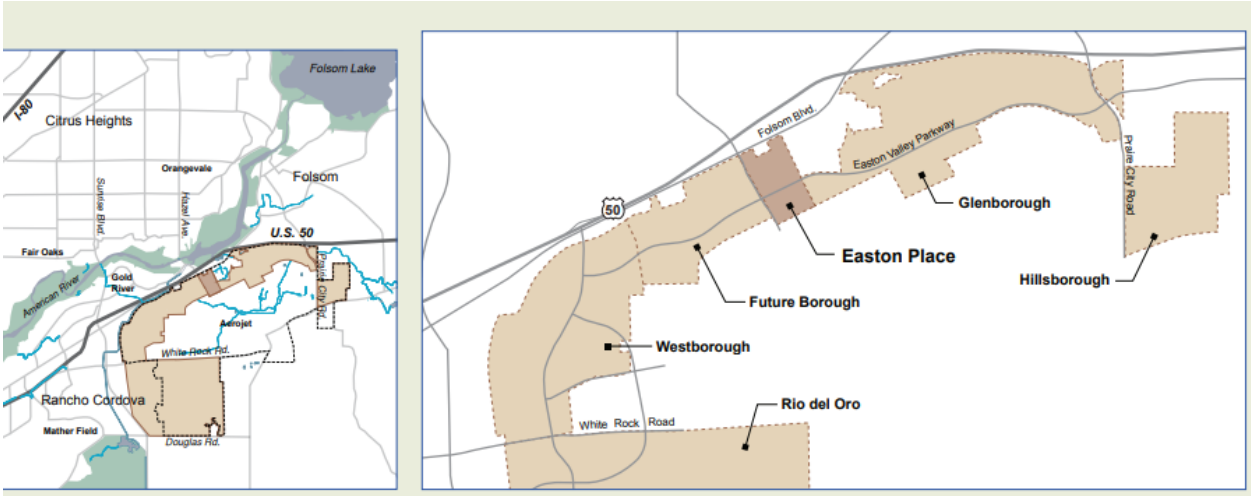
Note: University / College Campus Center Business Conference Center has 100 units that accommodate one person per room

Source Cordova Hills Master Plan

Easton Place and Glenborough at Easton

The project consists of two proposed communities (Glenborough at Easton and Easton Place) located between the cities of Folsom and Rancho Cordova, adjacent to the Highway 50 and Light Rail.. Glenborough at Easton is proposed as a 1,208± acre community with 3,239 dwelling units and a mixture of land uses, including residential, commercial, office, open space, park, and quasi-public uses. Easton Place is proposed as a 183± acre transit-oriented community. Together, the Glenborough at Easton and Easton Place communities include 4,883 dwelling units. Easton Place is organized into a series of three districts (Transit, Central, and Market) and provides a total 1,194 units at buildout. 318 lower-income units are identified on Parcels T1 and T2 in the Transit district and an additional 876 moderate units will be provided. The 318 lower-income units and 376 moderate units are included in the Housing Element inventory. The Master Plan identifies that Easton Place will meet its affordable housing obligation through an integrated plan that includes both Easton Place and Glenborough at Easton. The Master Plan identifies that 318 high-density attached units will be provided in Easton Place. These affordable sites will be accommodated on Parcels T1 and T2 that will ultimately be 5.4 and 5.6 acres in size respectively meet this requirement. The lower-income inventory only includes parcels T1 and T2 and not the entirety of Easton Place. These sites will be developed in the first phase of Easton Place, as identified by the developer.

Figure 15: Easton Place and Glenborough Vicinity Map



Source Easton Place Master Plan

Figure 16: Easton Place Land Use Map

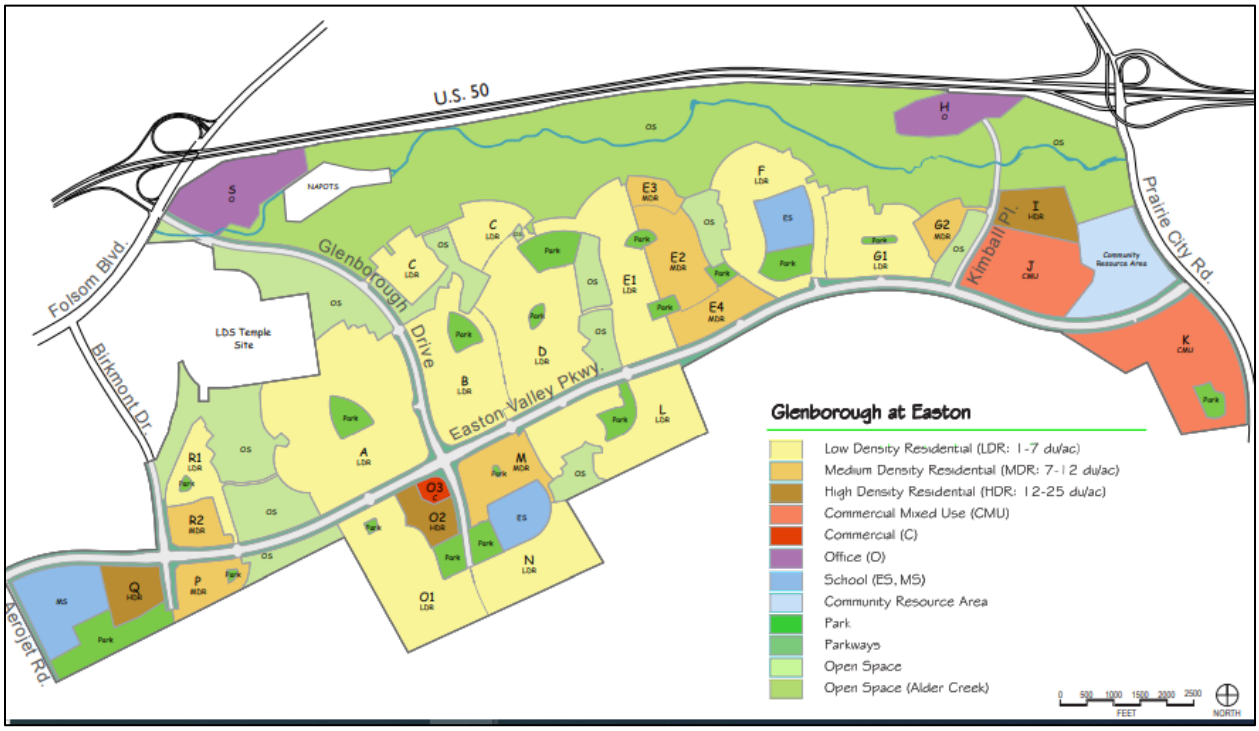
Source Easton Place Master Plan

Table 58: Easton Place Master Plan

Land Use	Units	Area (Acres)	Targeted Density	Commercial/Office* (Square Feet)	Floor Area Ratio Range+
Transit District					
T1 High Density Residential	432	5.4	80 du/ac		
T2 High Density Residential	336	5.6	60 du/ac		
T3 Office/Commercial/Retail		6.5		283,000	0.5-1.2
T4 High Density Residential	274	6.1	45 du/ac		
T5 High Density Residential	152	6.7	23 du/ac		
Subtotal	**1,194**	**30.3**		**283,000**	

Glenborough at Easton (Figure 17) is an infill master plan that is adjacent to the Easton Place Master Plan. It proposes 21 residential neighborhoods and will provide a total of 3,239 units at buildout. 414 lower-income units, 2,286 above moderate and 539 moderate units are identified in the Housing Element inventory. 414 lower-income units are identified in Villages O2, K and Q which are high density and mixed Use villages. Villages J and K allow for a creative horizontal and vertical mixed use formats and will include residential, commercial and public facility uses. Development of Glenborough will generally occur from west to east with Phase 1 supplying 128 units in Village O2, and Phases 3 and 4 supplying 166 units in Village Q and 120 units in Village K, respectively. Subsequent phases could begin or develop concurrent with other phases. Master Plans do not have a required start or end date for each phase of development and are subject to market conditions. It is estimated that Glenborough will buildout during the Housing Element period because unlike other Master and Specific plans, small lot tentative maps were approved for each Village and backbone infrastructure largely exists due to its previous uses and surrounding uses in the area, as discussed on page 152 (Infrastructure Availability).

Figure 17: Glenborough at Easton Land Use Map



Source Glenborough at Easton Place Master Plan

Table 59: Glenborough at Easton Place Master Plan

Land Use	Units	Acreage	Density	Comm/Office Sq. Ft.
Residential				
Low Density Residential (1.0 - 7.0 du/ac)	1,659	378.3	4.4 du/ac	
Medium Density Residential (7.1 - 12.0 du/ac)	627	77.9	8.0 du/ac	
High Density Residential (12.1 - 25.0 du/ac)	466	29.5	15.8 du/ac	
Subtotal	**2,752**	**485.7**		
Commercial/Mixed Use/Office				
Mixed Use				
Village J	224	28.5		72,100
Village K	263	40.6		151,100
Commercial				
Village O3		2.4		20,900
Office				
Villages H		13.5		147,000
Village S		23.6		308,400
Subtotal	**487**	**108.6**		**699,500**
Parks				
Neighborhood Parks		**53.0**		
Open Space				
Alder Creek Open Space Corridor		270.2		
Open Space		121.0		
Community Resource Area		25.6		
Subtotal		**416.8**		
Public/Quasi-Public				
Schools		**40.2**		
Roadways\Parkways				
Roadways		60.5		
Parkways		43.5		
Subtotal		**104.0**		
GRAND TOTAL	**3,239**	**1,208.3**		**699,500**

Source Glenborough at Easton Place Master Plan

This inventory does not include sites in the adopted master plan areas of Elverta Specific Plan or in the pending master plan areas of Jackson Township, West Jackson, Grandpark or Upper Westside. While development could occur in these areas during the planning period, due to lack of certainty over the timing of buildout and availability of infrastructure, sites in these areas are not currently presumed in the inventory.

Non-Vacant Sites

Local governments may rely on the potential for new residential development on underutilized sites to accommodate the RHNA. Underutilized sites are not vacant sites, but rather sites with obsolete uses that have the potential for redevelopment (e.g., vacant restaurant) and existing high opportunity developed areas with mixed-use potential or any other suitable underutilized land that is sufficiently large to accommodate additional development. The County has made an effort to permit residential uses on non-vacant sites through Housing Element Goal HE-1 to provide an adequate supply of land for housing with an objective of this goal to being to actively promote and facilitate the use/reuse of vacant and underutilized infill sites. To further this goal the County developed the “Commercial Center Re-Use” brochure to promote the reuse of underutilized commercial center with multi-family development. Additionally, Programs A6 and A7 encourage infill development in the County.

The non-vacant sites chosen for inclusion in the lower-income inventory meet the AB 1397 requirements for adequate sites. In addition, these sites are all larger than one-acre and a larger portion of the site is vacant. For example, the inventory contains sites that are only developed with parking lots or have a small portion used for a commercial or residential building. None of these underutilized sites have existing, vacated, or demolished affordable housing and none have been occupied by affordable housing in the last five-years. These existing residential uses are assumed to not be affordable to lower-income levels. The developable area of each site was calculated by measuring the area needed to create a lot around the existing structure and subtracting that area from the total site acreage. If the structure was clearly obsolete and not actively used, the entire site was considered available and a net developable acreage was calculated by applying setbacks and any constraints. The number of units was then determined by multiplying the developable area by the density. Commercial sites assumed that 25 percent of the parcel will be available for affordable multi-family development as a conservative estimate of the units.

Many of the non-vacant sites on the affordable inventory are overflow parking lots. During the previous planning period, a site with similar characteristics developed with affordable housing. Anton Apartments, a 148 unit affordable multi-family development was built on an overflow parking lot for an existing mall. The non-vacant inventory also contains commercial sites that either have a single building or a slab where a building was demolished. The site at 5700 Stockton Boulevard owned by SHRA is a former commercial motel site and associated parking lot that is moving forward with entitlements for an affordable multi-family development. Sites on the inventory are similar to these two examples and there are no known conditions or requirements that would preclude the overflow parking sites on the inventory from developing with affordable multi-family uses.

Table C-29 shows the underutilized parcels identified in the Sites Inventory that will be used to meet the County's RHNA obligation.

Pending Projects

The inventory contains sites with approved entitlements (Table C-25) and that are expected to develop in the Housing Element planning period with the unit count reflecting what has been entitled. These affordable sites are identified separately and will receive a portion of their funding from SHRA. Other sites that are available to moderate-income levels based on zoning have also been approved and are expected to be built in the Housing Element Planning period are currently in the process of obtaining improvement plan approval. These sites do not have pending building permits or are expected to have building permits by June 30, 2021.

MODERATE AND ABOVE MODERATE INVENTORY

The County must also identify sites for development at moderate and above moderate-income levels. Sites in the Agricultural (AG-20 through AG-160), Agricultural Residential (AR-1 through AR-10) are typically larger parcels that range in size from 1-acre to 160-acres in the more rural areas and accommodate housing at the above moderate income levels. Residential zones RD-1 through RD-7 (1 to 7 dwelling units per acre) also provide housing for above-moderate income levels, as these are typically developed with detached single-family homes. Properties zoned RD-10, and RD-15 (10 and 15 dwelling units per acre) provide moderate-income housing sites. These can be larger sites or smaller parcels that are large enough for one or two units and are typically developed with duplexes, townhomes, or small lot single-family homes. Small sites with RD-20 through RD-40 zoning also provide moderate-income housing. For example, a 0.15 acre, RD-20 zoned parcel provides housing for two units in the inventory because the zoning and the parcel size can accommodate a duplex. Further, these smaller RD-20 zoned lots were typically developed with duplexes during the prior planning period. Additionally, sites that were previously on the affordable sites inventory with RD-20 and RD-25 zoning are being considered to provide housing for moderate income levels until Program A1 and A2 are complete making these parcels available for lower income groups.

Residential unit yield in single-family residential zones (RD-1 through RD-15) is based on an assumption of 85 percent buildout of maximum capacity. The County completed a survey of proposed and adopted subdivisions from 2017-2019 and determined that the proposed buildout was greater than 85 percent of

maximum capacity in almost all residential zones (see Table 60). For this reason, the 85 percent yield assumption is reasonable and feasible within the 2021-2029 planning period.

Table 60: Densities of Recently Proposed and Approved Subdivisions(1)

Zone	Total Proposed Units	Total Acres	Units Per Acre	% of Maximum Capacity
RD-2	29	20.55	1.4	70.6
RD-3	20	8.11	2.5	82.2
RD-4	21	5.19	4.0	100
RD-5	1202	236.78	5.0	100
RD-7	211	31.32	6.7	96.2
RD-10	27	3.38	8.0	80
RD-15	113	7.44	15.2	101

Source: Sacramento County Office of Planning and Environmental Review, 2020 review years 2017-2019. (1) Capacity of proposed and adopted subdivisions was divided by the total acreage of the subdivisions to attain units per acre figure.

ACCESSORY DWELLING UNITS

Consistent with Government Code Section 65583.1 the County will count Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) constructed during this housing cycle toward meeting its RHNA given that they are an important source of affordable housing. The County has encouraged the development of ADUs by adopting development fee exemptions for ADUs that are 850 square feet or less and for multi-bedroom ADUs 1,000 square feet or less. The County has chosen to amend the development impact fees for ADUs in a manner that reflects the sizes incentivized in State law and utilizes methods to ensure collection of the smallest fee. Additionally, the County removed the requirement for the Accessory Dwelling Unit Administrative Permit (ADUAP), which was an administrative permit required to allow property owners to develop an ADU, further reducing costs and time for processing ADUs.

The County applied for Local Early Action Plan (LEAP) grant funding to create pre-approved construction drawings for ADUs to reduce the cost of development and encourage ADUs on parcels in Sacramento County.

In the 2021-2029 Housing Element, Programs E9 and E10 are intended to accelerate and promote ADU and JADU production.

A total of 89 ADUs were developed in the prior planning period from 2013-2021. Table 61 provides the number constructed each year.

Table 61: Accessory Dwelling Units in the Prior Planning Period	
Year	**Number of ADUs Developed**
2013	6
2014	8
2015	7
2016	19
2017	10
2018	17
2019	22(1)
Total	**89**

Source: Sacramento County Planning and Environmental Review, 2020

(1) In addition to the 22 ADUs that were developed, four mobilehomes were developed as ADUs. This table accounts for 22 developed ADUs in 2019, the total number permitted including mobilehomes was 38, there is lag time between planning entitlements and building permits.

While the number of ADUs constructed have fluctuated from year to year, the County experienced an overall upward trend in the number of ADUs constructed in the 5th Housing Element Cycle, increasing from 6 in 2013 to 22 in 2019. In 2019, 38 ADUs were permitted with only 22 building permits were issued. There is often a lag between entitlements and building permits.

From 2018 to 2019 (the last full year of data), there was a 33 percent increase in the number of ADUs built. In 2020, the County implemented State Law requirements for ADU and JADU development and has experienced a 25 percent increase above 2019, with 29 building permits issued in 11 months. Anecdotally, staff have experienced a significant increase in inquiries about ADU construction particularly after permitting fees were reduced and permitting requirements were relaxed and staff expect greater interest once pre-approved construction drawings are available.

To project ADU development during the next Housing Element cycle County chose to follow Option 2 from the HCD Guidance.

Option 2: Where no other data is available, assume an average increase of five times the previous planning period construction trends prior to 2018. This option is a conservative estimate based upon statewide data on ADU development since the implementation of the new laws (safe harbor option).

The average ADUs permitted from 2013-2017 was 10 per year. A fivefold increase will be 50 units per year for a total projection of 400 ADUs from 2021 through 2029.

ADU and JADU Affordability

ADUs are an important source of affordable housing. Per the 2020 Zillow Rent Index for zip codes in Sacramento County, the average rent was $1,793 whereas, SACOGs' January /February 2020 Survey of ADUs found that the average cost of rents for ADUs in Sacramento County was $1,205. ADUs provide a valuable housing type to Sacramento County that can be missing in typical single family and multi-family developments. Due to their size (150 square feet-1,200 square feet) and type, either detached or attached and subordinate to a primary residence, they can provide housing to family members, students, elderly, in-home health care providers, disabled and renters at below market prices. Homeowners may also benefit from added income and an increased sense of security. ADUs also promote infill development and sustainable land use patterns by providing additional housing on parcels that are already developed rather than focusing on new greenfield development to provide housing which can be more costly.

SACOG provided local governments in the region with the SACOG Region Accessory Dwelling Unit Affordability Analysis dated March 2020 that provides assumptions for ADU affordability that can be used to assign ADUs to RHNA income categories in Cycle 6 (2021-2029) Housing Elements. The analysis supporting these assumptions was reviewed by HCD and found to be satisfactory.

Based on the SACOG analysis and the reasonable assumption that 400 ADUs will develop during the 2021-2029 planning period, the County anticipates that ADUs will be constructed for the following income categories:

Table 62: Number of ADUs/JADUs Per Income Category

Income Category	Percent	Number of units
Lower-Income Categories	56%	224
Moderate	43%	172
Above Moderate	1%	4

Compliance with State Law and Development Standards

The County initially applied "Interim Accessory Dwelling Unit (ADU) Standards" to ensure compliance with recently adopted State Laws. These standards were replaced by a formally amended ordinance in December 2020 resulting in compliance with State Law.

ADUs are a permitted accessory uses in all Agricultural (AG-20 through AG-160), Agricultural-Residential (AR-1 through AR-10), Residential (RD-1 through RD-40), Mixed Use (NMC, CMC, NMZ) Recreation Reserve (RR, O, C-O and Commercial (BP, LC, GC) Zoning Districts. ADUs are not permitted in the Industrial Zoning Districts.

To facilitate the construction of ADU/JADUs, Program E10 will promote their construction and evaluate whether the estimated number are being constructed during the Housing Element period. This provides the opportunity to evaluate and make any necessary adjustments to these programs to ensure their effectiveness.

INFRASTRUCTURE AVAILABILITY

There is sufficient water, sewer and dry utility capacity for the parcels listed in the affordable sites inventory. Affordable sites are on residential and commercial zoned parcels located within the County's Urban Policy Area (UPA) and Urban Services Boundary (USB). The USB is the ultimate growth boundary for the unincorporated area and the UPA defines the area within the USB expected to receive urban services in the near term. The development on the parcels would increase the demands on public services to some degree, but not beyond the planned service capacities of the providers.

When identifying affordable sites for inclusion in the inventory, potential sites were reviewed to determine whether sufficient water, sewer, and dry utilities are available or accessible. Services are considered available or accessible if there was existing infrastructure identified adjacent to or in close proximity to the sites.

The parcels located outside the UPA or USB are either agricultural-residential parcels that do not meet the required level of service for affordable sites or parcels located in small towns in the Delta Community where there are sufficient water and sewer service for future residential development. Parcels in these areas available to accommodate the RHNA for moderate and above-moderate units.

Water

Affordable sites on the inventory are within existing service areas that have surrounding infrastructure. Water purveyors serving the residentially zoned parcels may require infrastructure changes or improvements in order to serve various parcels. Because infrastructure exists, the water service could be provided during the time of project development.

Sewer

The residential and commercial parcels in the affordable inventory are in the service areas of the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD provides the local wastewater collection system for the unincorporated County which is connected to the regional conveyance system that was constructed by and is maintained by SRCSD. Sites identified in the affordable inventory may be served by either connecting to an existing lower lateral or main that is either directly adjacent to the parcels or will only require a short extension of services.

All sites listed in the affordable housing inventory will receive services in the term of the Housing Element.

Infrastructure to Master Plan Areas

Easton and Glenborough at Easton

Two major infill projects that were included in the last housing element affordable sites inventory are Easton Place and Glenborough at Easton. Sites meeting the criteria are included in the sites inventory for 1,208 units at the affordable and moderate-income levels. The infrastructure that will serve the land uses in Easton Place and Glenborough at Easton will consist of collector sewers, trunk sewers, and a possible sewer lift station. All collector and trunk sewer lines will initially transport wastewater to existing interceptor sewers along Folsom Boulevard adjacent to the project sites. Wastewater from the southwest portion of the project area will eventually flow to a proposed Aerojet/Laguna Creek interceptor. Until this new interceptor is built, existing interceptor sewers along Folsom Boulevard will be sufficient to serve the projects. Water is provided to the areas by the City of Folsom through existing service lines. Some extension of these lines will occur, but the infrastructure exists. Therefore, sufficient infrastructure is available to serve these infill projects.

Mather South Community Master Plan

As part of the documents associated with the Mather South Community Master Plan (Mather South), the County approved an Urban Service Plan and Public Facilities Financing Plan detailing how services, including sewer and water will be provided. Water is provided for the plan area by the Sacramento County Water Agency Zone 40. Initial service to the area will be from the Vineyard Surface Water Treatment Plant by an existing 30-inch diameter pipeline. A grid of 8 inch to 12-inch mains will extend from the existing 30-inch diameter NSA Pipeline (Phase I) water main transmission main in Kiefer Boulevard, the existing 16-inch diameter water line in Zinfandel Drive (south of Douglas Road) and the existing 16-inch diameter water line in Sunrise Blvd. to serve development within the Plan Area. Sewer is provided by SASD and a System Capacity Plan approved in 2012 is reflected in the master plan. The proposed Zinfandel Drive trunk sewer line will provide sewer service to the Plan area. For the purposes of the sites inventory, only Phase 1 and 2 are considered, as that is reasonably expected to develop within the 6th Cycle Housing Element period and 477 lower and moderate income sites are counted.

NewBridge Specific Plan

The NewBridge Specific Plan (NewBridge) was adopted by the Board of Supervisors on October 6, 2020. The approved Urban Service Plan and Public Facilities Financing Plan detail how services including sewer and water will be provided. Water for the plan area is provided by the Sacramento County Water Agency Zone 40 and 41 through the extension of existing transmission mains in the intersection of Sunrise and Kiefer Blvds. or at the intersection of Kiefer Blvd. and Eagles Nest Rd. adjacent to Phase A. SASD will provide sewer service and onsite improvements will discharge into the Mather East trunk sewer line in Eagles Nest Road. There is currently a sewer line in Kiefer Blvd. adjacent to the project site. For the

purposes of this sites inventory, only 732 lower and moderate income units within Phases A and B are included as a reasonable expectation for development within the Housing Element period.

Cordova Hills Master Plan

The Cordova Hills Master Plan (Cordova Hills) was adopted by the Board of Supervisors on March 12, 2013. The adopted Master Plan details how water and sewer services will be provided. Water for the Plan area is provided by the Sacramento County Water Agency Zone 40 through the extension of existing transmission mains in Douglas Blvd. approximately 3,700 feet north of the site and a backbone transmission system will distribute water throughout Cordova Hills Plan area. Sewer service for Cordova Hills will ultimately be provided by the SRCSD Douglas Interceptor facility. Prior to the extension of this interceptor to the Plan area vicinity Cordova Hills will pump its wastewater to the existing Aerojet-Sunrise Douglas trunk sewer located in Douglas Road approximately 3,700 feet northwest of Cordova Hills. Discussions with the developer indicate the Town Center consisting of 550 lower and moderate income sites develop within the Housing Element period.

The inventory sites in Master Plan areas are included in the inventory because they will receive services in the term of the Housing Element.

Environmental Constraints

Each inventory site was reviewed using GIS data, Water Resources water and flood data, aerial photography, Sacramento County pictometry, Google Street View, and elevation contours to determine suitability and potential constraints to development.

Identified environmental constraints are accounted for in the inventory through a reduction in the developable area and the residential development capacity; however, it does not preclude their development. During the initial site review, any sites that were determined to have an environmental constraint that would significantly impact the development capacity of a site for multi-family development, such as significant tree canopy or flood hazard, was removed from consideration. There are no inventory sites in very high fire hazard areas, habitat preserves or floodways.

The following is a summary of the environmental constraints that have the potential to impact the viability of identified sites:

1. Protected Trees (primarily Oak Trees);
2. Slope;
3. Flood Zones (Local and Federal);
4. Natural resources, such as, wetlands and vernal pool habitats.

Protected Trees

Chapter 19.12 of the County Code attempts to preserve trees, particularly oaks and other heritage trees. During both ministerial and discretionary permitting processes, on-site oak trees are identified and may be required to be retained or may be allowed to be removed with compensation.

Depending on the location and design of a residential development, incorporating trees into landscaping or open space calculations for multi-family development may occur and result in a minimal reduction to residential densities. For oak trees that are on inventory sites, the area of the dripline is removed from the developable area used for calculating development capacity. Sites or portions of sites with extensive tree canopy where the presence of protected trees will be a significant barrier to multi-family development were not included in the affordable and moderate inventory.

Slope

Sacramento County has some areas with slopes that may require grading or retaining walls to develop a property although not to the extent of many other jurisdictions. The slope of potential inventory sites was reviewed as part of the selection process and sites known to have significant slope that could preclude

multi-family development at densities of RD-30 and above were not included as an inventory site. Development in these areas use a combination of grading, retaining walls and building techniques, such as, split-levels to accommodate residential development.

Slope on an inventory site was considered in determining the developable acreage and residential capacity by reducing the developable acreage to accommodate area for retaining walls.

Flood Zones

Sacramento County identifies both 100-year floodplain as mapped on a federal Flood Insurance Rate Map and local flood hazard areas as being areas potentially subject to flooding. The Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards require that the project be located outside or above the floodplain or flood hazard area. Sites on the inventory were reviewed to determine whether they were in a local or federal flood zone.

For parcels where the flood zone designation covers the entirety of the property, it is assumed the habitable structures will be elevated per the ordinance requirement. Properties known to be in identified floodways or the Delta where elevation above the base flood elevation may require several feet were not included in the inventory of affordable sites.

Natural Resources-wetlands and vernal pools

Using aerial photography sites on the inventory were reviewed to determine the presence of wetlands. For sites on the inventory known to contain wetlands, the wetland area has a required setback of 250 feet from the edge of the wetland area to ensure avoidance. The area has been subtracted from the parcel acreage used to project the residential capacity of the site.

AFFIRMATIVELY FURTHERING FAIR HOUSING/OPPORTUNITY SITES

State law, Government Code Section 65583(c)(10), requires the sites analysis to be analyzed with respect to Affirmatively Furthering Fair Housing (AFFH) to ensure that affordable housing is dispersed equitably throughout the County rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved. This analysis is in the Assessment of Fair Housing, or Chapter 11, of this Housing Element.

EMERGENCY SHELTERS AND TRANSITIONAL HOUSING

Emergency Shelters provide shelter to those individuals experiencing unsheltered homelessness. The 2019 Point-In-Time (PIT) Homeless count conducted for Sacramento County and the incorporated Cities provides a single-night snapshot of nearly all individuals and families staying at emergency/transitional shelters in the county, as well as, other places not meant for human habitation. The count identified 711 individuals experiencing homelessness in unincorporated Sacramento County; therefore, this is the unmet need the County must accommodate. The County has 182 shelter beds available to temporarily house those experiencing homelessness; however, those shelter beds were presumably occupied and are not counted towards meeting the needs of unsheltered individuals. A detailed description of those experiencing homelessness and development standards for emergency shelters is provided in the Housing Needs Assessment Chapter and the Constraints Analysis Chapter of this element.

Methodology

The County must show there is enough land available to construct emergency shelters to house the unsheltered people experiencing homelessness. The County continues to implement Zoning Code provisions that permit homeless shelters in the General Commercial (GC) and (Light Industrial) M-1 zones. County funded shelters are allowed in any zoning district in the County.

Identified emergency shelter sites are at least 0.85-acres in size, within one-half mile of a transit line and 1,000 feet from schools, parks and single family residential zones.

GC zoned sites were assigned a density of 30 units per acre with the assumption that a maximum of 120 beds could be accommodated on an acre. However, a maximum of 100 beds per site was assumed because

that is the maximum number of beds permitted by right. There are at least 0.93 acres available in the GC zone with an estimated capacity of 100 beds.

The same locational criteria was used for identifying shelter sites in the M-1 zone. The M-1 zone does not have a residential development density. However, the estimated capacity for emergency shelters is 100 beds per site, as each identified site is larger than one acre and 100 beds is the maximum permitted capacity per site without a Use Permit. There are at least 23.66 acres available in the M-1 zone with an estimated capacity of 1,200 beds. Therefore, the County can accommodate the unmet need of 711 unhoused individuals with an excess of 589 beds.

Tables C-29 and C-30 in Appendix C list the vacant parcels that are available for emergency shelters.

The County continues to maintain an adequate supply of land for homeless shelters and has shifted away from large shelters and toward a “scattered site shelter” model as a part of its Full Service Re-Housing Shelter (FSRS) Initiative. Through this model, the County is able to assist people experiencing homelessness to stay in their community, keep pets, and room with partners and spouses. As of 2019, there are 15 of these sites located throughout the County. These sites provide 24-hour accommodations for up to 75 individuals at a time and serve approximately 250 to 300 persons annually.

FARMWORKER HOUSING

Farmworker housing is allowed by right in the Agricultural 20, 40, 80, 120 and 160 zones (AG-20, 40, 80, 120 and 160). There are a minimum of 3,000 parcels encompassing more than 245,000 acres that can accommodate farmworker housing without a use permit. This list includes parcels larger than two acres that are not owned by a public entity, railroad, conservation bank, or mining company. Additionally, Program D6 requires the County to amend the Zoning Code to allow Farmworker Housing by-right in all Zoning Districts where Agriculture is a primary use. The County will also consider amendments to the Zoning Code to increase the allowed maximum size of farmworker housing to serve larger families. Potentially providing additional parcels that may be developed with farmworker housing.

The number of possible sites and the acreage of these sites are more than sufficient to accommodate future farmworker housing.

CHAPTER 9: OPPORTUNITIES FOR ENERGY CONSERVATION

This chapter will inventory and analyze the opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems and design in to Sacramento County's residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

Nationwide, residential energy accounted for about 21 percent of all energy use in 2019. Sacramento County's 2015 Greenhouse Gas (GHG) Inventory indicates that residential energy consumption accounted for 25 percent of GHG emissions.

Opportunities for residential energy efficiency exist at all scales: the single dwelling unit, multifamily structures, the neighborhood, the community, and the region. Sacramento County currently has strategies, policies, and programs to address opportunities for energy efficiency at all of these levels.

GENERAL ENERGY EFFICIENCY CONCEPTS

There are many opportunities to implement energy-efficiency measures into both new home construction and retrofits of existing homes. The concept of energy efficiency in buildings is defined by the building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, shade screens, windows, walls, foundation, roof, and insulation. All the components of the building envelope must work together to keep a building warm in the winter and cool in the summer. Examples of design methods to reduce residential energy consumption can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
    - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter.
    - Use of "thermal mass," earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night.
    - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior.
    - Location of openings and the use of ventilating devices that take advantage of natural airflow (particularly cool evening breezes).
    - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
    - Zone heating and cooling systems, which reduce heating and cooling in the lesser used areas of a home.
2. Building orientation that uses natural forces to maintain a comfortable interior temperature and take advantage of solar heating. Examples include:
    - Incorporation of climate responsive design principles.
    - Locating structures and windows to take advantage of natural air circulation and evening breezes.
    - Southern exposure of rooftops to increase the potential for photovoltaic panels.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:

- Use of deciduous shade trees and other plants to protect the home and reduce the heat island effect.
- Use of natural or artificial flowing water.

In addition, a number of technologies and methods of energy generation and efficiency have been developed or advanced over the last few decades. These include using:

- Solar energy and heat pumps to heat water.
- Radiant barriers on roofs, weather-stripping and other insulation to reduce heat gain and loss.
- Solar powered attic ventilation.
- Solar panels and battery storage to generate and store electricity.
- Dual pane windows and high-efficiency coatings on windows to repel summer heat and trap winter warmth.
- Energy efficient home appliances, including Energy Star© home appliances.
- Low-flow showerheads and faucet aerators to reduce hot water use.

REGULATORY AND POLICY FRAMEWORK

The County's energy efficiency strategies, policies and incentives are shaped by several State, regional, and local initiatives and programs. The most important initiatives and programs described in this chapter are:

- The California Building Energy Efficiency Standards (Title 24);
- The State's emerging climate change strategies focused on reductions in greenhouse gas emissions;
- The Sacramento County Climate Action Plan;
- The Sacramento County 2030 General Plan;
- The Sacramento County Zoning Code and Design Guidelines.

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS - TITLE 24

Title 24 of the California Code of Regulations contains California's building standards for energy efficiency and is designed to reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings. The California Energy Commission updates the Building Energy Efficiency Standards (Title 24, Parts 6 and 11) every three years by working with stakeholders in a public and transparent process.

The most recently adopted standards are the 2019 Building Energy Efficiency Standards that took effect on January 1, 2020. They focus on four key areas: smart residential photovoltaic systems (now required for new residential development), updated thermal envelope standards (preventing heat transfer from the interior to exterior and vice versa), residential and nonresidential ventilation requirements, and nonresidential lighting requirements. The ventilation measures improve indoor air quality, protecting residents from air pollution originating from outdoor and indoor sources. The rulemaking process for the 2022 standards is already underway. By the end of the planning period represented by this housing element (2021-2029), the State will be utilizing the 2028 standards unless the timeframes established by the enabling legislation change.

As part of the County development and plan approval process, the County's Building Permits and Inspection Division checks all proposed residential units for design and construction compliance with the State's Title 24 Building Energy Efficiency Standards.

STATE GREENHOUSE GAS EMISSIONS REDUCTION

The California Legislature adopted the California Global Warming Solutions Act in 2006 (Assembly Bill 32) and declared that "global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California." In adopting the act, the legislature found that human activity is one of the leading contributors to an increase in carbon dioxide, methane, and other "greenhouse gases" (GHGs). The State has declared that these gases are leading to an increase in average global temperatures and contributing to changes in climate throughout the world. The purpose of the act is to reduce GHG emissions to 1990 levels by 2020 (25 percent reduction over current levels) and then to reduce GHGs to 80 percent below 1990 levels by 2050.

On September 30, 2008, Senate Bill (SB) 375 was signed by Governor Schwarzenegger. SB 375 combines regional transportation planning with sustainability strategies in order to reduce greenhouse gas emissions in California's urbanized areas. Existing law requires each regional transportation planning agency, which in Sacramento County's case is the Sacramento Area Council of Governments (SACOG), to adopt a Metropolitan Transportation Plan. SB 375 required the California Air Resources Board (ARB) to set performance targets for reduction of passenger vehicle emissions per capita in each of 16 Metropolitan Planning Organizations (MPOs) in the state for 2020 and 2035. For the SACOG MPO, these targets were set at 7% below 2005 per capita emissions for 2020 and 16% below 2005 per capita emissions for 2035. MPOs are not required to meet the greenhouse gas emission targets established by ARB, but if they conclude it is not feasible to do so, they must prepare an Alternative Planning Scenario to demonstrate what further land use and/or transportation actions would be required to meet the targets. SB 375 also requires that the Metropolitan Transportation Plan for each MPO include a Sustainable Communities Strategy (SCS) that integrates the land use and transportation components, and amends CEQA to provide incentives for housing and mixed use projects that help to implement an MTP/SCS that meets the ARB targets.

On September 8, 2016, Senate Bill (SB) 32 was signed by Governor Jerry Brown. SB 32 builds upon previous GHG reduction goals by requiring that ARB ensure that statewide GHG emissions are reduced by 40 percent below the 1990 level by the year 2030. Additionally, SB 32 emphasized the critical role that reducing GHG emissions would play in protecting disadvantaged communities and the public health from adverse impacts of climate change. Enactment of SB 32 was predicated on the enactment of Assembly Bill 197, which seeks to make the achievement of SB 32's mandated GHG emission reductions more transparent to the public and responsive to the Legislature.

SACRAMENTO COUNTY CLIMATE ACTION PLAN

Phase 1 –Strategy and Framework

The Sacramento County Board of Supervisors adopted the Climate Action Plan – Strategy and Framework Document on November 9, 2011 along with adoption of an update to the General Plan, which presented a framework for reducing GHG emissions and an overall strategy to address climate change. Additionally, it provided direction for developing the second phase of the Climate Action Plan (CAP).

Phase 2a - Government Operations

The Board of Supervisors adopted the Climate Action Plan – Government Operations (Government Operations CAP) on September 11, 2012. The Government Operations CAP identified the GHG emissions from the County's operations (i.e. County-owned facilities, vehicles, and equipment) and measures to reduce these GHG emissions.

Phase 2b – Communitywide Climate Action Plan

The County began working on the Communitywide Greenhouse Gas Reduction and Climate Change Adaptation (Communitywide CAP) project in 2016. This project is intended to complete the second phase of the County's multi-phase CAP process. The Communitywide CAP: 1) updates the unincorporated County's GHG inventory and forecasts (completed 2016 which updates the inventory from 2005 to 2015),

2) determines the GHG reduction targets which are required, and 3) proposes measures to achieve the required GHG reductions for the entire County.

Additionally, to prepare for climate change effects (e.g. impacts related to precipitation, flooding, heat waves, wildfires, air quality, water supply, water quality, natural ecosystems, and agriculture), the Communitywide CAP will also develop an adaptation strategy.

The Phase 2b CAP is currently planned for completion in late 2021.

SACRAMENTO COUNTY GENERAL PLAN

The Sacramento County 2005-2030 General Plan was adopted November 9, 2011 and contains several General Plan Elements with goals, objectives and policies that set a framework for energy conservation. The most pertinent General Plan Elements include Energy, Land Use, Public Facilities and Environmental Justice.

Energy Element

The Energy Element consists of two major works — a Research report (Background Section) and a combined Policy Plan and Action Program. The Research Report provides background data for the Policy Plan.

The Energy Element sets the following goals:

- Reverse the historical trend of increasing per capita consumption of energy,
- Shift toward using a greater share of renewable sources of energy, and
- Shift seasonal and daily peak energy demands to increase the load factor of electrical generating facilities, while
- Maintaining or enhancing the general standard of living, the level of employment, and the quality of the environment.

In support of these goals, the Energy Element contains the following objectives:

- Reduce per capita consumption of energy.
- Reduce the reliance on non-renewable energy sources with emphasis on those in shortest supply.
- Reduce seasonal and daily peak electrical energy demand, and distribute future growth in electrical energy consumption throughout the day and year, thereby increasing the annual system load factor.
- Exercise county leadership.

Land Use Element

The Land Use Element's primary role is to ensure that the County's land resources are utilized in the most efficient, equitable and productive manner possible to provide a high quality of life for both current and future residents. This Element's policies and programs direct future development and investment toward previously urbanized communities and strategically-located new growth areas to:

- Maintain or improve the character of existing communities. Plan for commercial corridor improvements and protection of natural resource and habitat corridors. Participate in regional planning efforts aimed at implementing more compact land use patterns and an efficient multi-modal transportation system.
- Infill vacant parcels and intensify development on underutilized lands where appropriate to maintain or improve the quality, character and identity of existing neighborhoods and communities, as well as to relieve growth pressure on the urban fringe.

- Create "complete communities" that have a mixture of housing, jobs and retail amenities to reduce automobile dependence, support local commercial and employment opportunities, and create a jobs/housing balance.
- Stimulate reinvestment in targeted commercial corridors through comprehensive planning efforts with a strong focus on implementation.
- Provide the infrastructure and conditions necessary to encourage walking and biking as a means of travel, as well as to support enhanced transit service.
- Direct growth toward previously urbanized areas and strategic new growth areas to reduce sprawling development, strengthen existing communities, relieve traffic congestion, improve air quality, preserve open space and natural resources, protect valuable agriculture and rangelands, and realize economies of scale for infrastructure and services.

Given the increasing competition between communities for high quality and economically beneficial employment and retail uses, the Land Use Element as well as the other Elements have a common theme: efficient land and resource use. Energy is one of those resources and efficiency can be achieved by committing to a pattern of land use that concentrates development in configurations designed to protect valuable agricultural and rangelands, conserve natural areas and resources, reduce travel distances, reduce air pollutant emissions, conserve energy, and enhance the efficiency of providing infrastructure and services.

Public Facilities Element

The Public Facilities Element contains an Energy Facilities section with the following goal:

> Appropriately sited energy facilities that efficiently and safely produce and distribute energy to Sacramento County residents without compromising environmental quality or human health.

The Energy Facilities section promotes the goals of the Air Quality and Energy Elements of the General Plan through support of alternative energy technologies that provide relatively clean, safe electricity.

Although Sacramento County in not the region's utility provider, the County does, however, recognize its responsibility for prudent infrastructure planning and implementation of conditions placed on plans and maps to support the conservation and efficiency initiatives of the Sacramento Metropolitan Utility District (SMUD) and Pacific Gas and Electric Company (PG&E). The County is currently collaborating with SMUD and PG&E in development of the County's Phase 2b Climate Action Plan and supports both utilities' renewable energy portfolio, energy source diversification, demand-side conservation, and de-carbonization plans.

Environmental Justice Element

Environmental Justice (EJ) seeks to minimize and equalize effects of environmental hazards among the entire community regardless of income, ethnicity or race. The California Government Code (Section 65040.12) defines environmental justice as "The fair treatment and meaningful participation of people of all races, culture and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies."

Sacramento County adopted its Phase 2 Environmental Justice Element on December 17, 2019. The purpose of the Environmental Justice Element (EJ Element) is to address public health risks and environmental justice concerns of those living in disadvantaged communities (identified in the EJ Element as Environmental Justice Communities), many of which are the result of geographic or procedural inequities. The planning period for the current EJ Element is 2019 to 2029 and thereafter will be updated on the same track as the Housing Element.

The EJ Element is divided into sections that cover the following topical areas:

- Prioritizing Improvements and Programs That Address the Needs of Environmental Justice Communities

- Civil Engagement
- Crime Prevention
- Healthy Food Access
- Physical Activity
- Promote Public Facilities
- Reduce Pollution Exposure
- Safe and Sanitary Homes

Increasing energy efficiency has multiple co-benefits for Environmental Justice Communities (EJ Communities) and the County as whole. When energy efficiency rises, utility bills are lower thus allowing people to spend more income on healthy food and safe and sanitary housing. Additionally, when energy efficiency rises and demand is reduced, the pollution associated with energy generation is reduced. The EJ Element identified that EJ Communities are more vulnerable to the effects of climate change. Because of the links between energy consumption (GHGs) and climate change, it is important to prioritize EJ Communities in programs that are part of energy efficiency and Climate Action Planning. The following EJ Policy supports this:

> Policy EJ-28. It is the policy of Sacramento County that programs developed as a part of a Climate Action Plan such as incentive programs, fee mitigation programs, adaptation and resiliency programs, and County-funded programs shall prioritize Environmental Justice Communities.

As part of developing the Phase 2b Climate Action Plan, the County is currently exploring the opportunity to utilize a fee in-lieu program for new development to fund energy efficiency upgrades in EJ Communities.

SACRAMENTO COUNTY ZONING CODE AND DESIGN GUIDELINES

The Sacramento County Zoning Code, provides a 25 percent density bonus for residential development projects that meet the following two energy efficiency conditions:

- The project would result in an energy savings beyond those obtained with conventional design and construction techniques.
- The amount of increased density is proportional to the amount of increased energy efficiency achieved that exceeds adopted regulations.

The Sacramento County Zoning Code also provides a density bonus for multi-family residential projects that provide small, on-site wind turbine generated energy.

Adopted in 2015, the Sacramento County Design Guidelines integrate development approaches to design and build healthy, sustainable, and inclusive neighborhoods. They promote a clean and safe environment, a strong economy, and good quality of life for all residents. They integrate Urban Greening, which is a systems approach to plan, plant, care, and manage flora, structures and spaces, which lead to increased forest canopy, reduced storm water runoff, improved air and water quality, energy conservation, open space and ultimately, more sustainable communities.

The guidelines incorporate a broad spectrum of sustainability practices that include: 1) green building and construction which can facilitate sustainability by generating jobs, 2) increasing energy efficiency, water conservation, air quality and waste reduction, and 3) improving housing quality and the physical environment. Sustainable design guidelines promote use of solar, cool roofs, tree shading, green streets, urban greening, low impact development storm water features using River Friendly Landscaping, and more.

The Guidelines address both single and multi-family structures. For single family structures the Guidelines recommend:

- Solar access for daylighting and solar panels should be considered when orienting buildings.

- Glazing should be located so as to maximize energy efficiency.
- Placement of windows should also consider the cooling benefits of Sacramento's delta breezes.
- Vary the design and elevation of front porches to accommodate outdoor furniture and active uses by occupants while maintaining private yard areas.
- Horizontal sliding doors on main entries are highly discouraged.
- The use of "cool roof" options, including lighter colored, high albedo coatings and other "cool roofing" materials and applications are encouraged to achieve energy efficiency inside homes and reduce the heat island effect.
- The use of rooftop solar or wind turbine installations (where allowable) should be integrated into the overall home image and be non-obtrusive on the neighborhood imagery.
- Installation of radiant heat barriers and insulation in attic and rafters is encouraged to increase energy efficiency and interior livability.

The Design Guidelines for multi-family developments recommend measures similar to those for single-family structures as noted above and additionally recommend the following:

- For street lights, use Sacramento Department of Transportation approved LED lights or other acceptable high energy efficiency lights.
- Lighting in parking areas should be LED lights or other acceptable high energy efficiency light, with automatic controls to dim lights after certain hours or when no one is present. Lighting shall be adequate to provide for a safe environment.

ENERGY EFFICIENCY PROGRAMS

SACRAMENTO COUNTY

To encourage more retrofitting of existing residences, the County has developed a Property Accessed Clean Energy (PACE) program. PACE is a way to finance energy efficiency, renewable energy, and water conservation upgrades to homes and buildings. PACE can pay for new efficient and/or renewable energy improvements such as heating and cooling systems, lighting improvements, solar panels, water pumps, insulation, and more for almost any property – homes, commercial, industrial, non-profit, and agricultural.

This unique financing mechanism is tied to the property, rather than the individual, and eligibility is based primarily on property value and equity.

PACE saves property owners money and makes their property more valuable. PACE pays for 100% of a project's costs. This financing amount is then repaid over 5 to 20 years (up to 25 years for qualifying solar projects), with an assessment or special tax added to the property tax bill. PACE financing also creates jobs, promotes economic development, and helps to protect the environment.

SACRAMENTO MUNICIPAL UTILITY DISTRICT (SMUD)

SMUD is the electrical provider for Sacramento County. SMUD provides technical and financial assistance for design, construction, and remodeling of housing. For new construction, SMUD offers design services, technical assistance and incentives for incorporating efficiency features. Incentives may also be available for upgrading air conditioning, lighting, and appliances to more efficient systems. SMUD has programs to incorporate advanced systems such as photovoltaic roof panels and ground source heat pumps into new projects. Design assistance may be available for retrofit projects.

Other ways in which SMUD works with its residential customers and local jurisdictions to promote energy efficiency include:

- An online Home Energy Analysis that allows customers to identify where their home uses energy and how it compares with similar homes.

- An online Home Energy Library that shows ways to save energy and money on everything from home cooling and heating systems to kitchen appliances, pools, and spas.

- Home energy audits and/or Home Energy Raters to inspect homes, perform tests and provide itemized lists of energy efficiency upgrades and cost effectiveness.
  - Consumer information containing a variety of tips for saving energy during winter heating and summer cooling periods.
  - Free shade trees that help cool homes naturally.
  - Various programs that help homebuilders construct homes that have been engineered and constructed with energy-saving windows, insulation, heating, ventilation and air conditioning systems.
  - Solar power programs that allow residential customers to purchase new homes with built-in or community solar systems.
  - Financing, rebates and other incentives that can reduce the cost of extremely efficient electric appliances and products.

PACIFIC GAS AND ELECTRIC COMPANY

PG&E is the natural gas service provider for Sacramento County. PG&E provides efficiency services that are similar to those provided by SMUD. For new and existing homes, PG&E offers technical assistance for the installation or modification of gas service. Like SMUD, PG&E has rebate programs for new energy efficient appliances such as water heaters and central natural gas furnaces. Also like SMUD, PG&E has an online energy analyzer for home energy audits.

CONCLUSION

Sacramento County has taken steps to implement residential energy efficiency on four levels: (1) compliance with State building code standards (Title 24 of the California Code of Regulations); (2) ensuring that subdivision design maximizes passive and natural heating and cooling opportunities; (3) providing density bonuses to developments that, by project design, conserve energy; and (4) supporting numerous retrofit programs offered by SMUD and PG&E for existing housing units.

The County also implements its energy efficiency-related strategies through a host of regulatory and incentive programs (e.g., zoning, subdivision, and building codes) that promote mixed-use development, infill and reuse, transit-oriented development, subdivision designs that take advantage of natural heating and cooling, and development along the County's major commercial corridors.

Lastly, the County collaborates with other agencies, including but not limited to SMUD and PG&E, to ensure staff is implementing and sharing information on the latest and most innovative energy efficiency programs. These collaborations allow residents to access funds that might be available for activities such as weatherization, replacement of old roofs and appliances, tree planting, and installation of water conserving devices.

CHAPTER 10: PRESERVATION OF ASSISTED HOUSING UNITS

State Housing Element law requires a description and analysis of housing projects containing assisted units (i.e., financially subsidized) that are at-risk of losing long-term affordability provisions and converting to market rate/non-affordable units. As defined in Government Code Section 65863.10(a), assisted housing developments, or at-risk units, are defined as multifamily rental housing complexes that receive government assistance under prescribed federal, State, and/or local programs, or any combination of rental assistance and are eligible to convert to market-rate due to termination (opt-out) of a rent subsidy contract. These assistance programs include, but are not limited to, Housing Choice Vouchers, mortgage prepayment (e.g., FHA), or extending expiring rent/deed restrictions with the use of State or local funding programs.

Pursuant to Government Code section 65583(a)(9), this chapter includes the following:

1. an inventory of assisted housing units at-risk of converting to non-affordable units over the next 10 years (2021 to 2031) due to the termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use;
2. an assessment of conversion risk, cost of replacement versus preservation, and
3. a list of entities qualified to preserve at-risk apartments, and financing and subsidy resources available for preservation.

The findings of this chapter are as follows:

(1) 1,161 units are listed as being at risk of converting to market rate housing due to expiration dates falling within the 2021-2031 period. As discussed, the expiration date does not directly correlate to actual conversion.
(2) The owners of the HUD-subsidized properties may renew their Housing Assistance Payment contracts and therefore, the loss of affordability is not inevitable.
(3) Of greater concern during this Housing Element period is the expiration of the regulatory agreements on the Low Income Housing Tax Credit units. In the earlier years of the program, the affordability period was for 30 years and many of the properties in the County were initially financed in the 1990s.
(4) Viable preservation options include rent subsidies, acquisition and rehabilitation, and new construction of affordable housing. Federal, state, and local funding sources are available for these activities. Furthermore, several local affordable housing organizations are available to assist the County in preserving affordable units.
(5) Since preparation of the previous Housing Element, the difference between an affordable rent and a Fair Market rent, the cost to subsidize an affordable unit and the total number of units expiring are all significantly higher. This, in conjunction with a higher demand for new construction of affordable units, will drastically stretch already limited funding sources.

AT-RISK UNITS

Approximately 78 SHRA-assisted, privately-owned rental housing projects, providing over 9,440 affordable units are located within the unincorporated area of the County. In general, once the period of restricted rent/occupancy expires, a property owner may charge market rents for the previously restricted units. There is a threat that low income occupants may have to find alternative housing if rents rise to market levels, although in properties with Housing Assistance Payment (HAP) vouchers, those residents are provided “enhanced” vouchers to subsidize their rent in market rate projects.

Generally, there are three circumstances that can result in the conversion of rent-restricted units to market rate units:

- **Prepayment of HUD Mortgages:** Section 221(d)(3), Section 202 and Section 236: Through Section 221 (d)(3) assistance, the U.S. Department of Housing and Urban Development (HUD) provides either below market interest rate loans or market-rate loans to privately-owned projects. Through Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants.
- **Opt-outs and Expirations of Housing Assistance Payment Contracts:** Housing Assistant Payment (HAP) contracts (also known as Section 8 contracts) are a federally funded program that provides for subsidies to owners of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides not to renew an expiring contract. Profit-motivated owners typically decide not to renew their HAP contracts when the rental market tightens and market rents are escalating.
- **State and Local Regulatory Agreements:** Expiration of the low-income use period of various financing sources, such as Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), local housing trust funds, Community Development Block Grant (CDBG), HOME Investment Partnerships Program and Low/Mod Tax Increment Financing. In addition to federal subsidies, the State of California and the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the County of Sacramento, provide subsidies or tax-advantaged funding to support the development of affordable housing. In return for receiving the development subsidies, owners of rental housing enter into regulatory agreements that require all or a portion of the units in a rental housing project to be reserved for lower income households. When those regulatory agreements expire without recapitalizing with new, subsidized financing, affordability covenants may also be lost.

The County's inventory of assisted units includes multifamily rental projects regulated by federal, state, and/or local programs. Such projects include those with HAP contracts with HUD, funded using Low Income Housing Tax Credits, Mortgage Revenue Bonds, and County subsidies.

Table 63 includes a list of multifamily projects that contain 1,161 housing units that have some sort of income restriction that is due to expire between 2021 and 2031. The inventory was created using a combination of data and information sources including SHRA, the California Housing Partnership Corporation (CHPC), and the California Tax Credit Allocation Committee.

Table 63: At-Risk Housing Units 2021-2031 (Unincorporated County)						
Project Name	**For Profit or Nonprofit**	**Street Address**	**Program**	**Rent Restriction Expiration Date**	**Assisted Units**	**Total Units**
Eastern Gardens Cooperative	Nonprofit	3045 Eastern Ave	HUD	2024	112	112
New Hope Senior Village	For Profit	890 Village Run Drive	TCAC	2025	55	56
Albert Einstein Residences	Nonprofit	5981 Devecchi Ave	HUD	2026	78	78
Hallmark Apartments	For Profit	2856 Paseo Rio Way	Bond	2027	25	100
Larchmont Arms	For Profit	7415 Larchmont Drive	TCAC	2027	64	64
Larchmont Gardens	For Profit	7330 Watt Ave	TCAC	2027	114	116
Sac Veterans Center	Nonprofit	7270 East Southgate Drive	SHRA	2028	32	32
Sienna Vista Shady Tree	For Profit	4904 Little Oak Lane	TCAC	2028	292	293
Watercrest Apartments	For Profit	4400 Elkhorn Boulevard	TCAC	2029	205	206
Vintage Woods Senior	Nonprofit	8780 Madison Avenue	TCAC	2031	184	185
	Unit Totals				**1,161**	**1,242**
	Definitions/Abbreviations: SHRA: HOME, or locally-generated funding HUD: Housing and Urban Development Housing Assistance Payment Contract (Fed) TCAC: Tax Credit Allocation Committee – Low Income Housing Tax Credits (State)					

Source: California Housing Partnership Corporation, SHRA, CTCAC

PRESERVATION STRATEGIES

In addition to identifying units at risk of converting to market rate housing, Government Code section 85583(a)(9)(B) requires a comparison of costs to replace lost units through construction or rehabilitation to the cost of preserving the existing units. Preservation of rental housing at risk of affordability loss is the

County's first priority for funding through SHRA's Multifamily Lending Program. By providing capital subsidies for developers of housing interested in acquiring and rehabilitating at-risk projects, the County makes significant effort to ensure affordable units are not lost from the County's inventory. While less likely, the County may also consider offering rental assistance as a form of preservation as discussed, below.

1. **Purchase of Affordability Covenants:** The first option to preserve the affordability of at-risk projects is to provide an incentive package to owners to maintain the projects as low-income housing. Incentives could include restructuring the existing loan, and/or supplementing the HAP fair market rent to market levels, if market rents are substantially more than the HUD allowed fair market rent, and/ or providing a low interest loan or grant to finance project rehabilitation. It is difficult to estimate the cost of purchasing affordability covenants due to the number of variables in such a purchase.

2. **Transfer of Ownership:** Long-term affordability of low-income units can be secured by transferring ownership of at-risk projects to non-profit or for-profit affordable housing developers. By doing so, these units would be eligible for refinancing using a range of affordable housing financing programs, including low income housing tax credits and tax-exempt mortgage revenue bonds that ensure affordability for at least 55 years from the time of funding. Transactions also include rehabilitation of the project to modernize the property and to extend the useful life of the major systems. Upon review of recently financed acquisition/rehabilitation projects funded in the County within the past three years, shown in Table 64, the average cost of acquiring and rehabilitating affordable housing units is $282,900 per unit.

3. **Rental Assistance:** Operating subsidies may also be used to preserve the affordability of housing. Similar to Housing Choice vouchers, the County, through a variety of potential funding sources, could provide operating subsidies to project owners or tenant-based subsidies to lower income households within projects with expired use restrictions. The level of subsidy required to preserve at-risk affordable housing through rent subsidies is estimated to equal the Fair Market Rent for a unit minus the housing cost that would be affordable to a lower-income household. Table 65 estimates the rent subsidies required to preserve the housing affordability for a theoretical project. Based on the estimates and assumptions shown in the table, approximately $5,241,624 annually would be required to preserve the current at-risk inventory of 1,161 units. This estimate of per-year subsidy costs is indicative of the dramatic increase in the cost of housing, stagnant wage growth, and escalating rents that occurred over the past several years. In addition, there are 525 more units considered at risk of affordability loss during this Housing Element period than in the prior period. As an example, the County's analysis of rental housing subsides, as described in the 2013-2021 housing element update, concluded that $592,116 annually was required to preserve the affordability of 636 units.

To estimate replacement housing costs for units potentially lost from the affordable housing market, the County reviewed three affordable housing projects that have received a commitment of subsidy from SHRA. These projects are located in the City of Sacramento and the City of Citrus Heights and will be new construction projects. The numbers provided are based on significant pre-development work including architectural drawings by experienced developers of affordable housing. The projects have not been constructed; however, the cost estimates are valuable for assessing replacement costs associated with the potential loss of affordable units from the inventory. Table 66 outlines the total and per unit costs for these projects.

Table 64: Estimated Acquisition/Rehabilitation Cost			
Acquisition/Rehabilitation	**Number of Units**	**Total Cost**	**Cost/Unit**
Crossroad Gardens	70	$18,562,057	$265,172
Southwind Court	88	$17,918,083	$203,615
Sierra Sunrise Senior	119	$41,600,226	$349,582
Average	92	$126,026,789	$282,900
Total for all 1,161 "at risk" units (based on average cost)			**$328,446,900**

Table 65: Potential Rent Subsidies					
		1 Bedroom	**2 Bedroom**	**3 Bedroom**	**Total**
Per Unit Affordable Rent[1]					
A	Low Income (60% AMI)	$971	$1,165	$1,346	
B	Very Low Income (50%)	$809	$971	$1,122	
C	Average (A & B)	$890	$1,068	$1,234	
D	Per Unit Fair Market Rent[2]	$1,072	$1,349	$21,946	
E	Monthly Per Unit Subsidy (D-C)	$182	$2,811	$712	
F	Annual Subsidy/Unit (E * 12)	$2,184	$3,372	$8,544	
	Total "At Risk" Units[3]	**581**	**348**	**232**	**1,161**
	Total Annual Subsidy	**$1,268,904**	**$1,173,456**	**$1,982,208**	**$4,424,568**

Source: U.S. HUD, Fair Market Rents 2020; Ascent 2020.
[1] Affordable rent calculation is based on 1.5 persons per bedroom.
[2] 2020 HUD Fair Market Rent.
[3] Assumes 50% of total "At Risk" units are 1-bedroom, 30% are 2-bedroom, and 20% are 3-bedroom.

Table 66: Estimate Replacement Cost			
New Construction Project	**Number of Units**	**Total Cost[1]**	**Cost/Unit**
Lavender Courtyard (Sacramento)	53	$31,298,544	$590,539
Mirasol Village B/E (Sacramento)	123	$60,279,401	$490,076
Sunrise Pointe (Citrus Heights)	47	$23,301,506	$495,777
Average	74	$38,293,150	$517,475
Total for all 1,161 "at risk" units (based on average cost)			**$600,788,475**

[1] Total development costs as estimated by developers of proposed, affordable rental projects – new construction.
Source: City Council and Board of Supervisors Staff Reports for listed projects, 2019 and 2020.

In summary, the three cost estimating scenarios find the relative preservation cost to be:

- Acquisition and rehabilitation: $328,446,900
- Rent subsidy: $4,424,568 annually or $243,351,240 over 55 years (the typical length of a regulatory agreement)
- Replacement through new construction: $600,788,475

The above analysis reveals that replacement and preservation of the identified 1,161 at-risk units is costly, regardless of the preservation method. Providing a rent subsidy program may appear to be the least costly option; however, such an approach does not also preserve the physical aspects of the housing nor does it have the potential to leverage private-sector financing or create jobs. However, while federal and state funding is not as plentiful as in years past, there are still programs available for acquisition, rehabilitation, and new construction of affordable housing.

RESOURCES FOR PRESERVATION OF ASSISTED HOUSING

There are a number of resources available to finance the acquisition and preservation of existing affordable housing. The most important is HUD's willingness to renew and extend Housing Assistance Payment (HAP) contracts, which has been consistent. State Housing and Community Development (HCD) also administers programs to finance the acquisition of at-risk projects, and SHRA as well as the California Housing Finance Agency (CalHFA) underwrite tax-exempt bond issuances that developers can couple with low income housing tax credits. Local funding resources including HOME Investment Partnership Program funding, Community Development Block Grant funds, Permanent Local Housing Allocation program and local housing trust funds.

The County is fortunate to have many, active and experienced affordable housing developers who are interested in preserving their own portfolios and potentially acquiring at-risk properties from developers who are no longer interested in providing affordable housing. SHRA maintains a list of developers and stakeholders and regularly updates these individuals regarding opportunities for housing funding and available land. HCD also maintains a list of organizations called qualified entities that have been pre-approved by HCD to participate in acquisition of at-risk properties. The entities registered for Sacramento are listed in Table 67. There are an additional 70 organizations on the list that are qualified for all counties.

Table 67: Qualified Entities, Sacramento County	
Company	**City**
ACLC, Inc	Stockton
Affordable Housing Foundation	San Francisco
Eskaton Properties Inc.	Carmichael
Housing Corporation of America	Laguna Beach
Norwood Family Housing	Sacramento
ROEM Development Corporation	Santa Clara
Rural California Housing Corp	West Sacramento
Sacramento Valley Organizing Community	Sacramento
Satellite Housing Inc.	Berkeley
Volunteers of America National Services	Sacramento

Source: HCD 2020.

The Housing Action Plan chapter includes several that address the preservation of at-risk properties, including actions to monitor expiring subsidy contracts and regulatory agreements and prioritizing lending to preserve at-risk units.

CHAPTER 11: ASSESSMENT OF FAIR HOUSING

AFFIRMATIVELY FURTHERING FAIR HOUSING

In 2018, the Governor signed AB 686 into law. AB 686 requires that all public agencies administer programs and activities related to housing and community development in a manner that affirmatively furthers fair housing and to not take any action that is materially inconsistent with this obligation. AB 686 also requires local governments to include an assessment of fair housing within their housing elements.

Public agencies may affirmatively further fair housing by taking actions that:

- Foster inclusive communities
- Address segregated living patterns with integrated living patters
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity
- Maintain compliance with civil rights and fair housing laws

This chapter acts as an assessment of fair housing practices, pursuant to Government Code Section 65583 (c)(10), and discusses three documents which together begin the County's approach to addressing systemic issues of racism and inequity; the Resolution Declaring Racism as a Public Health Crisis; the Environmental Justice Element; and the Analysis of Impediments to Fair Housing Choice prepared for the Sacramento Valley Region. It examines existing conditions and demographic patterns —concentrated areas of poverty within the county, concentrated areas of low- and median- income housing, and concentrated areas of low and high opportunity — to compare how past discriminatory housing practices inhibit fair housing practices in the county today.

Environmental Justice Communities

Many programs use Environmental Justice Communities (EJ Communities) as geographic areas of focus. The EJ Element's geographic focus of analysis and policies is EJ Communities - areas that are considered disadvantaged compared to other parts of the unincorporated County. Staff used two sources to determine the extent and boundaries of EJ Communities. Consistent with Senate Bill 1000, staff utilized the California Communities Environmental Health Screening Tool (more commonly known as CalEnviroScreen). The other source utilized was the Sacramento Area Council of Governments' (SACOG) Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). State law requires SACOG to conduct an environmental justice and Title VI analysis as part of the MTP\SCS to determine whether the MTP/SCS equitably benefits low-income and minority communities (Sacramento Area Council of Governments, 181). SACOG refers to these areas as Low Income High Minority (LIHM) Areas.

Staff then combined CalEPA's disadvantaged communities with SACOG's LIHM areas to delineate EJ Communities. There are four EJ Communities: North Highlands/Foothill Farms, North Vineyard, South Sacramento and West Arden-Arcade. The North Highlands/Foothill Farms EJ Community includes Old Foothill Farms. These EJ Communities include Racially or Ethnicaly Concentrated Areas of Poverty (R/ECAPs) and TCAC areas of High Segregation and Poverty.

FAIR HOUSING ENFORCEMENT AND OUTREACH

Local Data and Knowledge

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code."

Fair housing issues that may arise in any jurisdiction include but are not limited to:

- housing design that makes a dwelling unit inaccessible to an individual with a disability;
- discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristic when renting or selling a housing unit;
- and, disproportionate housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

The County of Sacramento works with many cities in its jurisdiction to conduct outreach related to fair housing. The County provides fair housing resources on the County website and directs residents to appropriate agencies and resources for fair housing assistance. The County also participates in the Renter's Helpline, a regional telephone and internet-based resource that provides counseling and mediation services for residents of Sacramento County to help resolve a housing crisis or dispute. The program counselors deal directly with concerns regarding landlord-tenant disputes and help refer fair housing issues to the appropriate agency. Renter's Helpline service providers also perform outreach to County residents through social media posts, TV and radio advertisements, community events, and trainings.

Table 68 shows county data from the Renter's Helpline, including the unincorporated county, for the years 2015-2019. In the years shown, calls from residents in the unincorporated county accounted for almost half of all calls countywide.

Table 68: Renter's Helpline Records 2015-2019

	Countywide	Unincorporated County	
2015-2016	Number	Number	Percent
Calls	7,182	3,076	42.8%
Dispute Resolutions	61	48	78.7%
Potential Fair Housing Violations	63	58	92.1%
2017-2018			
Calls	8,302	3,369	40.6%
Dispute Resolutions	61	48	78.7%
Potential Fair Housing Violations	85	29	34.1%
2018-2019			
Calls	8,079	3,616	44.8%
Dispute Resolutions	134	58	43.3%
Potential Fair Housing Violations	114	48	42.1%

Source: Project Sentinel, 2020.

In spring and fall of 2020, seven focus groups meetings were held to inform stakeholders about the Housing Element Update and to receive knowledge from 19 organizations that include local/regional advocates and service providers. A summary of the focus groups meetings is in the Introduction Chapter and Appendix A. During these focus group meetings, the County received the following feedback related to fair housing.

- For immigrants and refugees in the County, the challenges that were discussed were language barriers, lack of immediate income for security deposits, and lack of housing for large families. Focus group attendees recommended that the County provide short-term affordable housing

options with low barriers to entry, provide housing assistance, and make housing requirements flexible.

- For people experiencing homelessness, the challenges that were discussed included general opposition from the public, nimbyism, and xenophobia. Focus group attendees recommended that the County create broader community education efforts to help the public accept different types of housing, provide services on site at emergency and supportive housing options, protect housing and service providers for people experiencing homelessness, and provide leadership from the "top-down" for homeless programs.
- For people with disabilities, the challenges that were discussed were housing affordability, aging housing stock, limited affordable and accessible housing stock, a lack of understanding of renters' rights, and physical, systemic and economic barriers. Recommendations to the County were to expand the existing Universal Design program, incentivize development of additional accessible units, develop a system to share new accessible units that are built with stakeholders, and encourage higher than the minimum Building Code requirements for developing accessible units.
- For tenants, focus group attendees recommended that the County consider methods to keep people in their homes such as eviction protections, homeless diversion programs, aging in place programs, funding for increased accessibility in the existing housing stock.

This feedback directly resulted in the creation of the following Housing Element programs: B8 Missing Middle Housing, B5 Affordable Housing Education, D1 Universal Design, D2 Accessible Unit Tracking, D10 Tiny Homes, D14 Housing for People Experiencing Homelessness, E3 Affordable Housing Ordinance Amendment, and G1 through G6 specific to Affirmatively Furthering Fair Housing.

OUTREACH FOR REGIONAL ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)

Local Data and Knowledge

In addition to outreach conducted for the Housing Element, the Sacramento Valley Fair Housing Collaborative had a community engagement process including focus groups with residents and stakeholders, engagement at local events, and a resident survey as part of research to inform for the Sacrament Valley Analysis of Impediments to Fair Housing Choice (AI).

RESIDENT SURVEY

The resident survey was available in Chinese, Korean, Russian, Spanish, and Vietnamese. It was offered online and accessible to participants using assistive devices (e.g., screen readers), and in a postage-paid paper mail-back format. Additionally, residents who would prefer to take the survey by phone could do so by calling the project team's 800 number. Outreach and promotional efforts included broad and targeted activities. The survey was promoted directly to residents and the participating partners asked local organizations to encourage clients, residents, consumers, and members to participate in the survey through various platforms. Sacramento County's Communications and Media staff promoted the availability of the resident survey on the County's social media channels, including NextDoor posts reaching more than 60,000 Sacramento County residents.

There were 3,388 total participants in the resident survey. Of those participants, approximately 2,129 participants were residents in the County of Sacramento including the cities of Citrus Heights, Elk Grove, Rancho Cordova, and Sacramento City. About 224 were county residents who did not reside in an incorporated city. This section reports on survey data for Sacramento County and excludes responses from residents of Citrus Heights, Elk Grove, Rancho Cordova, and the City of Sacramento.

The major findings from the resident survey are summarized below:

Housing Challenges. Among Sacramento County survey respondents, 42 percent worry about rent increasing to an amount they cannot afford; 32 percent struggle to pay rent (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine); 37 percent want to buy a house but cannot

afford the down payment, and 25 percent worry about property taxes increasing to an amount they cannot afford

Displacement Experience. Overall, 28 percent of survey respondents had been displaced from a housing situation in Sacramento County in the past five years. When examined for members of protected classes and by income, experience with displacement varies widely. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability experienced higher displacement rates than regional survey respondents overall. Additionally, lower income households are much more likely than higher income households to have experienced displacement in the past five years. Higher income households that did experience displacement were more likely to have been displaced due to the landlord selling their home.

Experience with Housing Discrimination. Overall, 17 percent of survey respondents said that they experienced discrimination when they were looking for housing in the region. Among the jurisdictions, about one in four residents of Sacramento, Elk Grove, and Sacramento County experienced housing discrimination. Among members of protected classes, African American respondents, Native American respondents, and households that include a member with a disability had the highest rates of housing discrimination experiences. Respondents who believed they experienced discrimination when looking for housing in the region provided the reasons why they thought they were discriminated against. The top five reasons for discrimination were as follows: race/ethnicity (29 percent), income/income too low (23 percent), age (18 percent), familial status/having children (18 percent), and disability status (16 percent).

FOCUS GROUPS

In partnership with the participating jurisdictions and nonprofit organizations throughout the region, the project team facilitated six resident focus groups and six stakeholder focus groups. Focus groups consisted of 80 residents representing various stakeholders working in the fields of housing, real estate and development, supportive services, fair housing advocacy, and economic development.

As with survey participants, housing costs and lack of available housing to rent or buy are significant challenges for residents. Other common challenges discussed by focus group participants include barriers to renting due to rental requirements, poor housing conditions, overcrowding, lack of options for voucher holders, and difficulties with publicly supported housing policies and practices.

Poor Housing Conditions. Resident focus group participants shared stories of poor housing condition, ranging from units in need of repair, problems with mold, and pest infestations. Many shared that they were afraid to request repairs or remediation out of fear of being evicted or having the rent increase. Evictions resulting from code enforcement actions were described in nearly all resident focus groups, regardless of the community where they were held.

Overcrowding. Participants in a number of resident focus groups discussed how they live with extended family, roommates, or other friends in order to afford their housing. Sometimes two or more households share a unit; large families have an especially difficult time finding affordable housing that is large enough to accommodate their family.

Minimum income requirements. High deposit requirements and requirements that tenants have incomes of at least 3X (three times) the rent are very common among Sacramento Valley housing providers. Residents described these policies as a significant barrier to housing choice.

Lack of options for voucher holders. Focus group participants who are voucher holders described the difficulty they have experienced when faced with finding a new place to rent. Stakeholders also described that too few landlords in the region accept Section 8 vouchers and that more landlords or properties are opting out of the program altogether.

Lack of affordable accessible housing units. Residents with disabilities who participated in focus groups discussed the challenges they experienced when trying to find housing they could afford that met their accessibility needs. For residents with disabilities, particularly those relying on disability benefit income, finding affordable housing that also meets their accessibility needs in the home is incredibly

difficult. Market rate units that are accessible and financially out of reach. Older units that may be naturally occurring affordable housing, including properties in less transit-rich environments are rarely accessible. In addition to other challenges, residents who rely in part on disability benefit income must carefully balance their employment earnings. For many, especially those with cognitive difficulties, this is a difficult task with serious consequences for their housing situation. Lack of ADA accessible infrastructure or infrastructure in disrepair further narrows where residents with mobility disabilities can seek housing. Overall, one in three (35 percent) households surveyed through the AI that include a member with a disability live in a home that does not meet the needs of the resident with a disability.

HISTORY OF SEGREGATION IN THE REGION (OTHER RELEVANT FACTORS)

The majority of the data used in this assessment is from the Analysis of Impediments to Fair Housing Choice (AI) prepared for the Sacramento Valley Fair Housing Collaborative in February 2020. The regional study assessed fair housing in cities and unincorporated jurisdictions of Sacramento, Placer, and Yolo counties. The complete AI is available on the County's Fair Housing webpage[15].

The AI includes a summary of the history of housing discrimination in the Sacramento Region based on research by Jesus Hernandez, PhD at the University of California, Davis. Sacramento County, like many other places across the nation, has a past history of systemic segregation and exclusion in housing including practices of:

- Mortgage redlining, leading to disinvestment in low-income areas and area primarily inhabited by People of Color;
- Racially restrictive covenants on housing developments, restricting the access of residents of color to certain areas of the region; and
- Urban renewal programs aimed at redeveloping "blighted" areas or areas primarily inhabited by People of Color.[16]

Dr. Hernandez has documented racial covenants, which prohibited People of Color from purchasing or renting a home, in the Sacramento region as early as the 1920s. By the 1940s, these covenants were being reinforced by mortgage redlining practices, which excluded people of color from receiving government-backed home loans with favorable terms.

Due to covenants and redlining, many of Sacramento's people of color were living in the West End neighborhood by 1950. The City then targeted this neighborhood with urban renewal efforts to redevelop "blighted" areas with commercial development. People of color who were displaced from the West End then resettled in other non-covenant restricted areas. This resettlement and the redlining practices that followed resulted in a southwest to northeast pattern of racial covenants that extended beyond the City of Sacramento into the unincorporated County of Sacramento and the region at large (as shown in Figure 9).

Specifically, Dr. Hernandez found that racial covenants spanned from Sacramento's Pocket neighborhood in the southwest including River Park, East Sacramento and Arden- Arcade, and Fair Oaks in the northeast Figure 18. These covenants caused communities of color to settle in areas to the north and south of the City of Sacramento and were prevented from moving to more desirable neighborhoods while non-Hispanic white residents expanded to the northeast suburbs. These government practices of exclusion and disinvestment prevented People of Color from attaining the same intergenerational wealth that white

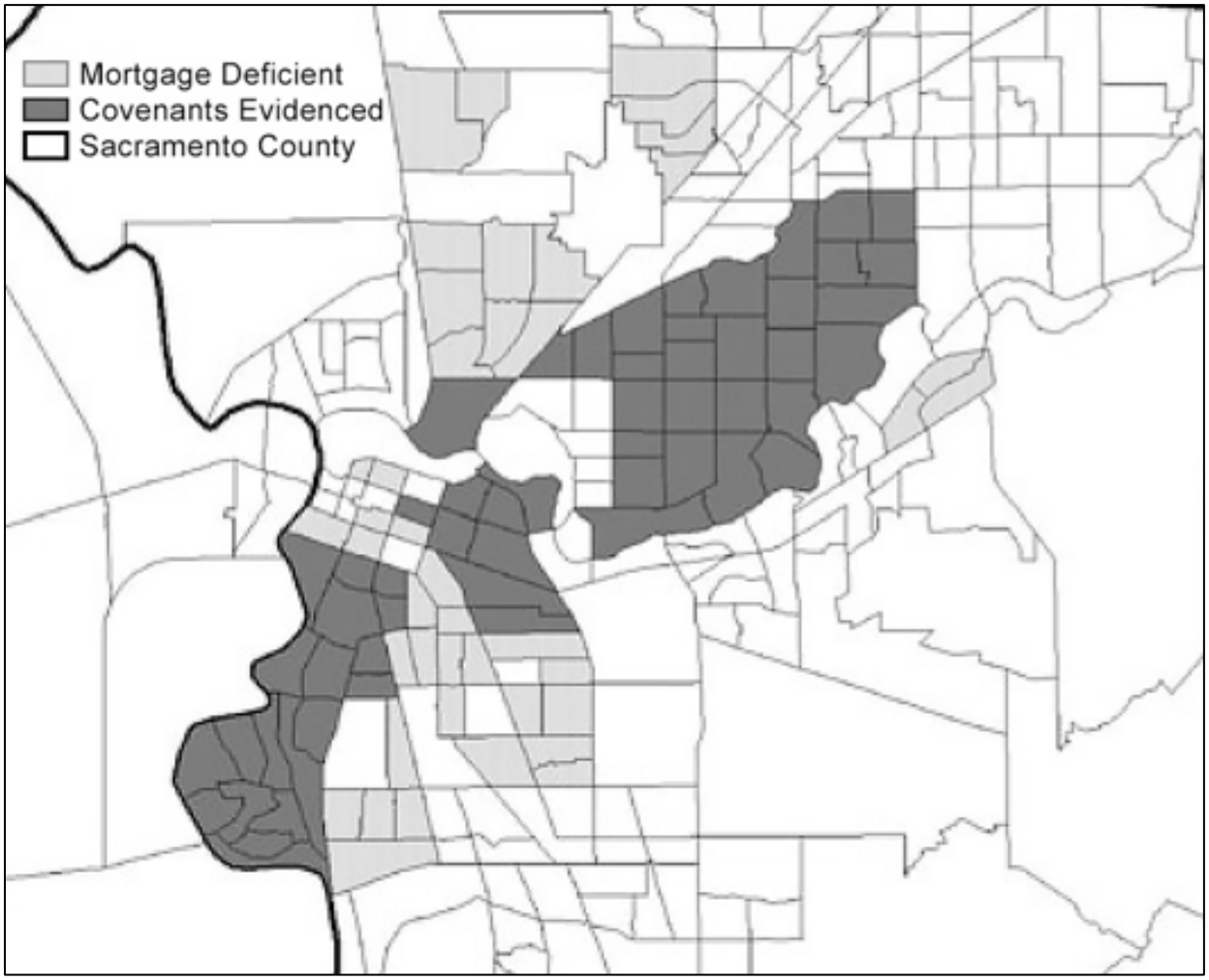
[15] https://www.saccounty.net/FairHousing/Pages/default.aspx

[16] Hernandez, Jesus. (2009). Redlining Revisited: Mortgage Lending Patterns in Sacramento 1930-2004. International Journal of Urban and Regional Research. 33. 291-313. 10.1111/j.1468-2427.2009.00873.x.

families achieved. This history is partly why in 2016, the net worth of a median white household ($171,000) was 10 times that of a median Black household ($17,150) in America[17].

Mortgage redlining, racially restrictive covenants, and urban renewal programs created the historic patterns of segregation in the Sacramento region but single-family zoning districts are another part of the reason that the region is still segregated today. According to SACOG's Housing Policy Toolkit Appendix: History and Context, Sacramento's historic redlining map of low-risk areas are still predominately zoned as single-family today. These areas also correspond directly with high opportunity areas, or areas identified by HCD as having access to jobs, high-performing schools, and low pollution levels. Single-family zoning districts prevent residential uses that are more affordable from developing in opportunity areas.

Figure 18: Areas with Historic Racially Restrictive Covenants



Source: Hernandez Jesus. (2009) Redlining Revisited: Mortgage Lending Patterns in Sacramento 1930-2004.

Local Data and Knowledge

The unincorporated Sacramento County has similar trends and patterns related to concentrated areas of affluence and racial segregation that occurred elsewhere in the region, state and even the country. The population has changed throughout County history to reflect significant historical events/trends. The

17 Brookings Institute, "Examining the Black-White Wealth Gap" (2020).

Sacramento region experience substantial change with the impact of the Gold Rush and creation of the rail lines. The non-white immigrants that were hired for mining work then shifted to the agricultural work, domestics, or merchants. This growing population experienced strong anti-immigrant sentiment. During the late 1800s and early 1900s, the rise of large community builders across the U.S. transformed home construction into a nationwide industry with restrictive covenants used as the primary method by which they implemented their planning and design visions (Weiss 1987:3). These covenants places limits on who could use the land (reside), place limits on exchange (ownership), and dictate how the land could be used.

When the Federal Housing Administration (FHA) was created in the 1930s, it marked the shift in local residential mortgage financing. Since FHA financing aided both construction and sales of new homes, developers of new communities in Sacramento during this period readily complied with FHA mandates for racial restrictions on residency. The demand for affordable home financing made possible by the FHA-insured mortgage program created a new market for community builders and expanded the boundaries of racially excluded space beyond the city limits. Developers of new suburban tracts used racial covenants to attract buyers and advertised the use of "wise restrictions" along with FHA Title II financing to assure buyers of the safety of their investment. FHA loan programs during this period helped institutionalize long-standing local realtor practices of racial segregation and played an important role in shaping the city's residential geography during the 1930s and 1940s. Lenders were unable to sell loans to Fannie Mae unless the mortgaged property had race covenants in place. Consequently, race covenants in property deeds became a standard practice and a necessary condition in the rapidly growing Sacramento housing industry.[18]

These trends coincide with the establishment of the Carmichael Colony in Carmichael and the Fair Oaks Sunset Colonies in the early late 1800 to early 1900's as farming communities and their conversion to suburban communities post World War II with racially restrictive covenants.

CURRENT PATTERNS OF INTEGRATION AND SEGREGATION

Race and Ethnicity

The Sacramento Valley region has grown similarly to the other counties in the SACOG region and has correspondingly increased in diversity. In 2017, non-Hispanic White residents made up 55.7 percent of the population within the Sacramento Valley region, compared to 73 percent in 1990. Figure 9 displays regional patterns of racial and ethnic segregation as of 2010. The 2010 patterns of settlement indicate that most non-White residents (including Black, Asian/Pacific Islander, as well as Hispanic/Latino residents) who live in the unincorporated county live near the cities of Sacramento and Elk Grove. The population within rural, agricultural areas tends to primarily be non-Hispanic White with a greater presence of Hispanic/Latino residents than any other community of color.

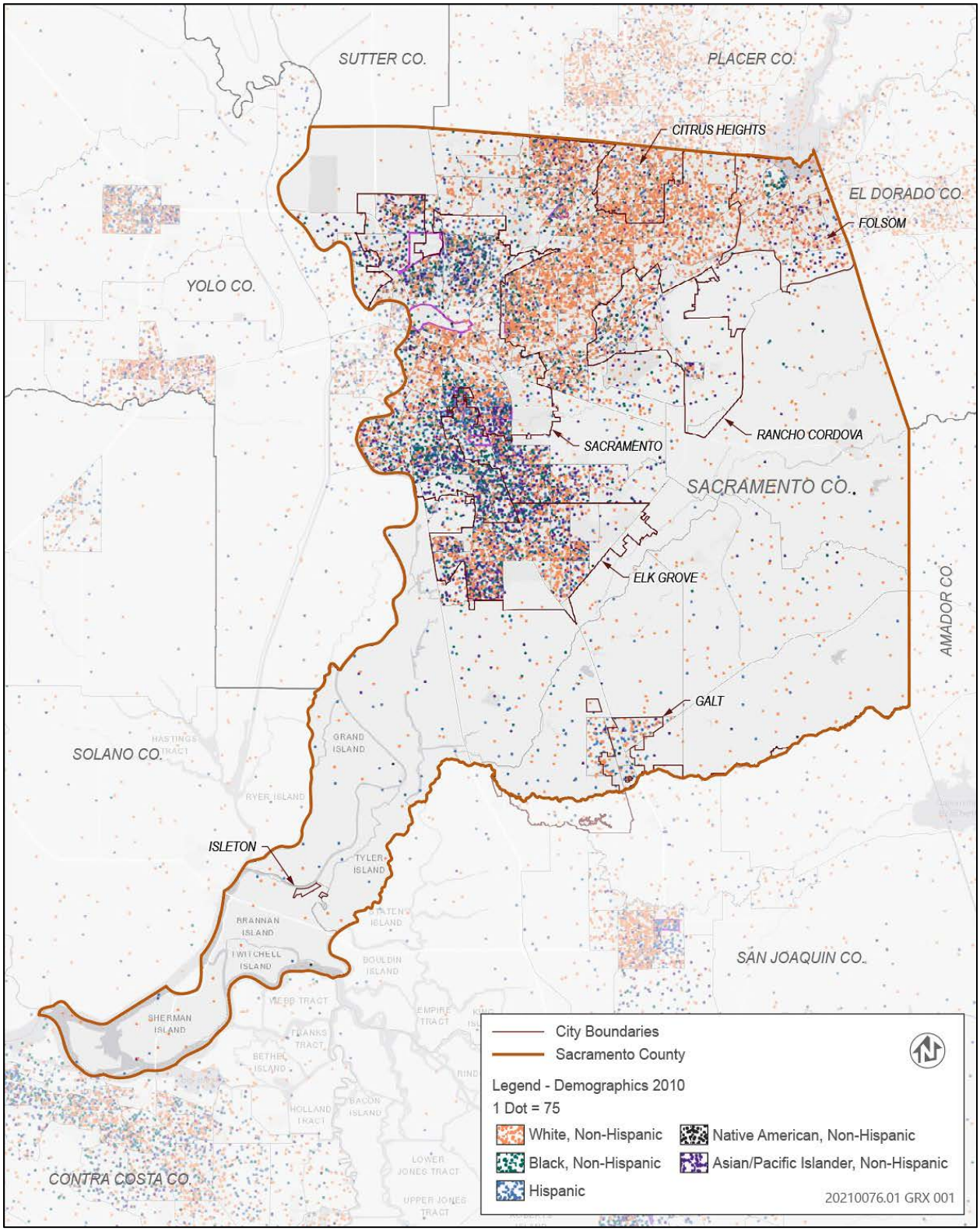
Between 2010 and 2018, the percent of the total non-White population for most census block groups in the county increased from 21-40 percent in 2010 to 41-60 percent in 2018. As shown in Figure 10, people of color now comprise a large majority of the population within many block groups correlating to identified communities.The percentage of non-White residents is predominately clustered in the more urban communities of Arden Arcade, South Sacramento and North Highlands/ Foothill Farms. The proportion of people of color is also increasing in the unincorporated areas of Rio Linda and Antelope. These are the areas of the County that historically did not have racially restrictive covenants. The population becomes more White in the suburban areas of Carmichael/Old Foothill Farms, Fair Oaks and the predominately agricultural communities of Southeast and Cosumnes. Portions of these suburban areas were subject to racially restrictive covenants. Orangevale, a suburban/rural residential community located at the northeast corner of the County is the least diverse portion of the County, with portions being less than 20 percent non-White.

As shown in Figure 19, there are far more predominately White census tracts than any other race or ethnicity and these tracts generally follow the Interstate-80 Highway and are outside of city centers in Carmichael, Fair Oaks (areas subject to racially restrictive covenants) and Orangevale. Most Hispanic/Latino

majority census tracts are in the southern areas of the county in the Florin and Rio Vista areas. Asian residents are most predominant in the Florin area as well, north of Elk Grove. Additionally, there are two census tracts with predominant Black populations located in the unincorporated county outside of the northern boundary of the City of Sacramento in the Natomas community.

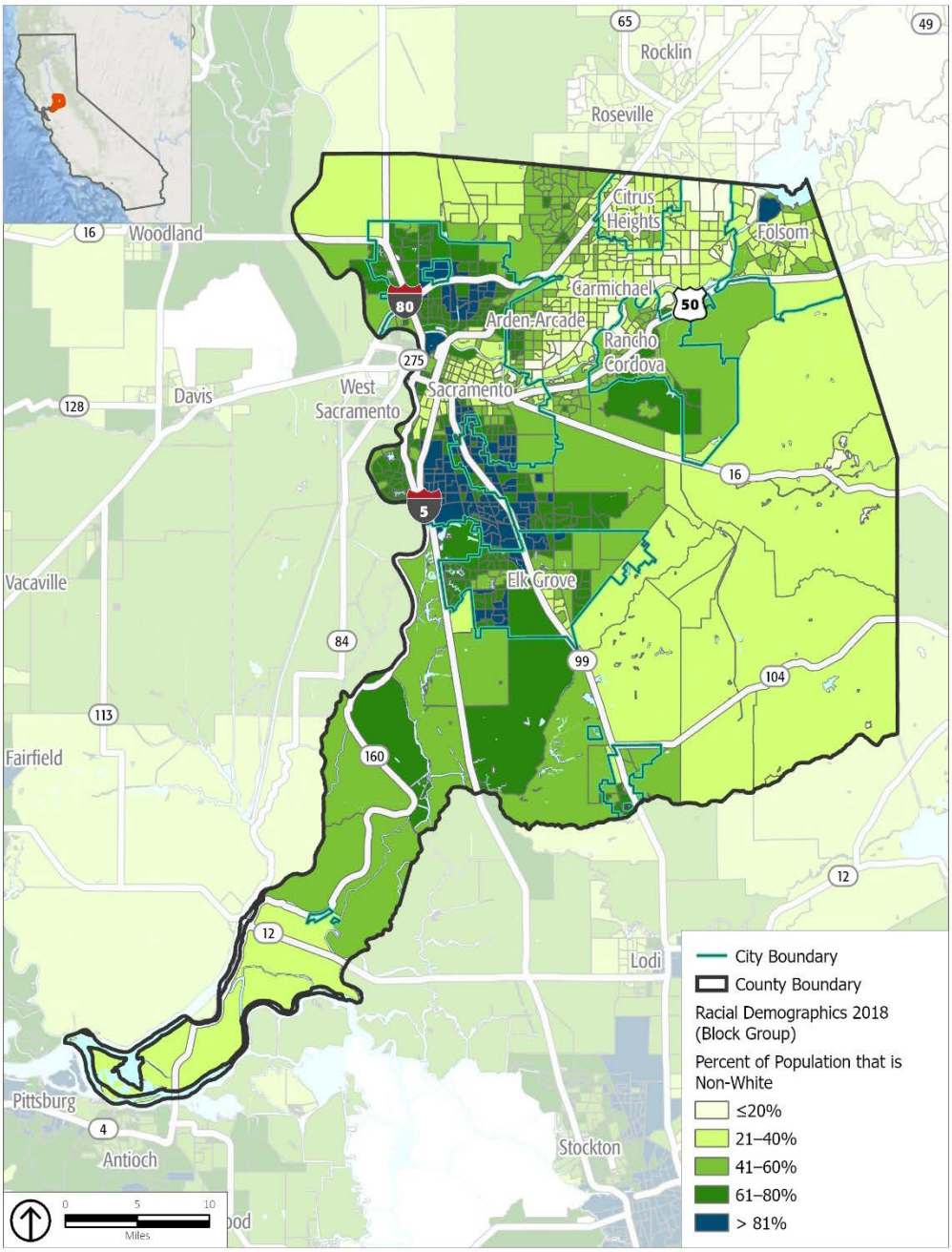
[17] Hernandez, J. 2021 Race and Place in Sacramento: A Report for the City of Sacramento to support preparation of the Environmental Justice Element of the Sacramento 2040 General Plan Update. JCH Research. Sacramento

Figure 19: Sacramento Racial and Ethnic Distribution, 2013



Source: HCD AFFH Data and Mapping Tool, 2021

Figure 20: Racial Demographics, Sacramento County, 2018

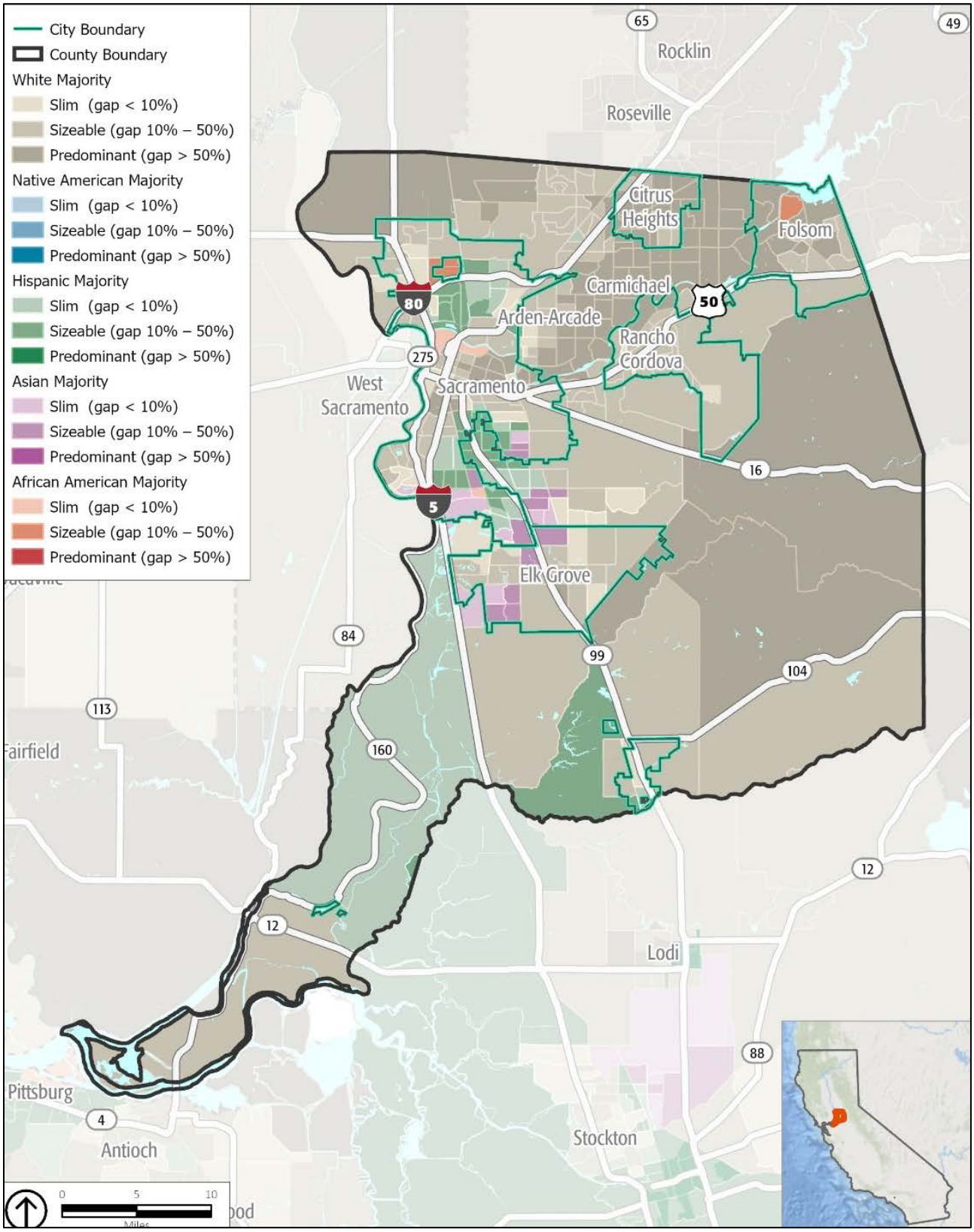


Source:

Percent of Residents that are Non-white by Census Block Group (2018)

Source: HCD AFFH Data and Mapping Tool, 2021

Figure 21: Racial Predominance, Sacramento County



Dissimilarity Index

A common measure of the magnitude of segregation within a city or county is the dissimilarity index (DI). The DI measures the degree to which two specific groups are distributed across a geographic area. The DI varies between 0 and 100 and measures the percentage of one group that would have to move across neighborhoods to be distributed the same way as the second group. A dissimilarity index of 0 indicates conditions of total integration under which both groups are distributed in the same proportions across all neighborhoods. A dissimilarity index of 100 indicates conditions of total segregation such that the members of one group are located in completely different neighborhoods than the second group.

It is important to note that the DI provided by HUD uses non-Hispanic White residents as the primary comparison group. That is, all DI values compare racial and ethnic groups against the distribution of non-Hispanic White residents and do not directly measure segregation between two minority groups (e.g., Black and Hispanic segregation).

The AI found that segregation in Sacramento County is "moderate" as defined by the DI (Figure 22). However, the AI also notes that segregation in the county has increased each decade since 1990. Overall, the DI shows that 36 percent of all "minority" households would need to relocate neighborhoods in order to be evenly dispersed with non-Hispanic White households. About half (48.5 percent) of all Black households would need to move neighborhoods (census tracts) to be proportionally even. Black segregation has been "above moderate" in the balance of Sacramento County since 1990 and has actually increased in recent years, which means that most Black households live in concentrated, neighboring, or segregated communities. The concentration of Black households, and many communities of color, over a 30-year time period is largely due to the long-term effects of redlining and mortgage discrimination.

The segregation of Asian residents also rose to "moderate" from 2012 to 2013 (the most recent year data are available).

Figure 22: Dissimilarity Index, 2013

	Minority/NHW Dissimilarity Index		Hispanic/NHW Dissimilarity Index		Black/NHW Dissimilarity Index		Asian/NHW Dissimilarity Index	
Jurisdiction	Index	Rating	Index	Rating	Index	Rating	Index	Rating
Citrus Heights	18.54	Low	20.64	Low	25.50	Low	18.52	Low
Elk Grove	27.10	Low	19.63	Low	28.80	Low	34.68	Low
Davis	17.96	Low	16.62	Low	21.90	Low	23.63	Low
Rancho Cordova	17.87	Low	18.52	Low	25.16	Low	36.80	Low
Roseville	15.92	Low	20.19	Low	19.41	Low	29.67	Low
Rocklin	12.74	Low	13.44	Low	21.48	Low	24.21	Low
Balance of Sacramento	36.41	Low	36.76	Low	48.52	Moderate	45.19	Moderate
City of Sacramento	37.80	Low	39.56	Low	44.92	Moderate	43.73	Moderate
W. Sacramento	19.26	Low	27.57	Low	29.52	Low	24.27	Low
Woodland	21.58	Low	22.69	Low	30.89	Low	39.69	Low

Note: NHW is Non-Hispanic White.
Source: Decennial Census 2010 pulled from the HUD Exchange and Root Policy Research.

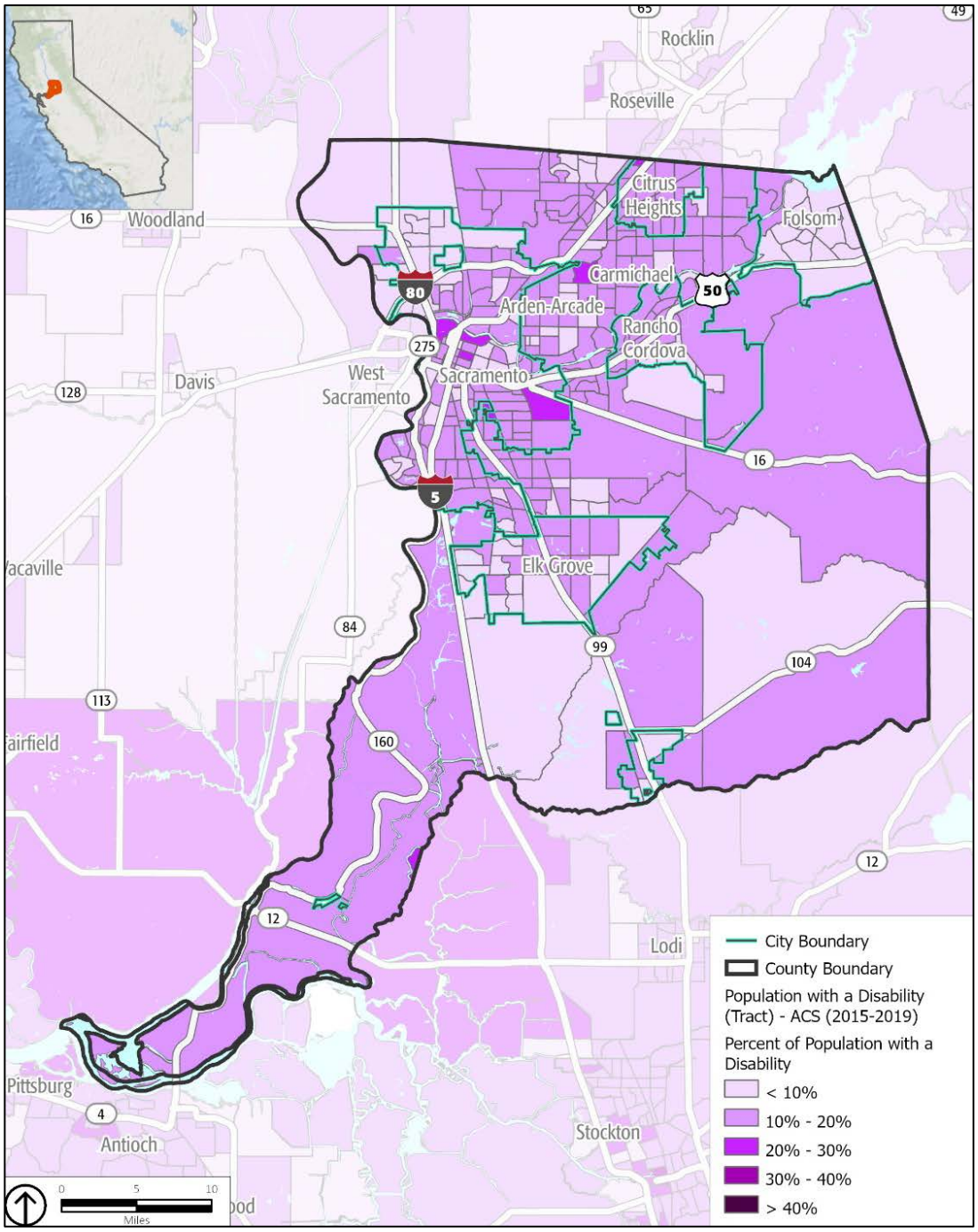
Disability

The U.S. Census Bureau defines disability as one of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. As was discussed in the Special Housing Needs section of Chapter 6, People with Disabilities, the average

proportion of unincorporated county residents (total non-institutionalized) living with a disability in 2018 (10 percent) was higher than that of the state (8 percent). Thirty-seven percent of the 43,662 people with a disability in 2018 had an ambulatory difficulty (26 percent) or a self-care limitation (11 percent), which makes it harder to live independently.

Figure 23 shows the population of persons with a disability by census tract in the county using American Community Survey data from 2015-2019. At a regional level, the county is relatively homogenous in that most census tracts have 20 percent or less of their less population living with a disability. Many smaller tracts throughout the northern part of the county have less than 10 percent of people living with a disability. Conversely, there are a few areas with ≤40 percent of people living with a disability. The County currently administers a number of programs that serve people with various special needs, including those that have developmental disabilities.

Figure 23: Percent of Population with a Disability, Sacramento County



Source: HCD AFFH Data and Mapping Tool, 2021

Income

Sacramento County is a rapidly growing region of the state and known as a desirable place to raise a family. Like any county, Sacramento has a mix of residents with low- to extremely low- income individuals and families and higher income individuals and families. In 2019, the whole of Sacramento County had a median household income of $67,151, which was lower than the state ($75,235). Approximately 17.7 percent of households in the county earned less than $25,000 in 2019 while 32 percent of households earned more than $100,000. Compared to 16.4 percent of households earning less than $25,000 and 37.7 percent earning more than $100,000 in the state, Sacramento is relatively average for households with lower and higher incomes indicating a need for a variety of housing types affordable to differing incomes but achievable for households with lower to moderate incomes.

Figure 24 shows the geographic distribution of households by median household income by block groups in Sacramento County. Many block groups in the county are less than or equal to the 2020 State Median Income ($87,100). Households with the highest incomes mostly live outside of the incorporated cities in the more rural parts of the county and in the unincorporated suburban communities to the northeast of the City of Sacramento. This is particularly the case in Arden Arcade, Carmichael, Fair Oaks and Orangevale on larger suburban parcels in closest proximity to the American River. The Planned Community of Rancho Murieta in the eastern portion of the County and the Natomas in the north portion are also areas with the highest incomes. Households with lower incomes are generally north and south of the City of Sacramento in the Arden Arcade and South Sacramento communities and into the Rio Linda/North Highlands area. These areas of income generally follow the areas with racially restrictive covenants in that the wealthier areas tend to be more White and in areas where the covenants were historically in place.

Figure 25 further displays this information by showing the percentage of low to moderate income households by census tract. As displayed in the figure, tracts with the highest percentage of low and moderate income households are located in and around the City of Sacramento (Arden Arcade, South Sacramento, Rio Linda and North Highlands communities) while the lowest percentages (or households with higher incomes) are located in the outer areas of the county. (Rancho Murieta and Southeast community) were properties are larger and predominately rural in nature.

As shown in Figure 26, which displays poverty status by census tract in the county, the areas with the highest percent of population with incomes below the poverty level (40 percent or more) are north and south of the City of Sacramento. While poverty exists throughout the county, it is most concentrated in the unincorporated communities near the City of Sacramento.

Figure 24: Distribution of Median Income by Block Group, Sacramento County, 2015-2019

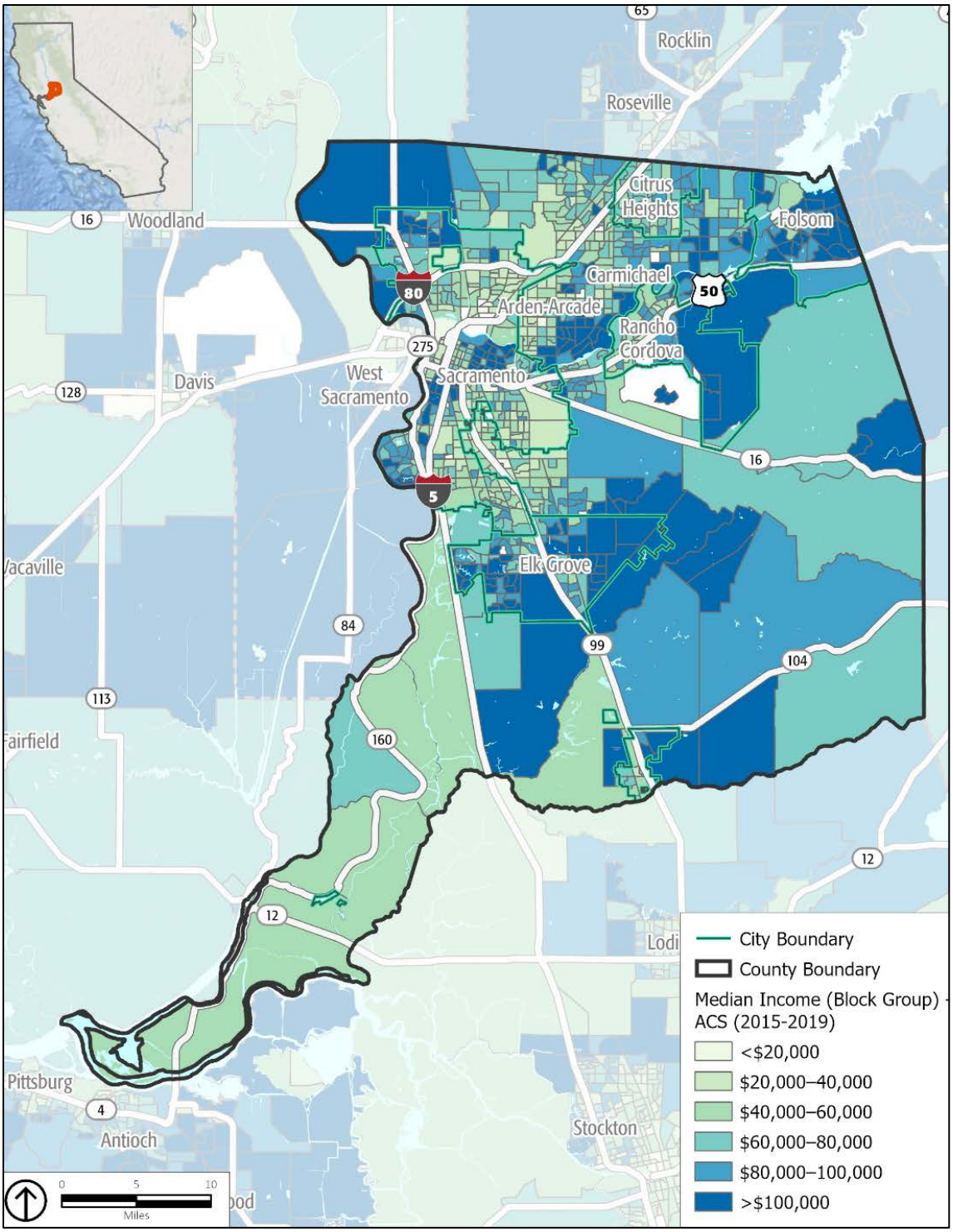


Figure 25: Percent of Low to Moderate Income Households by Census Tract, Sacramento County, 2015-2019

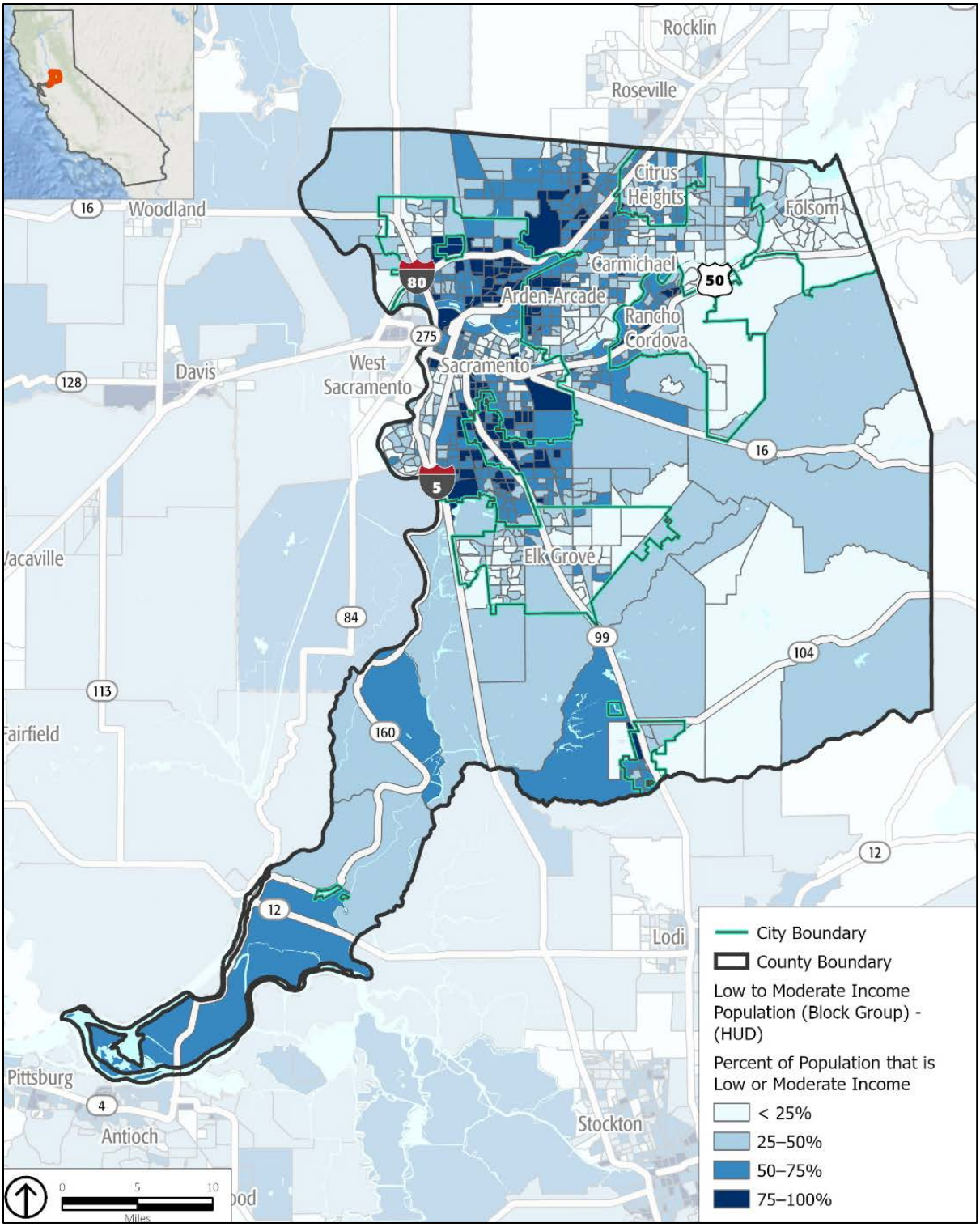
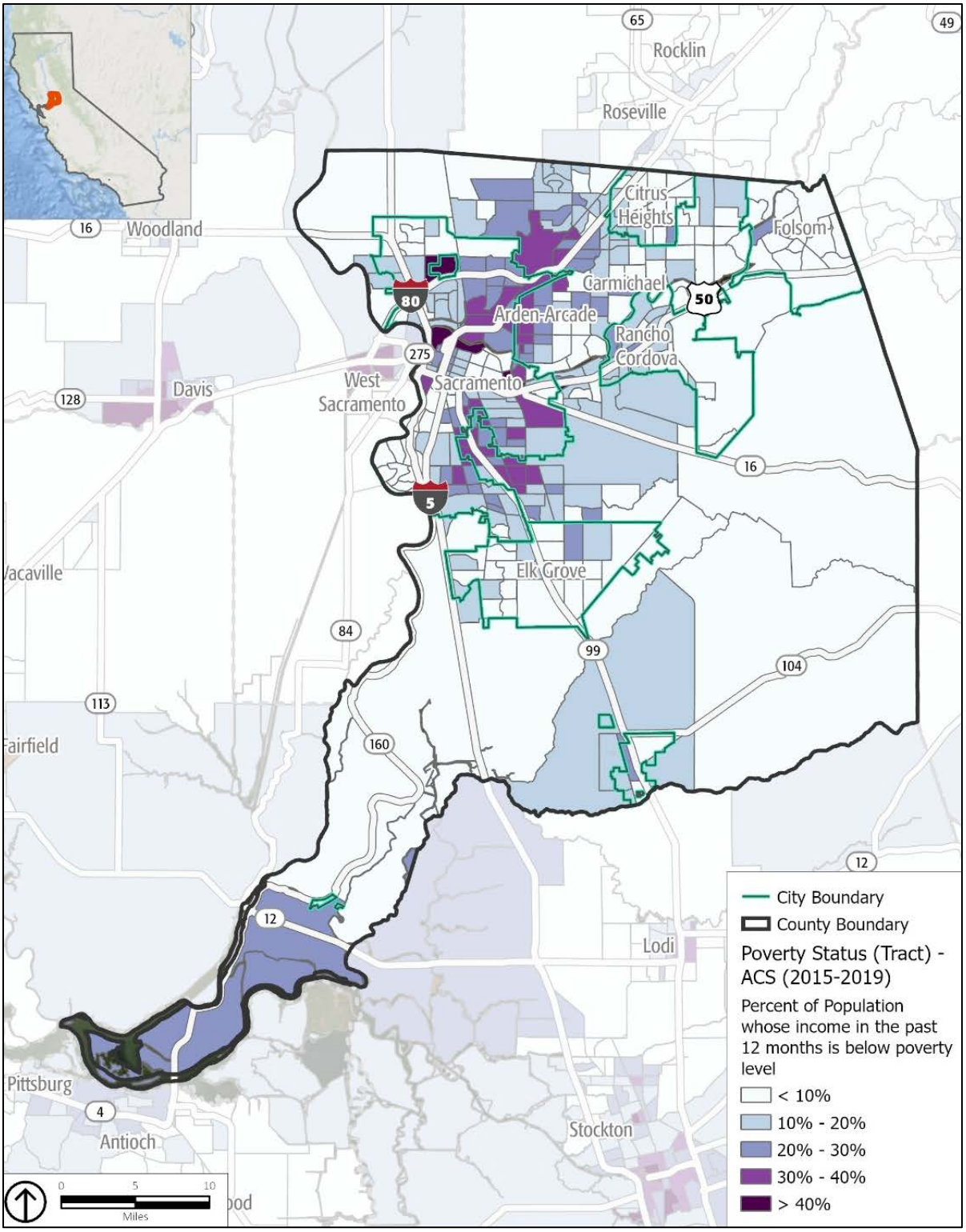


Figure 26: Poverty Status, Sacramento County, 2015-2019



Familial Status

During the 2015-2019 ACS survey period, Sacramento County had a larger proportion of family households (34.0 percent) compared to the state as a whole (31.3 percent). About 20.4 percent of the total households in Sacramento County (543,025) were married-couple family households with children under 18 years old in the home. Figure 27 displays the percent of children in married couple households in the county of Sacramento. The map generally shows a wide distribution in the percent of children throughout the county who live in households with married-couple families. Lower percentages of children live in married-couple households in the unincorporated communities near the City of Sacramento. It is also clear that higher percentages of children are in married-couple households in the outer county and in the cities of Folsom, Rancho Cordova, and Elk Grove.

Sacramento County had a higher proportion of single parent households with children (10.1 percent) than the state on average (8.7 percent) between 2015-2019. About 7.2 percent of households were headed by a single female. Figure 28 shows the regional distribution of the percent of children in female-headed households with no spouse present. The map indicates less than 20 percent of children in most census tracts throughout the county live in single female headed households with larger percentages located in Arden Arcade, South Sacramento and North Highlands communities. Although the low proportion of children in single-female headed households does not indicate a distinct fair housing issue, this could be a result of the limited supply of housing in the greater county region that is affordable for single-headed, one-income households with children.

Figure 27: Percent of Children in Married Couple Households, Sacramento County

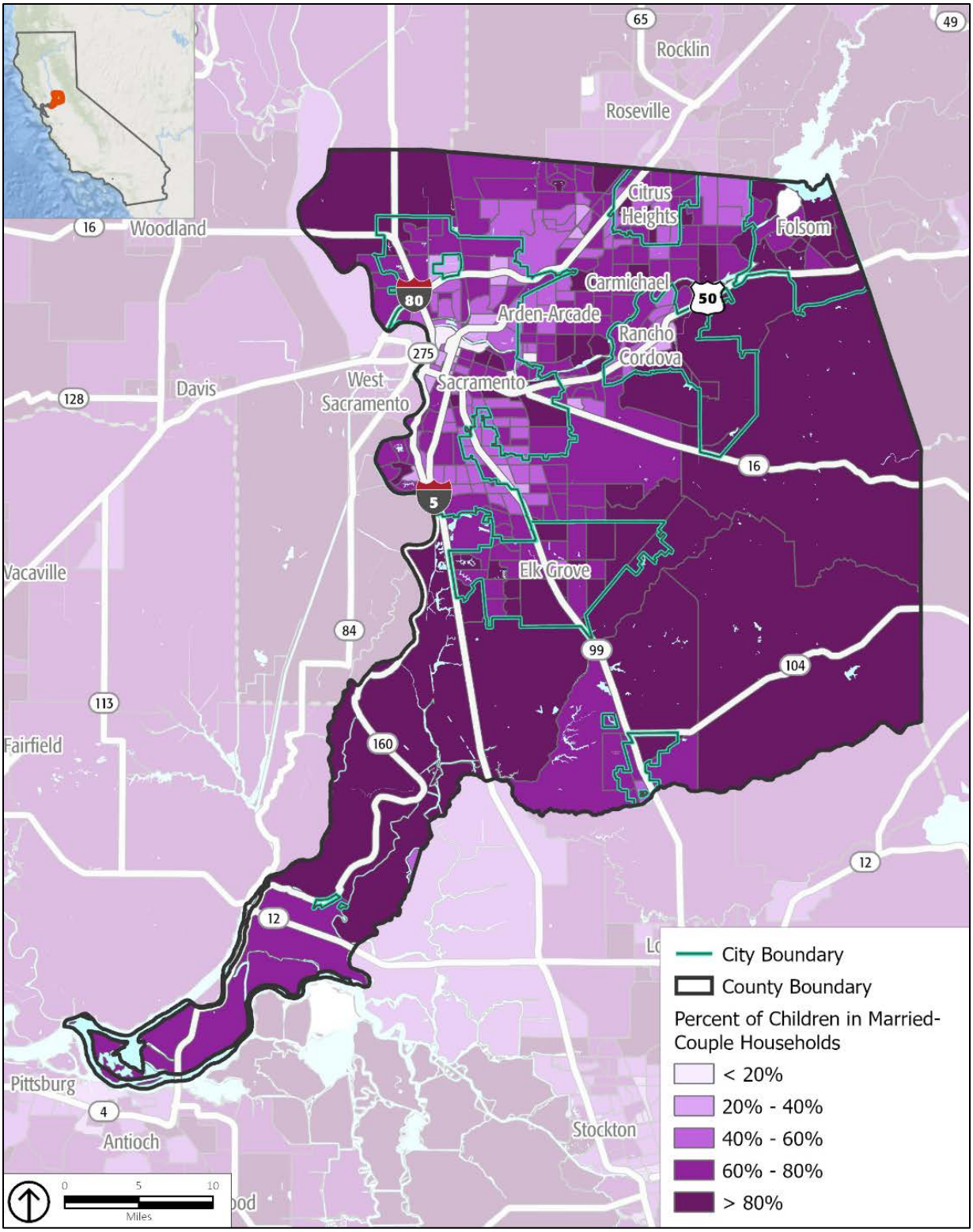
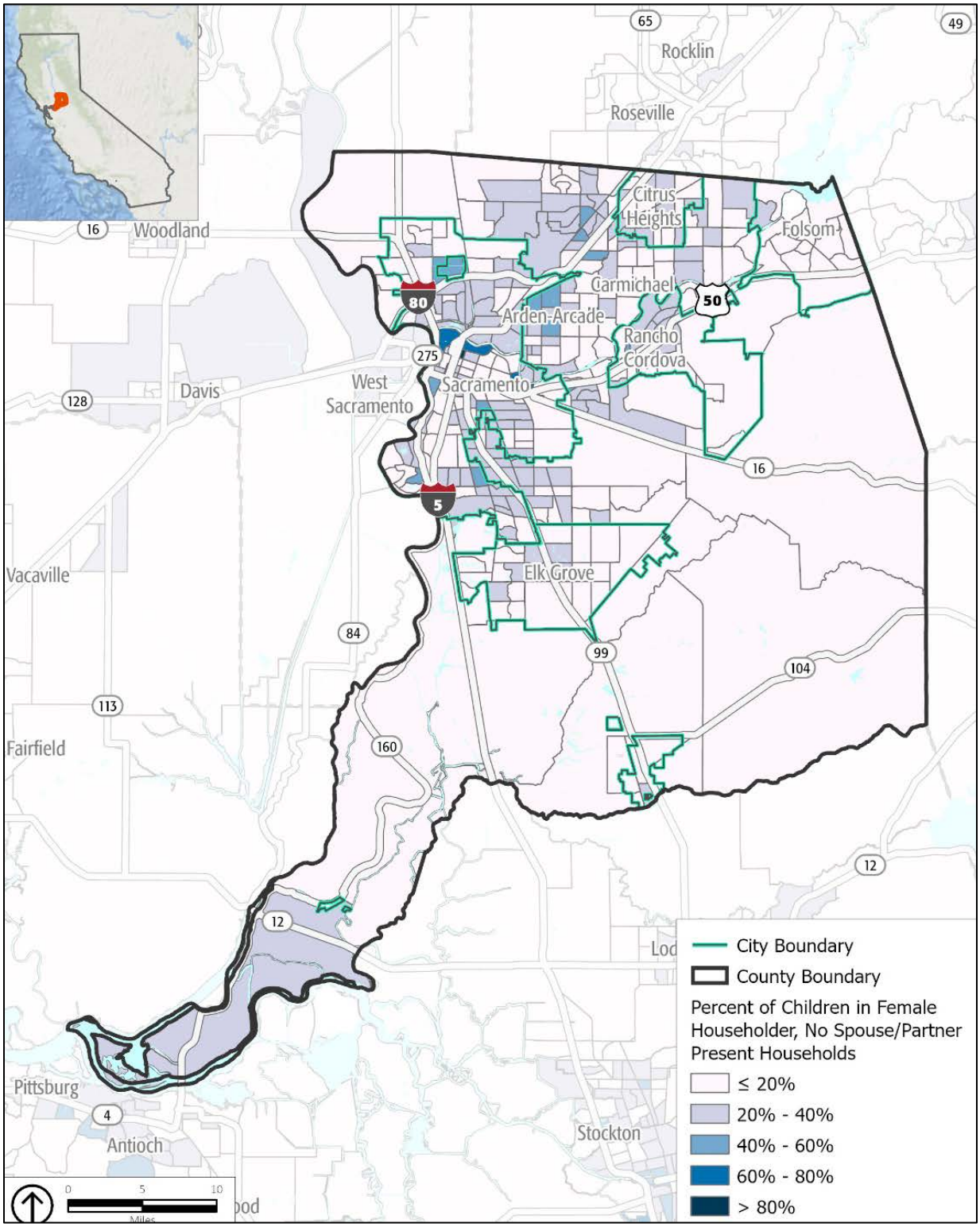


Figure 28: Percent of Children in Female-Headed Households, No Spouse Present; Sacramento County



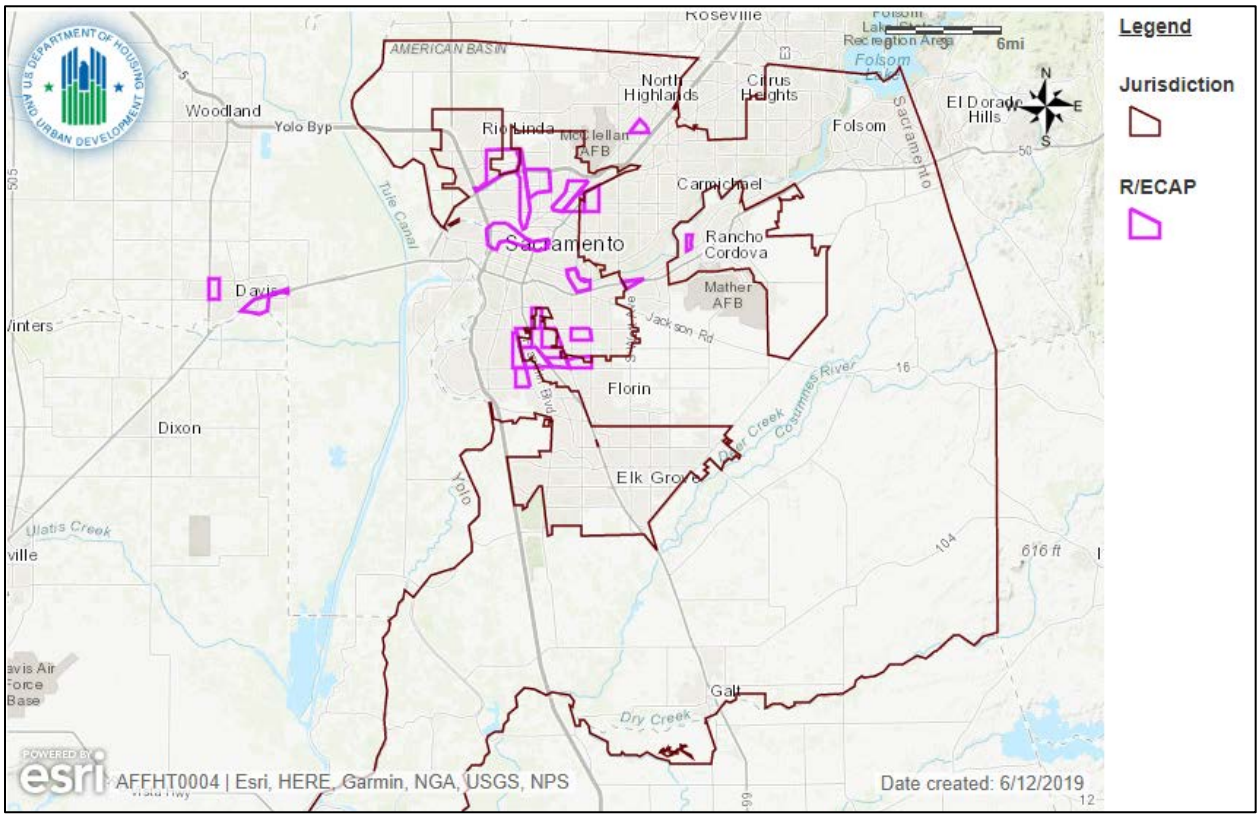
RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) are neighborhoods in which there are both racial concentrations and high poverty rates. R/ECAPS are used to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunities. HUD defines R/ECAPs as census tracts with:

- a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average poverty rate for the county, whichever is lower.

Figure 29 displays R/ECAPs in Sacramento County. According to HUD's AFFH tool, the Sacramento Valley region had 22 RECAPs, most which are in the Cities of Sacramento, Davis, and Rancho Cordova. In the unincorporated county, R/ECAPs are located adjacent to the City of Sacramento in the Arden Arcade, North Highlands and South Sacramento communities. These areas are included in the Environmental Justice Communities of North Highlands, West Arden Arcade, South Sacramento and North Vineyard.

Figure 29: Locations of R/ECAPs, Sacramento County, 2013



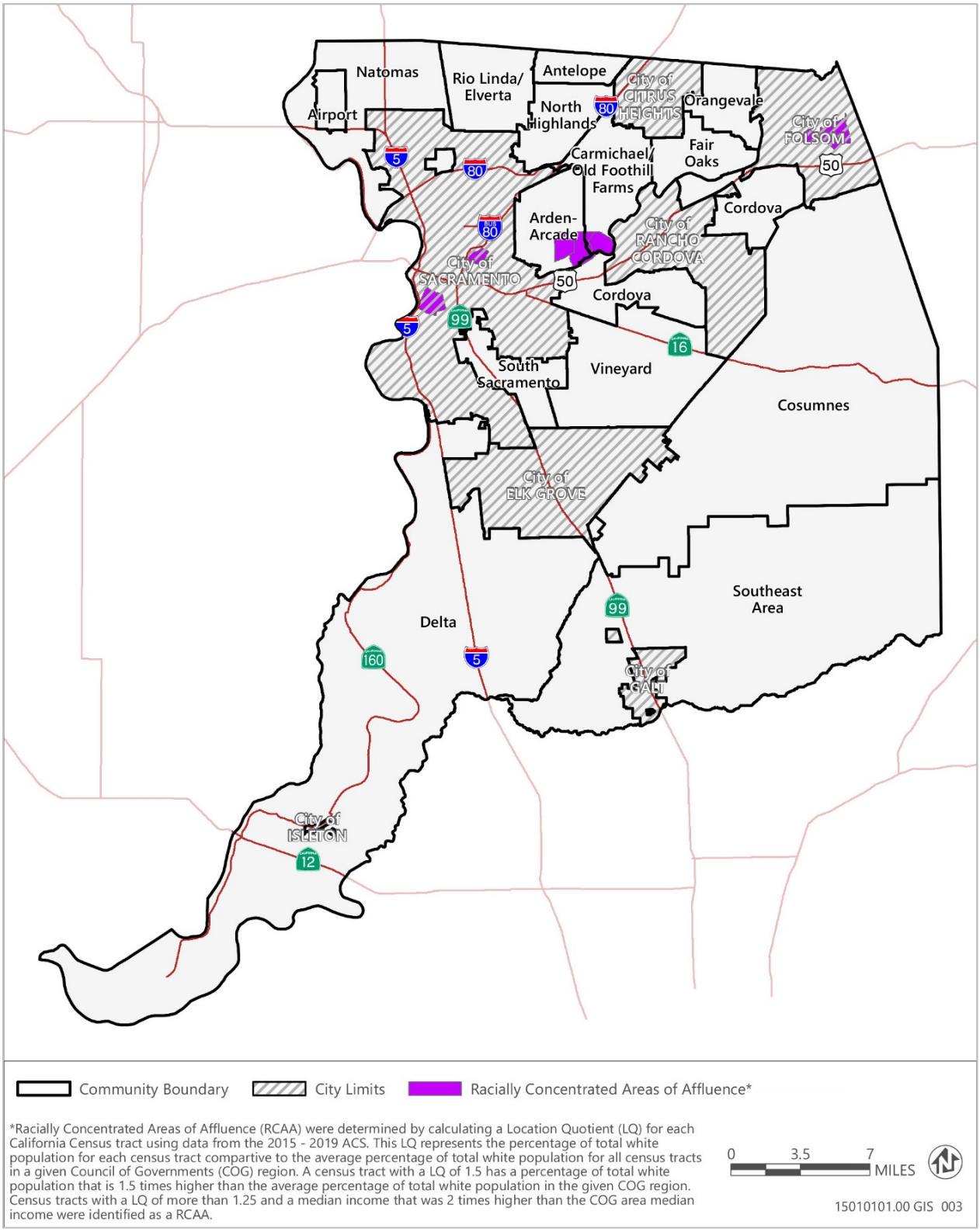
Source: HUD AFFH Data and Map tool and Root Policy Research.

RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF AFFLUENCE

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household incomes. As was discussed previously and shown in Figure 30, non-Hispanic Whites are the most predominant racial/ethnic group in the county, with more predominance outside of city centers and

generally following the Interstate-80 Highway. Similarly, this pattern also applies to households with annual incomes above $100,000. Figure 20 displays RCAAs in Sacramento County using income and demographic data from the 2015-2019 ACS. Within the unincorporated county, there are three adjoining census tracts in the Arden Arcade community that meet the definition of RCAAs to include neighborhoods such as Sierra Oaks, Wilhaggen, Del Dayo, and Mariemont/Gordon Heights. There are also a few census tracts within the City of Sacramento and the City of Folsom. These census tracts have: (1) an average total White population that is 1.25 times higher than the average total White population in the SACOG region and (2) a median income that is 1.5 times higher than the SACOG area median income ($86,017).

Figure 30: Location of RCAAS, 2019



Source: American Community Survey (ACS), 2015 - 2019; Original data sourced from PlaceWorks, 2021.

ACCESS TO OPPORTUNITY

Across the nation, affordable housing has been disproportionately developed in minority neighborhoods with high poverty rates, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. Several agencies have developed "opportunity indices" to assess and measure geographic access to opportunities, including HUD; the University of California at Davis, Center for Regional Change; and HCD in coordination with the California Tax Credit Allocation Committee (TCAC). For the purpose of this assessment, the opportunity index prepared by HCD and TCAC is used to analyze access to opportunity in Sacramento County.

HCD/TCAC Opportunity Areas

HCD and TCAC prepare opportunity maps to determine areas with the highest and lowest resources. The TCAC/HCD Opportunity Maps are intended to display the areas, according to research, that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

As shown in Figure 31, most census tracts in the northern unincorporated county (Rio Linda/Elverta, Antelope, and North Highlands communities) are considered low or moderate resource areas by TCAC's composite score for economic, educational, and environmental opportunities. Many areas in the southern and eastern portions(Cosumnes and Southeast communities) of the unincorporated county are considered high or highest resource.

Educational Opportunity

Education scores in the county show mixed outcomes (Figure 32). The areas north and south of the City of Sacramento, and in the southern county, have the lowest education scores per census tract and are found to have less positive educational outcomes. While unincorporated communities near the cities of Elk Grove and Folsom are shown to have more positive education outcomes. These patterns are generally indicative of patterns across the state.

Proximity to Jobs

The 2014-2017 U.S Department of Housing and Urban Development's (HUD) job proximity index quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area (CBSA). Figure 33 shows the job opportunity index ratings for Sacramento County. As shown in the figure, the areas with the closest proximity to jobs (shown in blue) are in and around the Cities of Sacramento and Rancho Cordova. Unincorporated areas in the south, west of Elk Grove, and in the North Highlands area (indicated on the map in red) have the furthest proximity to jobs and must commute further from their homes to their places of work. These are the Delta, Southeast, and Cosumnes communities that are rural in nature and generally lack commercial or industrial job centers requiring many of the residents commute to Sacramento or Elk Grove or be employed in agricultural industries.

Environmental Health

The TCAC/HCD Opportunity Maps measure environmental opportunity using the exposure, pollution burden, and environmental effect indicators from the California Communities Environmental Health Screening Tool (more commonly known as CalEnviroScreen 3.0). The areas of less positive environmental outcomes (a score of less than 0.25) align with the Environmental Justice Communities identified by the County Environmental Justice Element, including: South Sacramento, North Highlands, West Arden Arcade, and Vineyard. The Environmental Justice Communities were identified using CalEnviroScreen 3.0 scores based on environmental, health, and socioeconomic factors as well as SACOG's MTP/SCS, which

identified neighborhoods with high percentages of low income and/or "minority" residents. There are also other areas in the County which have scores of less than 0.25 such as the Cosumnes and Delta Communities, which are rural in nature, and in the Natomas Community. Environmental outcomes tend to be more positive (score of 0.75 and higher) in parts of the Rio Linda, Antelope, Vineyard, Southeast Area Communities of the County as well as part of the incorporated cities of Elk Grove, Folsom and the City of Sacramento.

Access to Transportation

The Low Cost Transportation Index, developed by HUD, estimates the percentage of income that residents use to pay for transportation, measured at the census tract scale. The higher an index score, the lower the cost of transportation. Index scores can be influenced by factors such as access to public transportation, housing density, and proximity of employment centers and other services.

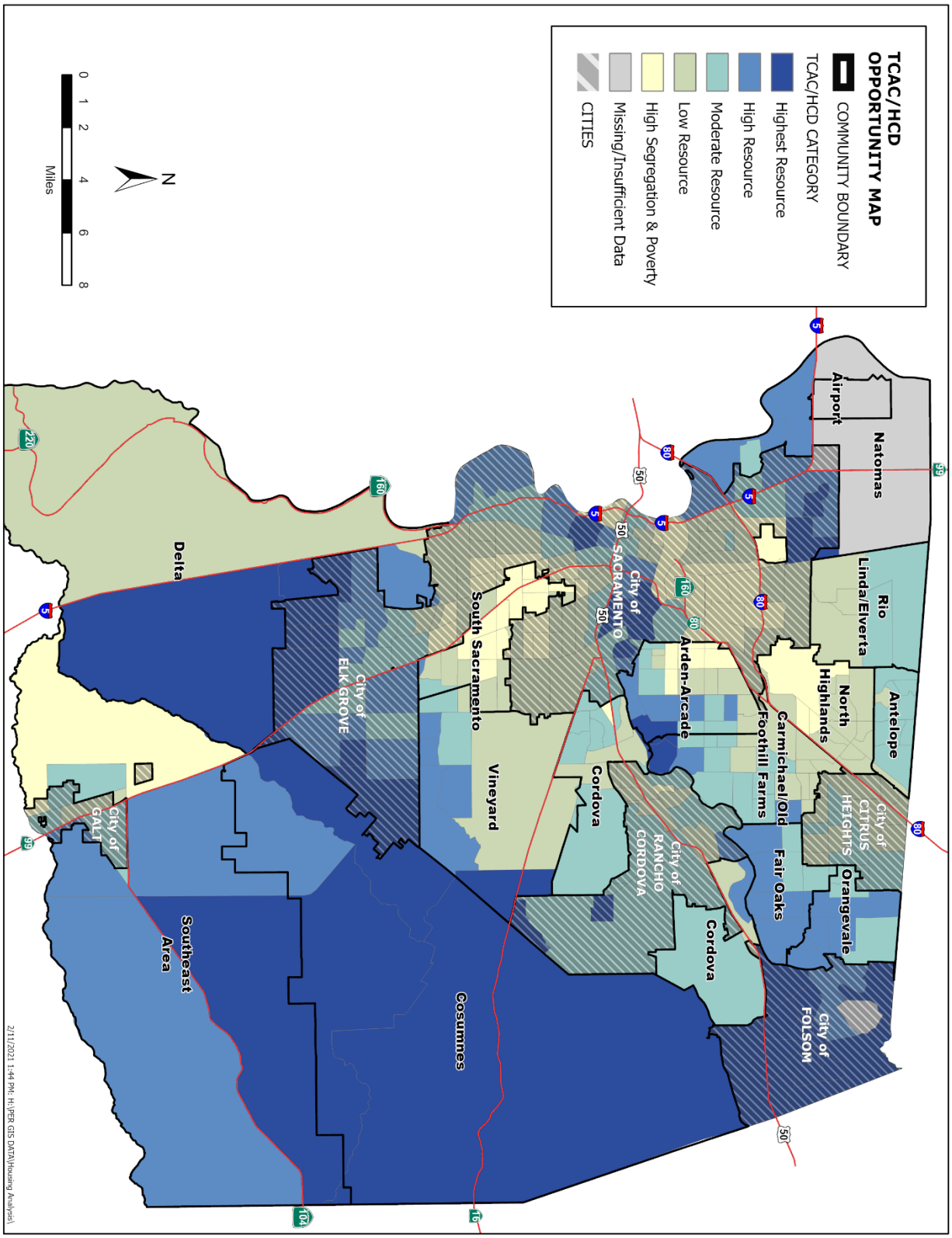
As a whole, Sacramento County has an average index rating of 66, meaning it has lower transportation costs than 66 percent of the nation. In comparison, the average score for California is also 66. As shown in **Figure** 34, transportation is more affordable to residents in the City of Sacramento, South Sacramento, Arden-Arcade, and in the North Highlands and Carmichael communities along the Interstate-80 corridor. These areas have higher index scores (79-99) than the rest of the county and therefore lower transportation costs. Costs are lower because these areas are in closer proximity to the main Interstate Highway, services, and employment centers. They also have ample public transportation choices and have some of the higher housing densities in the county. There was not a clear pattern of disparity associated with the location of low transportation cost neighborhoods and race or ethnicity.

In contrast, there are lower scores in the Natomas, Rio Linda, Cordova/Folsom, and southern Delta communities (40-58), indicating less affordable transportation. This is largely due to their distance from services and employment centers. These areas are also further than ½ mile away from existing light rail and bus stops (**Figure** 34).

It is also important to provide good access to affordable and reliable transportation for people with disabilities to bolster opportunities for education, employment, healthcare, and housing. Figure 35 shows the existing light rail and bus stops within a ¼ mile radius with the percent of people with a disability by census tract in the county. In most census tracts of the county, 20 percent or less of the population has a disability. For residents with disabilities living in the northern county, public transportation is relatively accessible as indicated by the existing light rail and bus stops within a ¼ of a mile. For residents with disabilities in the southern and southeastern communities of the county, travelling via public transportation can be more problematic. South County Transit (SCT) provides four types of service as follows:

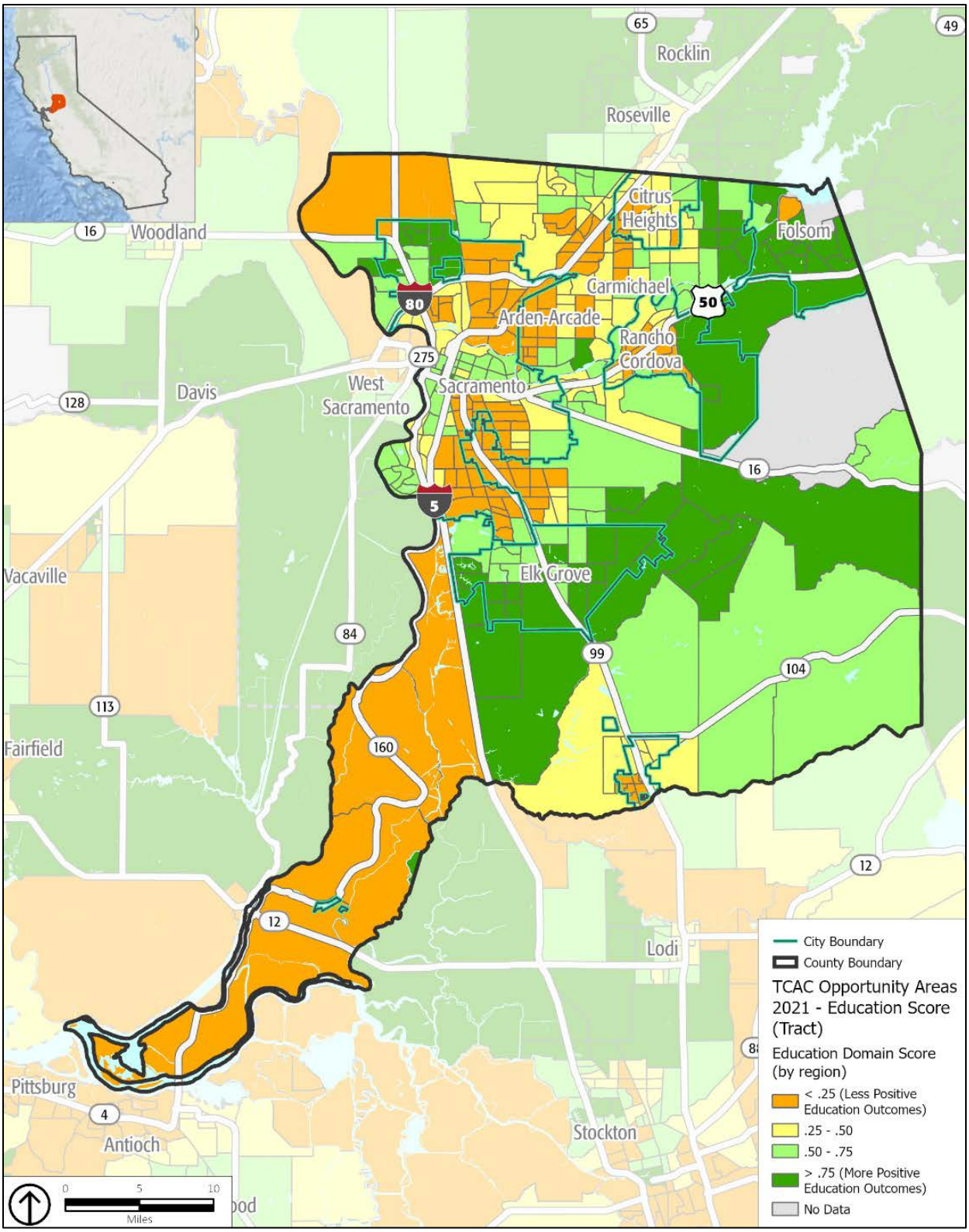
- Dial-A-Ride curb-to-curb service within the city limits of Galt between 6:30 am and 6:30 pm Monday through Friday, and between 8:00 am and 4:30 pm on Saturday.
- The *Hwy 99 Express* providing service connecting Galt with the Lodi Transit Center, Elk Grove, and South Sacramento operating Monday through Friday from 5:20 am to 7:20 pm.
- The *Delta Route* providing service from Isleton and other Delta communities to Galt, with connecting service via the Hwy 99 Express to Lodi, Elk Grove, and Sacramento. The Delta Route runs 5 times a day Monday through Friday.
- The *Galt to Sacramento Commuter Express* providing direct service from Galt to midtown and downtown Sacramento on Wi-fi equipped motor coaches running 3 times a day, Monday through Friday.

Figure 31: Locations of TCAC/HCD Opportunity Areas



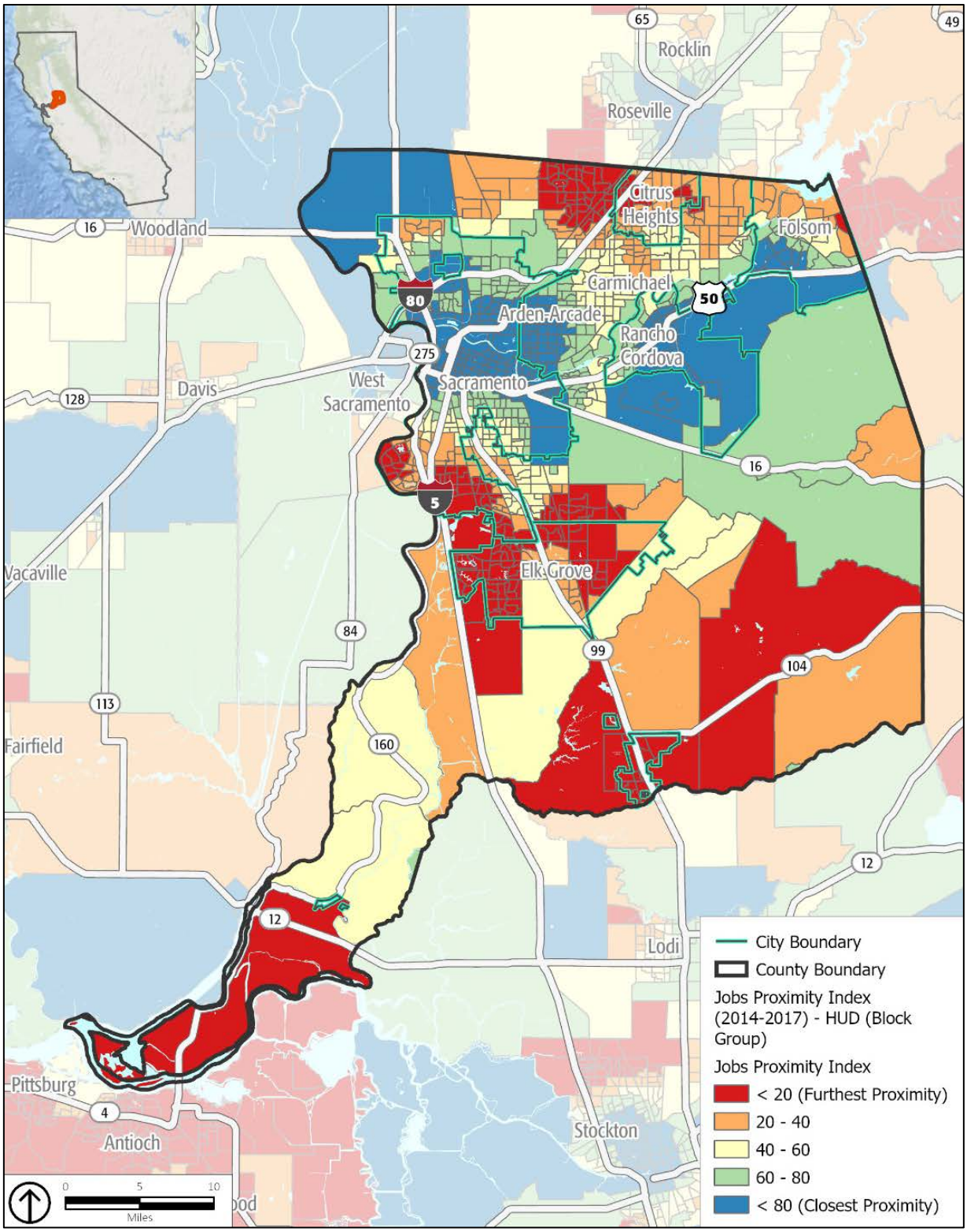
Source: TCAC/HCD Opportunity Area Map, 2020

Figure 32: TCAC Opportunity Areas – Education Score by Census Tract



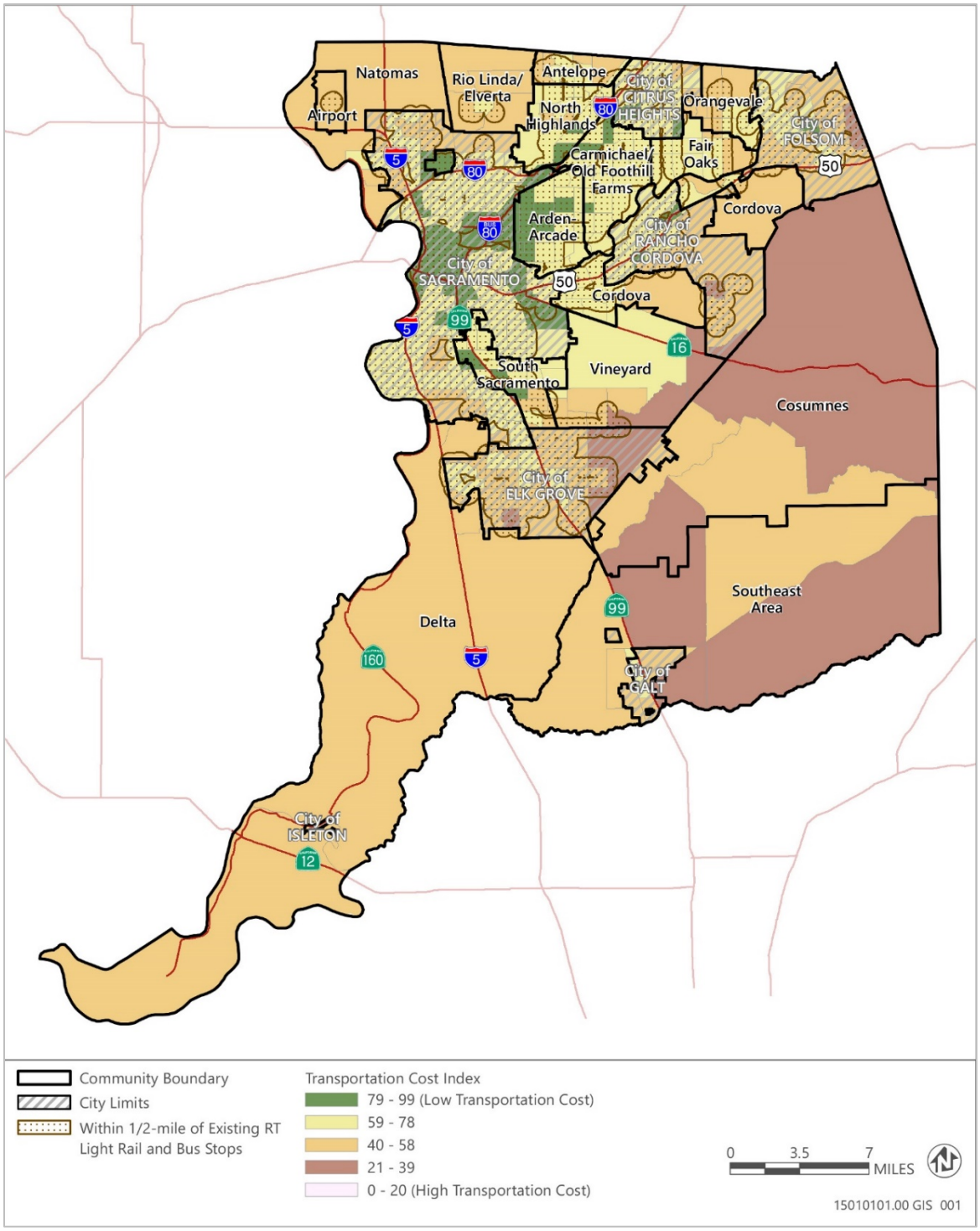
Source: TCAC/HCD Opportunity Area Map, 2020

Figure 33: Job Opportunity Index by Block Group, 2014-2017



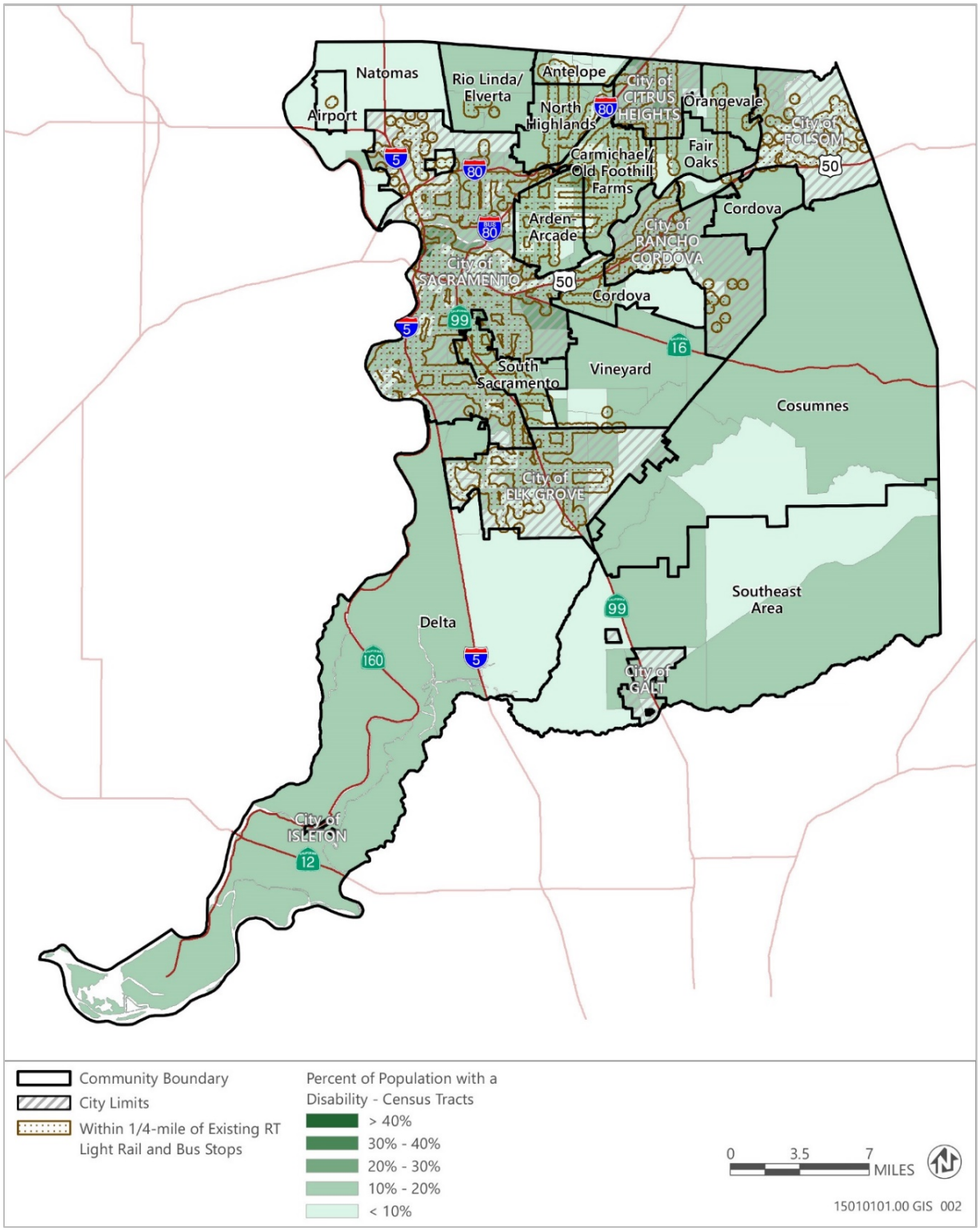
Source: HUD, 2014-2017. HCD AFFH Mapping Tool, 2021.

Figure 34: Low Cost Transportation Index



Source: Data downloaded from the Office of Policy Development and Research in 2021 and SACOG in 2021

Figure 35: Population with a Disability and Access to Transit



Source: Data downloaded from the HCD AFFH Viewer in 2021 and SACOG in 2021

DISPROPORTIONATE HOUSING NEEDS AND HOUSING PROBLEMS

Disproportionate housing needs show how access to the housing market differs for members of different classes. Housing problems may include housing cost burden, overcrowding, or substandard housing. Black and Hispanic households in the region have the highest rates of experiencing a housing problem such as cost burden or crowding, while White, non-Hispanic households are the least likely to experience housing problems across the region.

Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. In Sacramento County, 42 percent of households that include a member with a disability live in a home that does not meet accessibility needs of the member with a disability, which is higher than the regional amount of 35 percent. In Sacramento County, 20 percent of households with disabled members include roommates/friends, nearly twice the regional share (11 percent), which may be indicative of an insufficient supply of affordable and accessible housing for disabled residents. Among Sacramento County resident survey respondents whose household includes a member with a disability, more than one in four (27 percent) are precariously housed, the third highest rate among the participating jurisdictions.

Overpayment

As previously described, overpayment or cost-burdened is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. As shown in Table 22, 59.5 percent of all lower income owner-occupied households and 73.3 percent of lower income renter households in Sacramento County were overpaying for housing in 2017. Figure 36 shows the trends of overpayment for renters in the county from 2010-2014 and Figure 37 shows the same trends from 2015-2019. Since 2010-2014, more renter households per census tract are overpaying throughout the county. Conversely, the average percentage of homeowners overpaying has decreased since 2014 (see Figure 38 and Figure 39). A large percentage of renters who live near the Cities of Sacramento and Elk Grove in the South Sacramento, Vineyard and the southern Delta communities are overpaying for housing; however, almost every county tract has at least 20 percent of renters overpaying for housing. Meanwhile an average 20-40 percent of homeowners per census tract are overpaying throughout the county.

Figure 36; Overpayment by Renters, 2010-2014

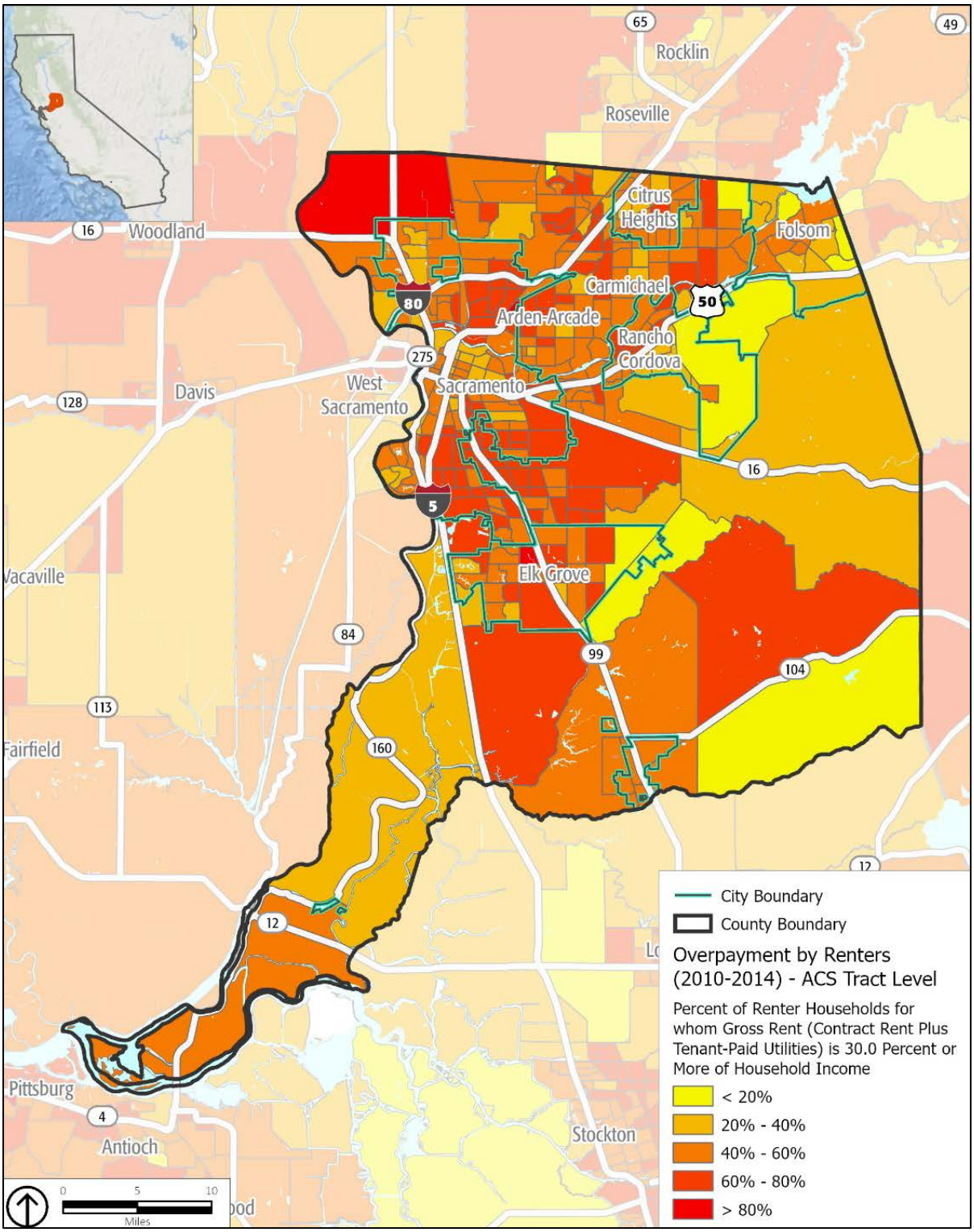


Figure 37: Overpayment by Renters, 2015-2019

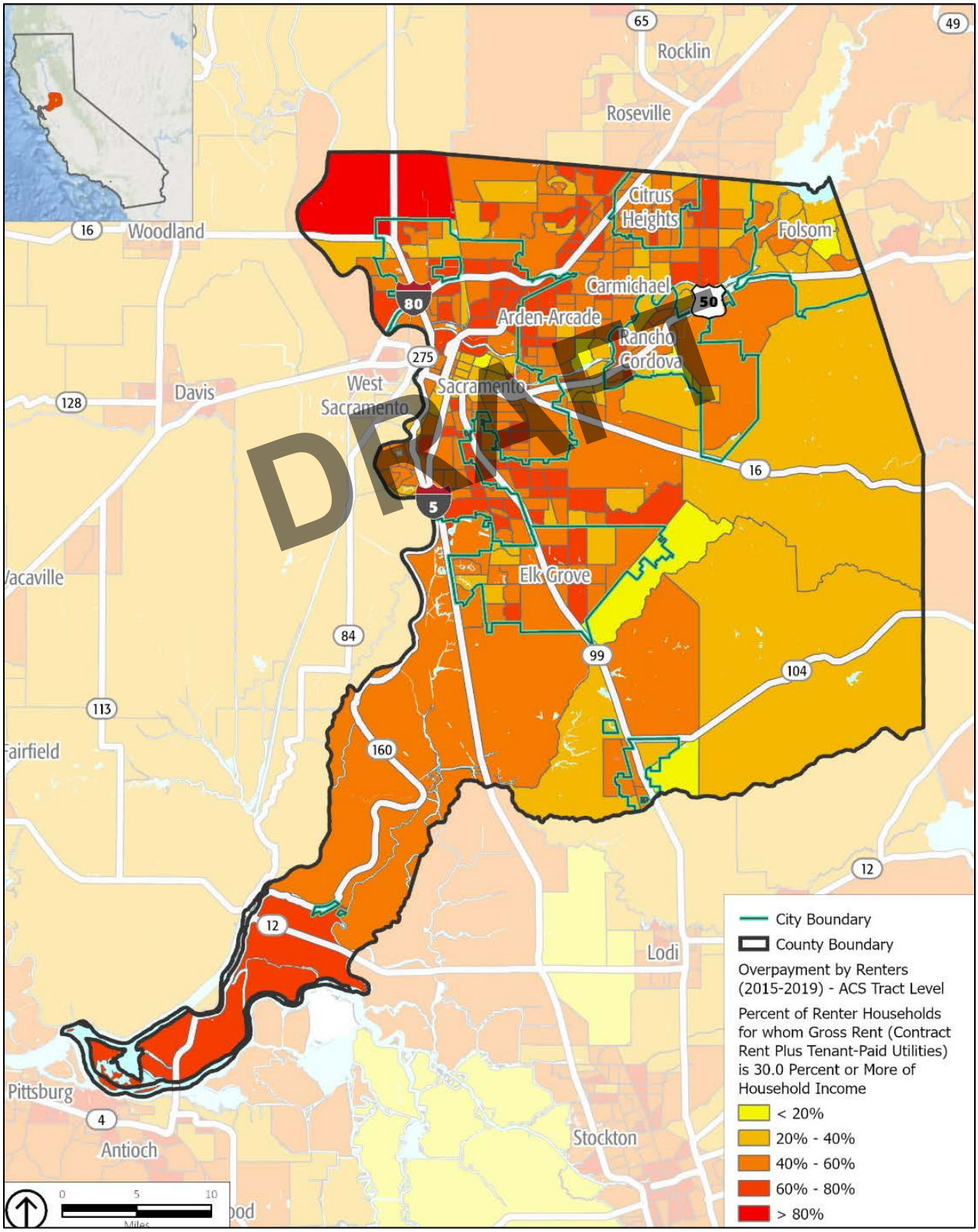


Figure 38: Overpayment by Homeowners, 2010-2014

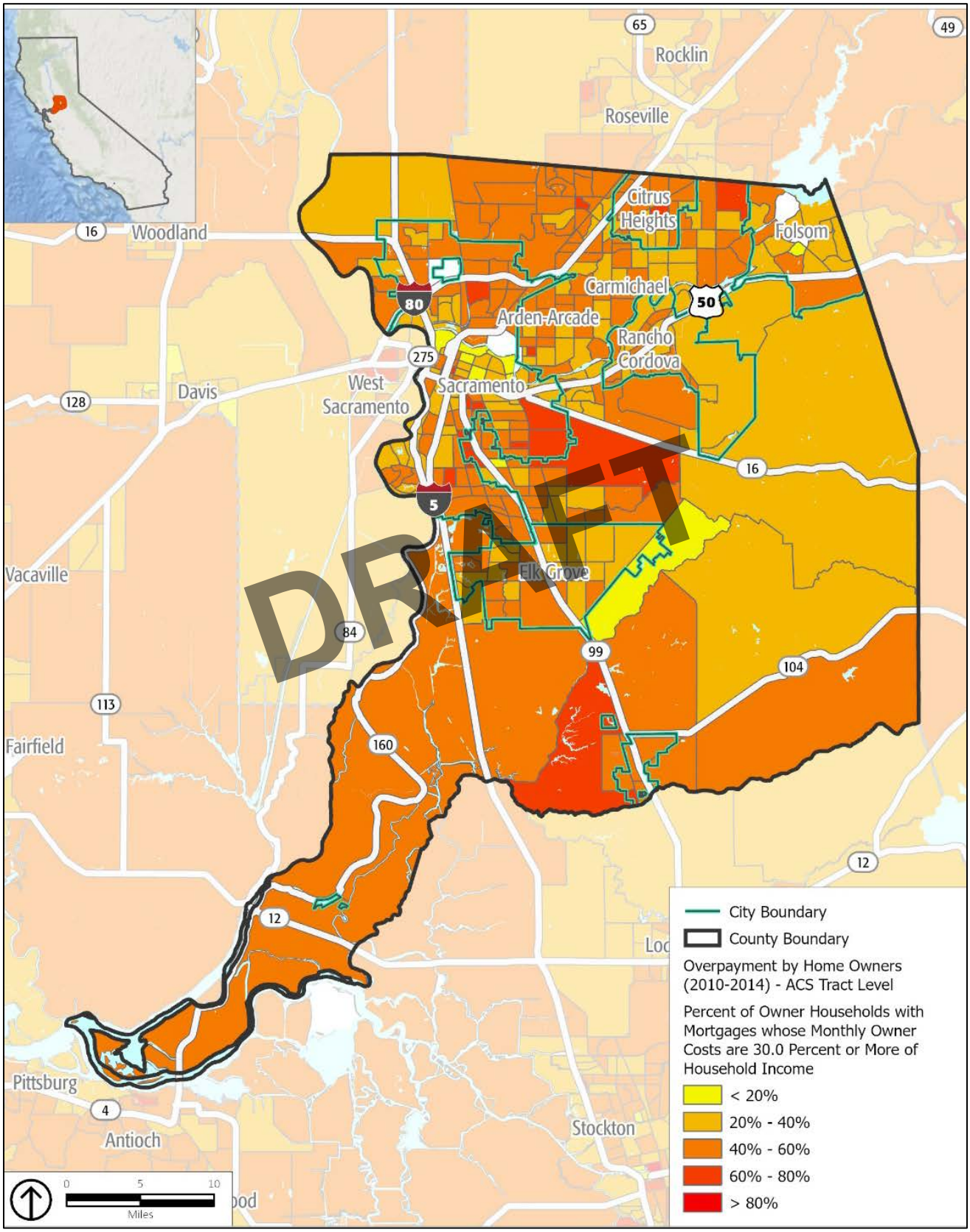
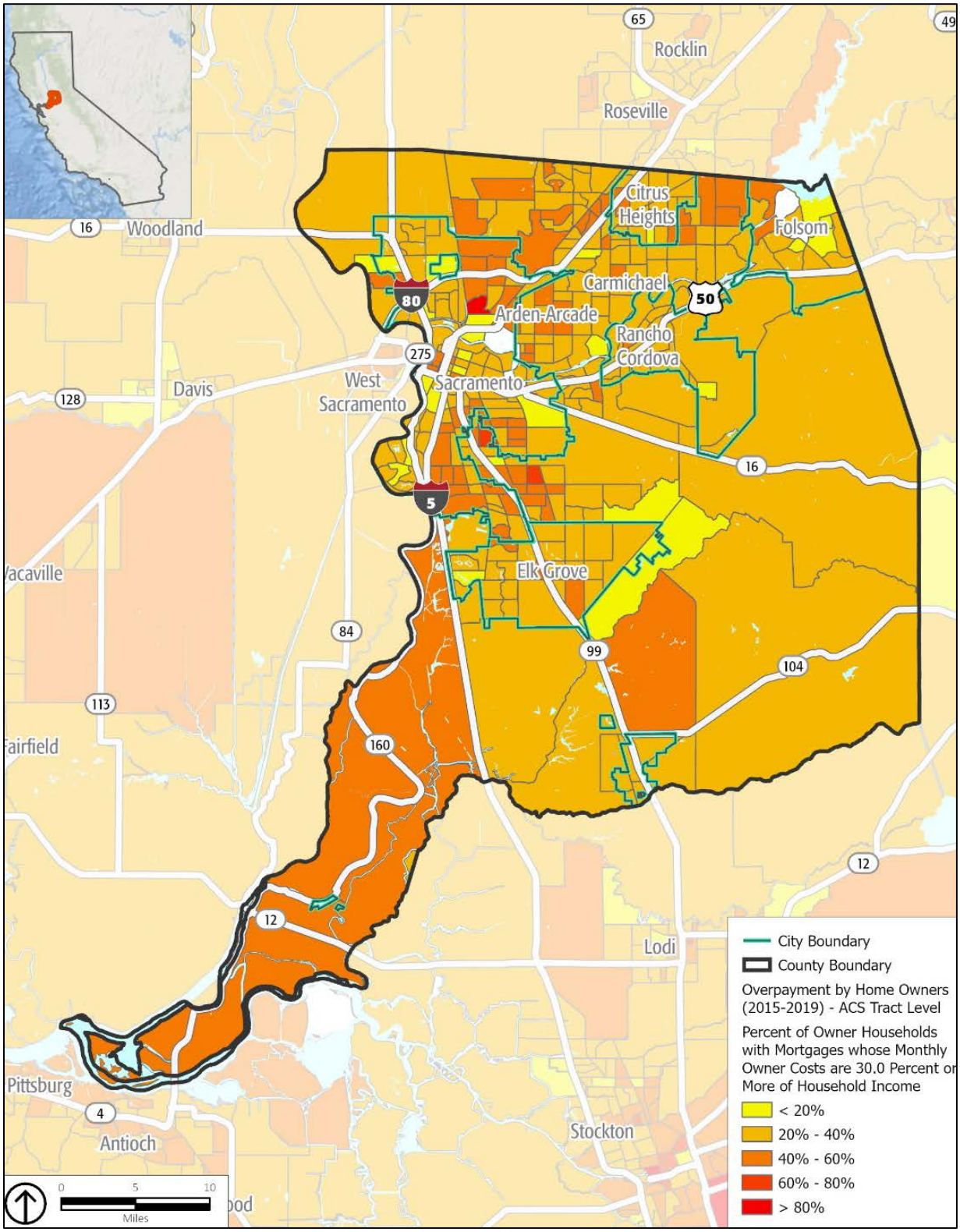


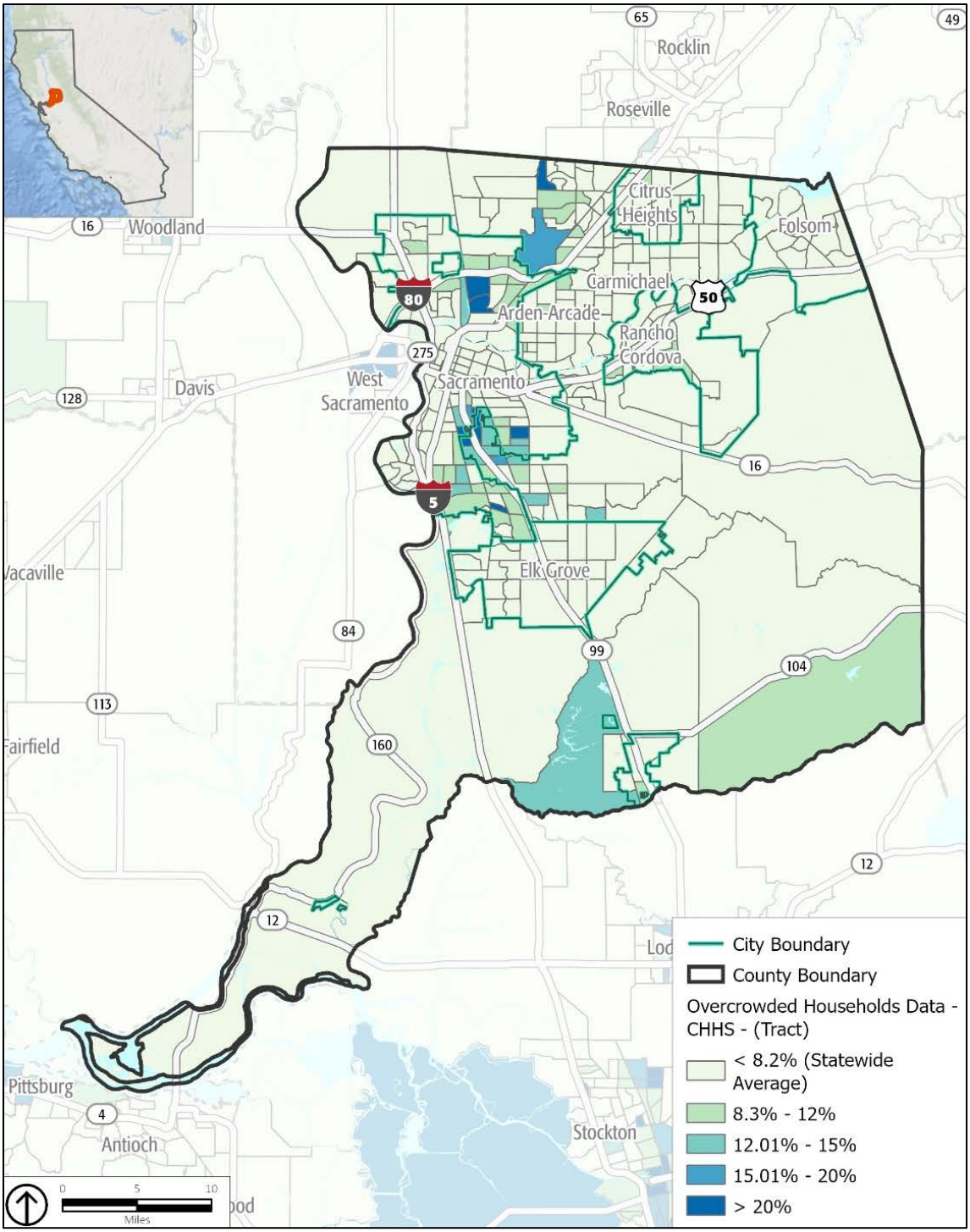
Figure 39: Overpayment by Homeowners, 2015-2019



Overcrowding

Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. According to ACS data from 2013-2017, at least 8.6 percent of renter households and 2.5 percent of owner households are overcrowded (Figure 40). Figure 30 shows the trends of overcrowded households in the county and most tracts in the county are less than or equal to the statewide average of 8.2 percent. However, there are higher rates of overcrowding in the unincorporated areas north and south of the City of Sacramento (the South Sacramento, Arden Arcade and North Highlands communities) and east and west of the City of Galt the same areas where persons experience increased poverty levels and are overpaying for rent.

Figure 40: Overcrowded Housing



Displacement Risk

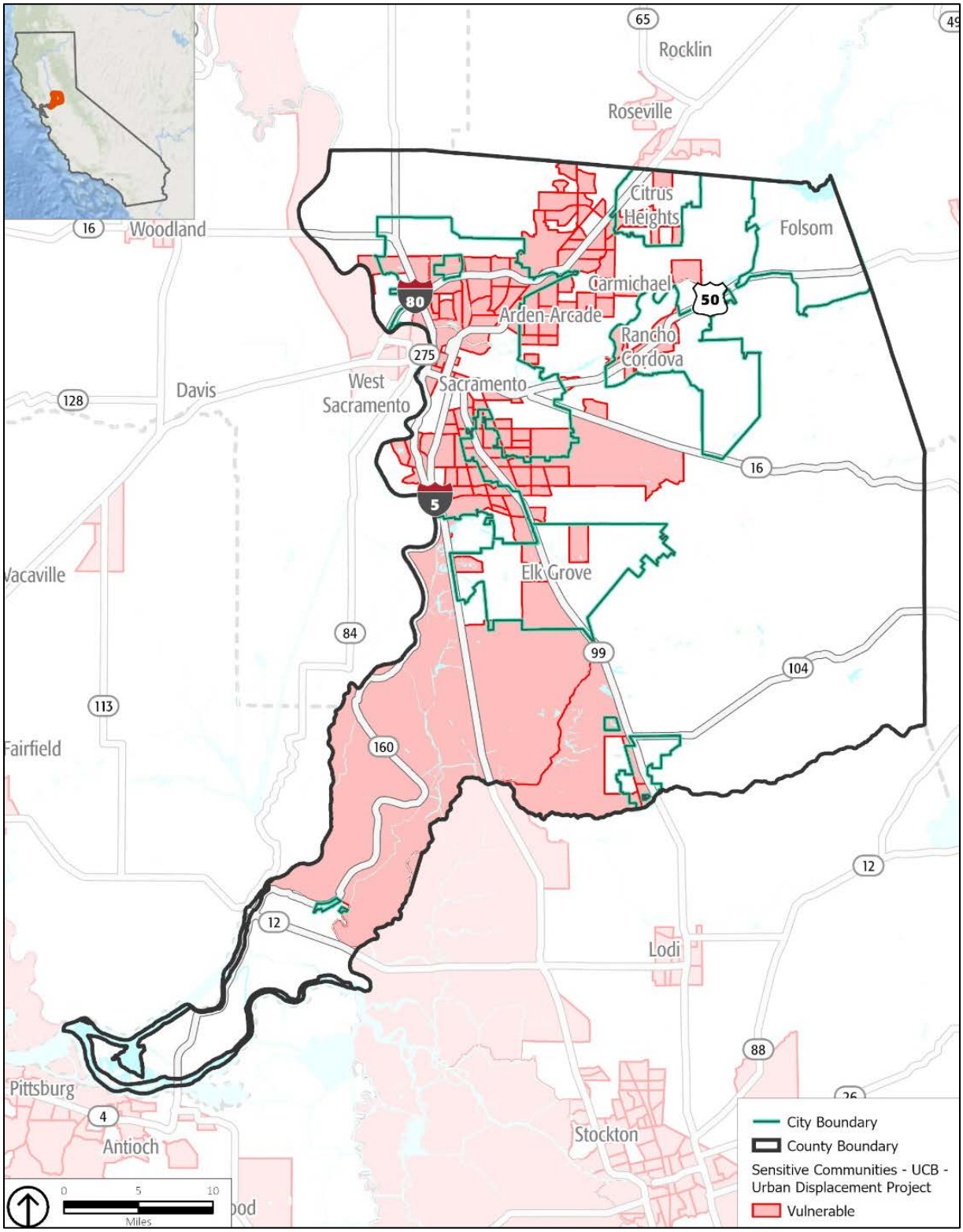
The rising cost of housing is becoming an increasingly important housing security issue in the Greater Sacramento region, especially for renters. Gentrification, or the influx of capital and higher-income residents into working-class neighborhoods, is often associated with displacement, which occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income people are excluded from moving in. As determined in the AI, 28 percent of unincorporated Sacramento County respondents had been displaced from a housing situation in the Sacramento Valley in the past five years. The most common reasons for displacement—rent increased more than I could pay, personal reasons, landlord selling home, and living in unsafe conditions. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability all experienced higher displacement rates than regional survey respondents overall.

According to the UC Berkeley Urban Displacement Project, a census tract was flagged as a sensitive community if it met the following criteria as both vulnerable and experiencing market-based displacement pressure:

1. Proportion of very low-income residents was above 20 percent in 2017; and
2. The census tract meets two of the following criteria:
    a. Share of renters is above 40 percent in 2017;
    b. Share of people of color is above 50 percent in 2017;
    c. Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households is above the county median in 2017; or
    d. Nearby areas have been experiencing displacement pressures.

Areas identified as sensitive contain populations that could be particularly susceptible to displacement in the face of exacerbated market-based pressures at the neighborhood-level. According to these metrics, several census tracts in the unincorporated county are susceptible to displacement partly because of the high proportion of households that are renters and/or low to moderate income. Susceptible census tracts are largely located along the Interstate-80 corridor of the county, around the North Highlands area, and south of the City of Sacramento (generally South Sacramento, Arden Arcade, Carmichael, and the Delta communities) (Figure 41). The Housing Element sites inventory provides for numerous sites in the South Sacramento, North Highlands and Florin area that are sensitive to displacement and have high concentrations of poverty in order to increase the amount of affordable housing and reduce the susceptibility to displacement.

Figure 41: Communities Sensitive to Displacement



OTHER RELEVANT FACTORS

Regional Rates of Homeownership and Loan Denial

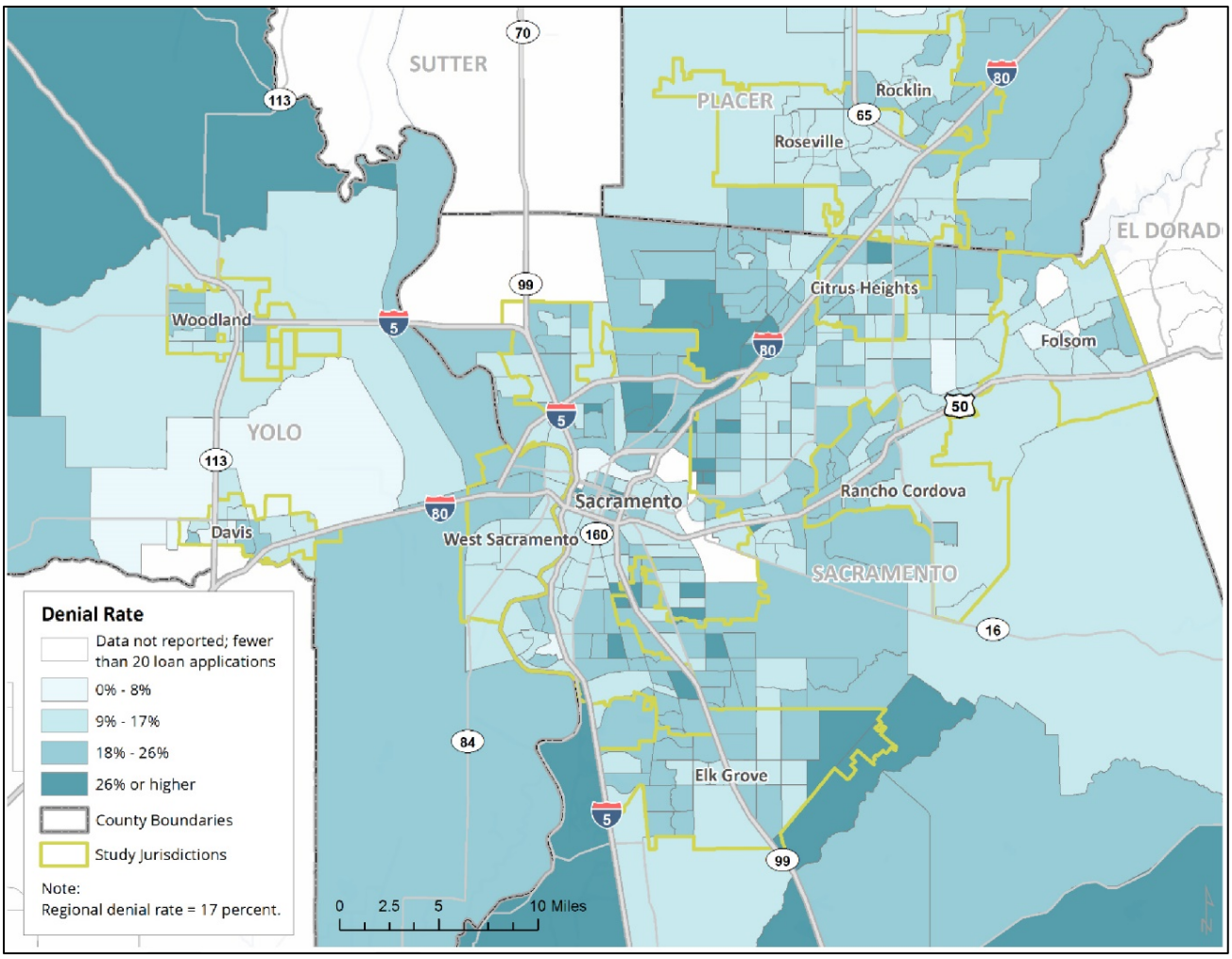
Rates of home ownership often vary widely by race and ethnicity, both within local jurisdictions and throughout larger regions. As shown in the AI, the homeownership gap for People of Color in Sacramento County is 36 percentage points for Black ownership, 21 percentage points for Hispanic ownership, and 9 percentage points for Asian ownership. The regional AI also identified that while all groups of color throughout the region generally experience higher rates of mortgage loan denials than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance), the average denial rate for the county was 17 percent.

In 2017, there were 89,838 loan applications filed in the Sacramento region for owner-occupied homes, 4.7 percent of loans were subprime, which is slightly higher than the national rate of 4 percent. There was a regional denial rate of 17 percent. These denial rates varied substantially by individual census tract. Figure 32 shows the region's denial rate by census tract.

The AI found that Hispanic households are more likely than any other group to receive a subprime loan. Subprime mortgages are a type of housing loan most often given to individuals that have weak credit history. Subprime mortgages carry higher interest rates, and thereby are more expensive, because there is a pre-determined higher risk of default. In Sacramento County, 10 percent of loans originated with Hispanic borrowers as well as non-Asian People of Color were subprime. This is twice the subprime rates of non-Hispanic White borrowers and Asian borrowers. Despite efforts to reform long-standing practices of discrimination in the housing credit system, patterns of inequality still exist. The Great Recession and housing crisis brought to light the unusually high concentration of non-White residents with subprime mortgages and property foreclosures across the country.

According to the AI, low-Income households and those receiving Section 8 housing choice vouchers were most likely to experience being denied housing to rent or buy. African American (53 percent), Native American (49 percent), and Hispanic respondents (42 percent) were more likely than non-Hispanic White (27 percent) or Asian survey respondents (21 percent) to have experienced denial of housing to rent or buy. Large families, households that include a member with a disability, and households with children under age 18 all experienced housing denial at rates higher than the region overall. Common reasons for being denied housing among survey respondents included income (including type of income), credit, and eviction history.

Figure 42: Loan Denial Rates by Census Tract, 2017



Source: FFIEC HMDA Raw Data, 2017; Root Policy Research, 2020.

SITES INVENTORY

Communities

Unincorporated Sacramento County is very diverse in its land uses. It has areas dominated by large parcels utilized for agricultural purposes, suburban single-family areas, and denser urban areas with uses ranging from apartments to mansions. This variation in development has led to the 14 community areas within the County

Antelope is a residential community at the northeastern edge of the County identified as Moderate Resource. It became a focus of development in 1985 and was considered an affordable community for young families to buy their first house. Barrett Ranch, the largest remaining undeveloped property, was entitled in 2017 with several major homebuilders currently building the site out with new homes. This development also includes multi-family sites identified for affordable development. Antelope has some larger undeveloped parcels that are identified as candidate rezone sites and are in the county-wide rezone program.

Arden Arcade is one of the most fully developed communities in Sacramento County and offers the most diverse range of housing types, everything from apartments to mansions. This community area includes neighborhoods within all of the resource types. Portions of this community are predominately non-White

and lower to moderate income with 30-40 percent below the poverty line. Conversely, in close proximity are other portions of this community that are greater than 50 percent White and earn greater than the Area Median Income (AMI). Arden Arcade is the only community in the County with a Concentrated Area of Affluence. Developing affordable housing in this community presents a challenge due to the lack of adequately sized vacant parcels.

Carmichael/Old Foothill Farms is a fully developed community 10 miles northeast of downtown Sacramento. It contains low, moderate and high resource areas. Fair Oaks Boulevard is subject to a corridor plan that actively promotes multi-family and mixed-use developments. The Fair Oaks Boulevard Corridor, Manzanita Avenue and Auburn Boulevard are Moderate Resource areas and a focus of the countywide rezone effort. The highest resource area, along the American River Parkway, is developed with single family residences on larger suburban lots and has limited bus service and in some areas less proximate access to commercial or other amenities typically required to compete for affordable housing funding making it difficult to site affordable housing.

Cordova is situated in the geographic center of the County and was split in half by incorporation of Rancho Cordova in 2003. This community is largely Moderate Resource with Low Resource and High Segregation and Poverty areas along Folsom Boulevard. This community is home to the former Mather Air Force Base, with the former airfield primarily used for cargo transportation. Portions have also been extensively mined for sand and gravel, especially in the area of Kiefer and Bradshaw Roads. Large master plans, such as Easton, Glenborough and Mather South, are located in this community and account for a number of affordable sites in the County's inventory. The County has also identified affordable sites near the light rail corridor in this community.

Cosumnes is located in the central eastern portion of the County with the rural communities of Sloughouse, Wilton, and Rancho Murieta. This area is primarily used for agricultural purposes and has extensive biological resources such as vernal pools and oak woodlands. While Cosumnes is considered High and Highest Resource, it is largely outside the Urban Policy Area (UPA) and lacks infrastructure making it infeasible to identify sites compliant with Government Code section 65583.2. The Cordova Hills Master Plan and Rancho Murieta have limited sites that are included in the lower income inventory.

Delta is one of the most fertile and picturesque regions of the County, with agriculture and tourism being the prominent activities. It contains the legacy communities of Locke, Ryde, Courtland, Freeport, Hood and Walnut Grove. While some communities have infrastructure, it is outside the UPA and transit service is limited. Due to these constraints, only moderate and above-moderate sites are identified in this community.

Fair Oaks is a mix of suburban and semi-rural neighborhoods identified as Moderate and High Resource. Multi-family development tend to be clustered along the Sunrise, Fair Oaks and Madison Corridors. Access to a consistent bus route is limited to the Sunrise and Hazel corridors presenting a challenge to finds sites that are in a Moderate or High Resource area while meeting the siting criteria of Government Code section 65583.2.

Natomas is located in the northwest portion of the County. Large portions of unincorporated Natomas are outside the UPA and are not expected to receive urban services in the foreseeable future making it unlikely to develop with affordable housing. There are two master plans in the entitlement process proposing affordable sites, but these require an expansion of the USB and UPA and are not anticipated to see development of units during the Housing Element cycle. Sites for above-moderate housing are included in the housing inventory.

North Highlands/Foothill Farms is identified as High Segregation and Poverty and Low Resource. This community is home to the McClellan Business Park at the former air base that is primarily used for industrial and logistic type businesses. The North Watt Corridor Plan for Watt Avenue will provide for higher density multi-family and mixed-use developments along this corridor. A focus of the County is funding infrastructure

improvements along this corridor to facilitate development as this plan has the capacity for more than 5,000 units. The focus for affordable units in this community is the Watt, Walerga, and Roseville corridors, which still contain vacant parcels. Additional infill multifamily housing units are moving forward on land within the McClellan Field site as either naturally occurring affordable housing or at moderate income levels.

Orangevale is a suburban and semi-rural community that is identified as Moderate and High Resource. This is a desirable community for affordable housing, but finding appropriate sites presents a challenge in part because bus service is only provided along the Hazel, Greenback and Madison corridors. The area north of Oak Avenue contains larger parcels outside the UPA lacking water and sewer infrastructure. This limits the areas for available affordable multi-family development to portions of Hazel, Greenback and Madison corridors, which have limited vacant parcels.

Rio Linda/Elverta contains two large rural residential areas and an active equestrian community, in addition to typical suburban and multi-family housing types. It is identified as Moderate and Low Resource community. The Rio Linda core has been the focus for siting lower income housing sites because of the access to bus service, infrastructure and amenities. The Downtown Rio Linda SPA identifies RD-20 zoned sites that are candidate rezone parcels. The area north of Elverta Road is identified as Moderate Resource; however, it cannot accommodate affordable sites due to the lack of infrastructure in the area. Affordable sites in the Elverta Specific Plan in the previous Housing Element cycle were removed due to the infrastructure uncertainty.

South Sacramento is the most densely populated and diverse of the County's communities. This community is majority Hispanic and Asian. It is also a community with high segregation and poverty with some areas having 30-40 percent of the population below the poverty line. Much of the County's efforts to provide affordable housing are in this community due to the availability of larger undeveloped parcels, acquisition of such sites by affordable builders, the benefits of investments to improve neighborhoods that can come from publicly funded affordable projects, and a focus on reducing displacement and rent over payment. This community has received public infrastructure improvements in an effort to improve multi-modal transportation opportunities for residents. Stockton Boulevard has been identified by both the County and the City as an area with potential for higher density multi-family and mixed-use developments. The County currently has grant funding to explore ways to increase the development potential along the County portions of Stockton Boulevard.

Southeast has little commercial and no urban development. Rural residential development, vineyards and pasture dominate this area. While this community is identified as High Segregation and Poverty and High and Highest Resource, affordable units cannot be placed in this community because it lacks infrastructure, transportation and amenities; therefore, Southeast is assumed to accommodate only above-moderate inventory.

Vineyard has the potential to accommodate significant development, as it has been the focus of several master plans to create new neighborhoods. These plans include the Vineyard Springs Comprehensive Plan, the North Vineyard Station Specific Plan, and the Florin Vineyard Gap Comprehensive Plan. Of these three plans, only the Vineyard Springs area has seen significant development. This community is considered Low, Moderate and High Resource. Given development is largely greenfield, road and water and sewer infrastructure are provided by large residential developers at a greater cost than infill development. The County has taken steps to facilitate development in the North Vineyard Station Specific Plan by amending development triggers. The community has numerous candidate rezones sites and additional affordable units will be provided by developers through a combination of land dedication and fees.

Resource Categories

The County has land area in all of the categories (High Segregation & Poverty to Highest Resource), as identified on the TCAC/HCD Opportunity Map. About 49 percent of the land area countywide is considered High or Highest Resource. Most of the land area classified as Highest Resource category is located in the

Cosumnes, Southeast and Delta portions of the County. These areas are rural and do not comply with the AB 1397 criteria for lower-income sites as they lack sewer and water infrastructure, bus service, and proximity to commercial services. One site in the community of Rancho Murietais included in the lower-income sites inventory. However, the remaining sites in these areas are on the above-moderate income level inventory and do not provide sites for the lower-income inventory. The High Resource category also presents a challenge for identifying lower-income sites. The land in this classification is located in the Southeast, Vineyard, Fair Oaks and Orangevale areas of the County. These areas have less access to bus service, water and sewer infrastructure and commercial services than the lower resource areas of the County making it difficult to comply with the AB 1397 criteria for lower-income sites.

The areas of the County with larger, vacant sites available for multi-family development are located in communities of South Sacramento, Vineyard, North Highlands, Antelope, and to a lesser extent Rio Linda/Elverta and Carmichael/Old Foothill Farms. These areas are categorized as High Segregation and Poverty, Low Resource and Moderate Resource. Some adopted Master Plans (Mather South, NewBridge, Easton, Glenborough, and Cordova Hills) are located in the Moderate and High Resource category and will include affordable housing, expanding access to employment opportunities, transportation, and other amenities for lower-income households.

Figure 38 shows the TCAC/HCD Opportunity Map in relation to the County's Urban Policy Area (UPA), i.e. the area expected to receive urban services within the time-frame of the current General Plan (2005-2030). Areas outside the UPA, especially the Delta, Cosumnes, Southeast, portions of Natomas, Rio Linda-Elverta and Orangevale lack public sewer and water, making these areas noncompliant with the AB 1397 criteria for siting lower income housing sites. This map identifies the portions of the County that are expected to have urban services during the Housing Element period and presents a more realistic view of where potential development will occur in the County.

Table 69 shows the more realistic percentages of land when narrowed down to areas within the urban area (within the UPA) and also compares that to the percentage of total land based on the TCAC opportunity map. When considering the land area within the UPA, the Highest Resource area is only 8 percent of the County's urban land area as compared to 31 percent of all land. The High Resource category is 20 percent of the urban land area as compared to 18 percent of total land area. The Moderate Resource area is 30 percent of the urban land area as compared to 13 percent of total land area. Table 69: Resource Areas Within the Total County and UPA below compares the land area within each TCAC opportunity category for the entire County and the area inside the UPA.

Table 69: Resource Areas Within the Total County and UPA

Resource Category	Percent of Total County	Percent of County Inside UPA	Change
High Segregation & Poverty	7 percent	11 percent	+3 percent
Low Resource	28 percent	26 percent	-2 percent
Moderate Resource	13 percent	30 percent	+17 percent
High Resource	18 percent	20 percent	+2 percent
Highest Resource	31 percent	8 percent	-23 percent

Source: 2021 TCAC Opportunity Maps

Potential Effect on Access to Opportunity as compared to the Entire County Land Area

Figure 43 shows the distribution of the County's sites inventory against the TCAC/HCD Opportunity Map. Figure 46 andFigure 47 identify the percent of the lower-income, moderate-income, and above moderate-income sites in each opportunity category and the percent of the County land area in each opportunity category. The majority of the lower-income units are located in the Moderate Resources area, followed by

High Segregation and Poverty and Low Resource areas. Similarly, the majority of the candidate rezone sites (Figure 45) are located in Low Resource and High Segregation and Poverty areas. The majority of moderate- and above-moderate income units are located in the Moderate Resource area, followed by Low Resource and Highest Resource areas. The Highest Resource category has the most land area in the County at 31.1 percent, but one of the lowest percentage of lower-income units (14.3 percent) for the reasons provided above. Conversely, 21.2 percent of the above moderate-income units are located in the Highest Resource category. The County has a disproportionately high percentage of lower-income units (24.7 percent) in the High Segregation and Poverty versus the land area (6.7 percent).

Potential Effect on Access to Opportunity (Within the Urbanized Land Area (UPA)

As described above, focusing on the areas of the County served by infrastructure tells a more accurate story. Only 8% of land within the urban area or UPA is categorized as Highest Resource with an additional 20% of land in the High Resource area; and much of the land is either built out or has been subdivided for single family homes. Figure 48 shows the distribution of the County's sites inventory in relation to the TCAC/HCD Opportunity Map showing the opportunity areas within the UPA. FiguresFigure 46 andFigure 47 identify the percent of the lower-income, moderate-income, and above moderate-income sites in each opportunity category and the percent of the County's UPA land area in each opportunity category.

Transitioning to a comparison of the relationship of the land inventory to the Resource areas further refines the analysis. The majority of the lower income units are still located in the Moderate Resource area (30 percent) followed by High Segregation and Poverty (17.4 percent) and Low Resource areas (11 percent). However, it should be noted that the percentage of units in the Highest Resource area increased to eight percent. The majority of moderate- and above-moderate income units are located in the Moderate Resource area, followed by Low Resource and Highest Resource areas. The majority of moderate- and above-moderate income units are located in the Moderate Resource area, followed by Low Resource and Highest Resource areas.

The County understands the need for the rezone program to not contribute to disparities in access to opportunity and to instead improve that access. Policy HE 7.1.3 commits the County to rezone parcels in both the Highest and High Resource areas as well as targeting Moderate Resource areas. This is intended to increase the supply of affordable sites in these areas to affirmatively further fair housing choice. The County's rezone program will accommodate an additional 2,884 lower-income units by both rezoning existing multifamily zoned sites at 20 units per acre (RD-20) to meet State density requirements (e.g. RD-30) and by identifying sufficient new sites to meet the minimum requirements and also providing some oversupply.

Several factors are at play related to the County's ability and approach to focusing new sites in the Highest and High Resource areas. First, as previously noted, a significant portion of the rezone program includes rezoning existing sites from 20 units per acre to 30 units per acre. Because these are existing sites, they cannot be relocated into a higher Resource Area. In addition, appropriate sites (e.g. vacant, comply with AB 1397 criteria, etc.) tend to be scarcer in the Highest and Higher Resource areas.

For example, the largest Highest Resource area within the UPA is a portion of the Arden Arcade area including Sierra Oaks, Wilhaggan, Del Dayo, Mariemont/Gordon Heights and surrounding neighborhoods. This area is developed with single family homes and is not well served by transit. Other High Resource areas include portions of Carmichael/Old Foothill Farms and Fair Oaks. These areas are also largely situated between Fair Oaks Boulevard and the American River outside the Fair Oaks Boulevard Corridor Plan in areas developed with large single family homes that are not served by transit. The High Resource areas in Orangevale are north of Oak Avenue which is outside the UPA and adjacent to the City of Folsom. This area is developed with a mix of suburban and rural estate (ag-res) properties including for keeping of horses and other hobby livestock. The area east of Hazel Avenue and north of Greenback Lane lacks access to consistent transit service and commercial services, in general.

Most of the land within the High and Highest Resource categories are largely developed or lack access to infrastructure or consistent transportation services (e.g. do not meet the AB 1397 criteria). Figure 34

illustrates the location of transit services and the County-wide rezone effort sites will be within the area that is served by transit, which further limits the areas for affordable inventory sites.

Therefore, Program A1 specifies that at least 30 percent of the remaining lower-income RHNA will be sited in Highest and High resource areas. While specific rezone sites have not been identified, the rezone will focus on identifying sites in the Communities of Antelope, Carmichael/Old Foothill Farms, Cordova, Fair Oaks, and Orangevale that are inside the UPA and comply with the AB 1397 criteria.

Finally, a number of the County's key sites most likely to be funded and built as deed-restricted affordable project projects are within several adopted Master Plans and Specific Plans (due to requirements in those adopted Plans for sites to be dedicated to SHRA with payment of fees to facilitate affordable housing construction.) While these new master plans may not be currently within mapped Highest and High Resource areas, the County will be ensuring the buildout of complete communities with a mix of housing types and amenities including affordable housing as part of the design of the new community. This range of housing types, including multifamily, commercial services, and expanded transit is designed to reduce disparities in access to opportunity (Program A4).

Those Housing Element programs intended to address the barriers to fair housing choice identified by the regional AI are included below in the Fair Housing Barriers and Contributing Factors section. However, there are several priority programs that are particularly intended to address inequitable access to opportunities, patterns of segregation, and disproportionate housing needs. These programs are programs A1 Countywide Rezone Program, A4 Master Plans and Multi-Family Housing, B8 Missing Middle Housing (or Naturally Occurring Affordable Housing), B11 Rezones, Consolidations/Mergers, E5 Mortgage Credit Certificate Allocations, and E6 Down Payment Assistance and Homebuyer Education and Counseling. The Housing Action Plan Chapter includes a program called Missing Middle Housing or Naturally Occurring Affordable Housing (program B8), which requires the County to explore Zoning Code amendments to allow for more missing middle housing types in single family zoning districts. The objective of the program is to develop 400 unit of missing middle housing in High and Moderate Resource areas. The Housing Action Plan Chapter also proposes a Rezones, Consolidations/Mergers program (program B11) intended to facilitate affordable housing development on small parcels or parcels with different zoning districts that may provide naturally occurring affordable housing in commercial or single-family areas that may otherwise remain undeveloped. The Housing Action Plan Chapter also includes Mortgage Credit Certificate Allocations (program E5) and Down payment Assistance (program E6). During the planning period, these programs will provide down payment assistance to 360 moderate- and lower-income households and will be actively promoted in the Environmental Justice Communities of the County.

In addition to these programs, the Constraints Chapter of this element describes current efforts by the County through the SB 2 Planning Grants Program to expand residential uses in single family zoning districts. Some of these efforts include considering changes to the setbacks for multifamily residential development adjacent to single-family development; and considering reducing the hearing authority for certain residential projects through creation of a staff level Special Development Permit.

Figure 43: Inventory Distribution by TCAC Opportunity Area

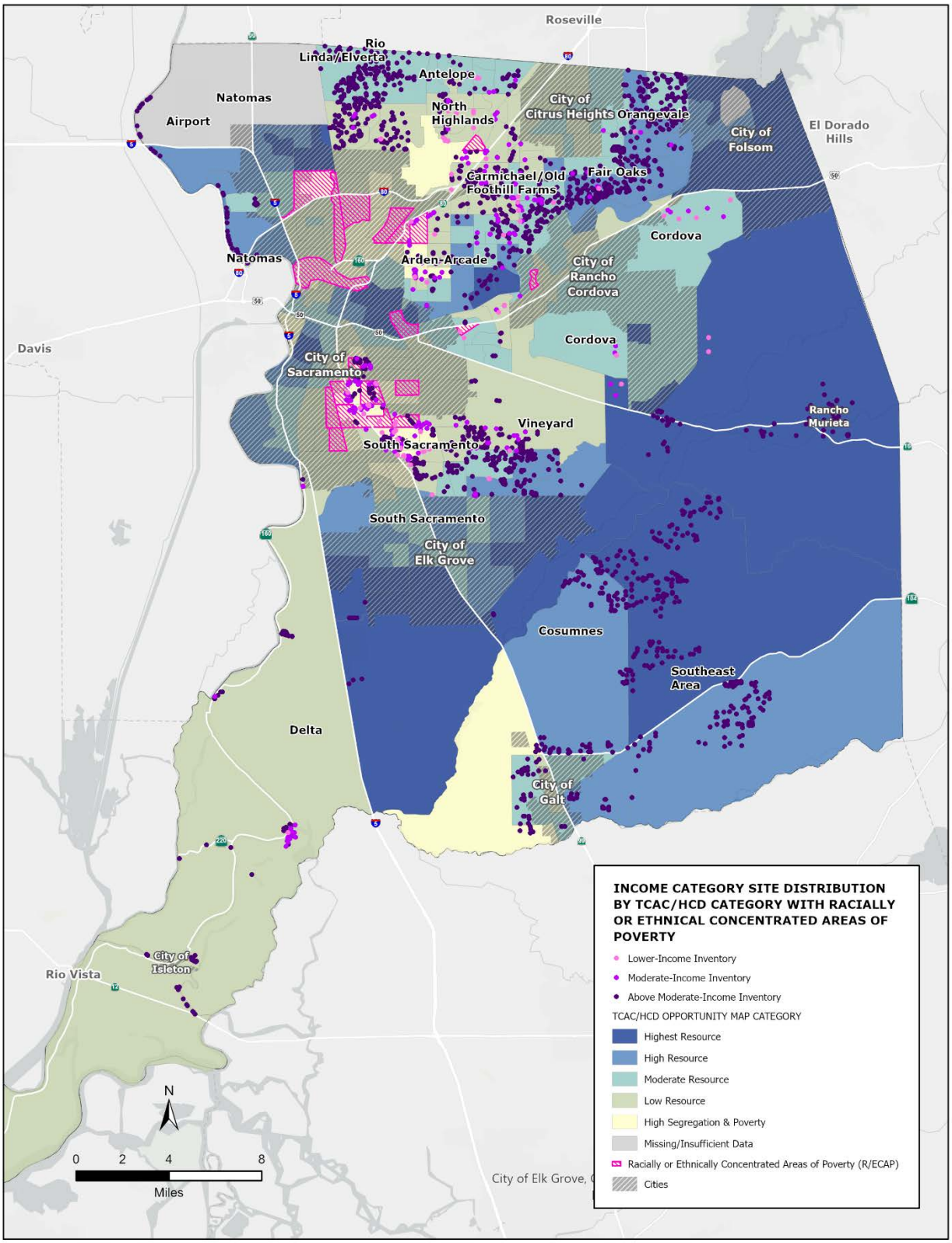


Figure 44: Lower Income Site Distribution by TCAC/HCD Opportunity Category

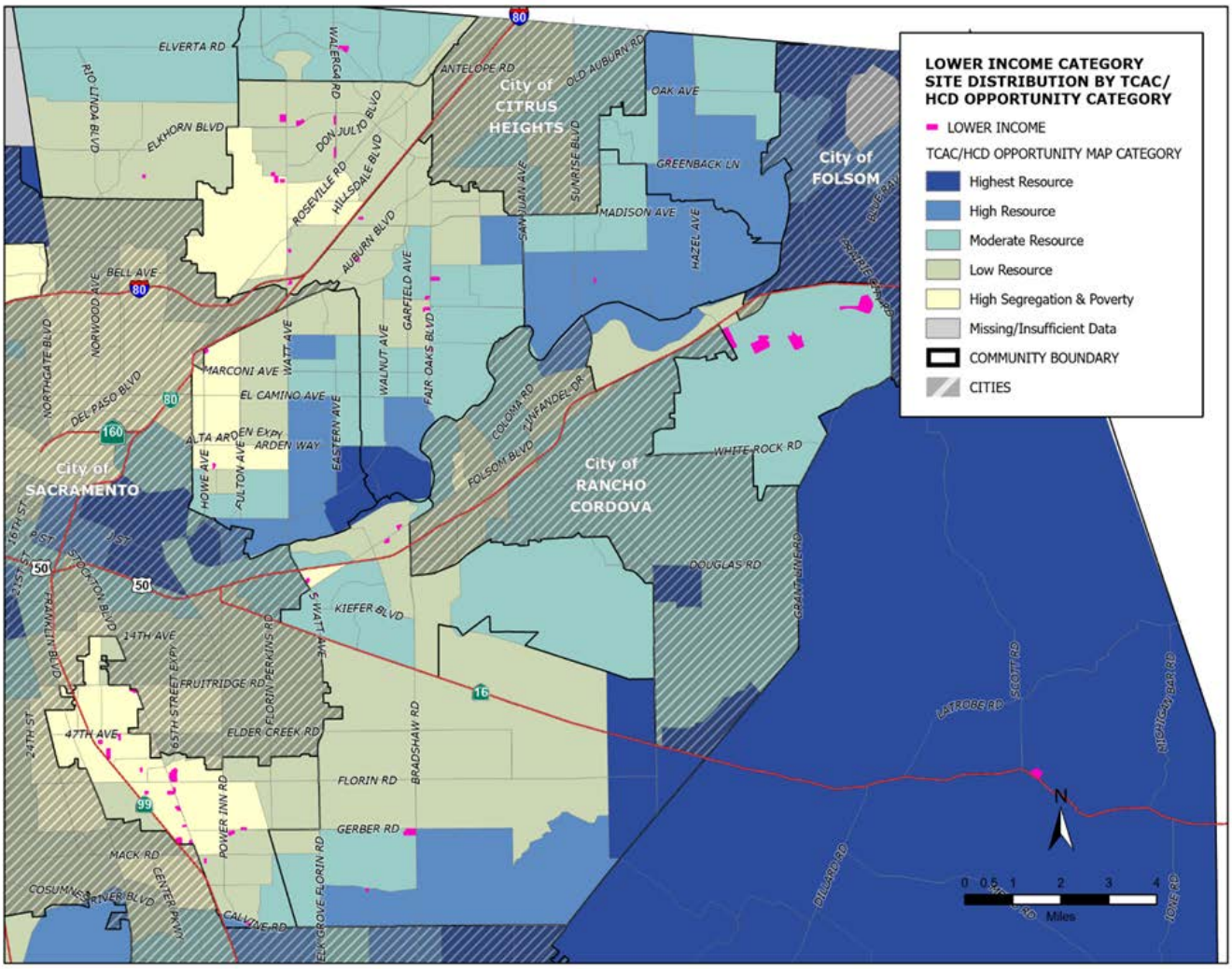


Figure 45: Candidate Rezone Sites by TCAC Opportunity Area

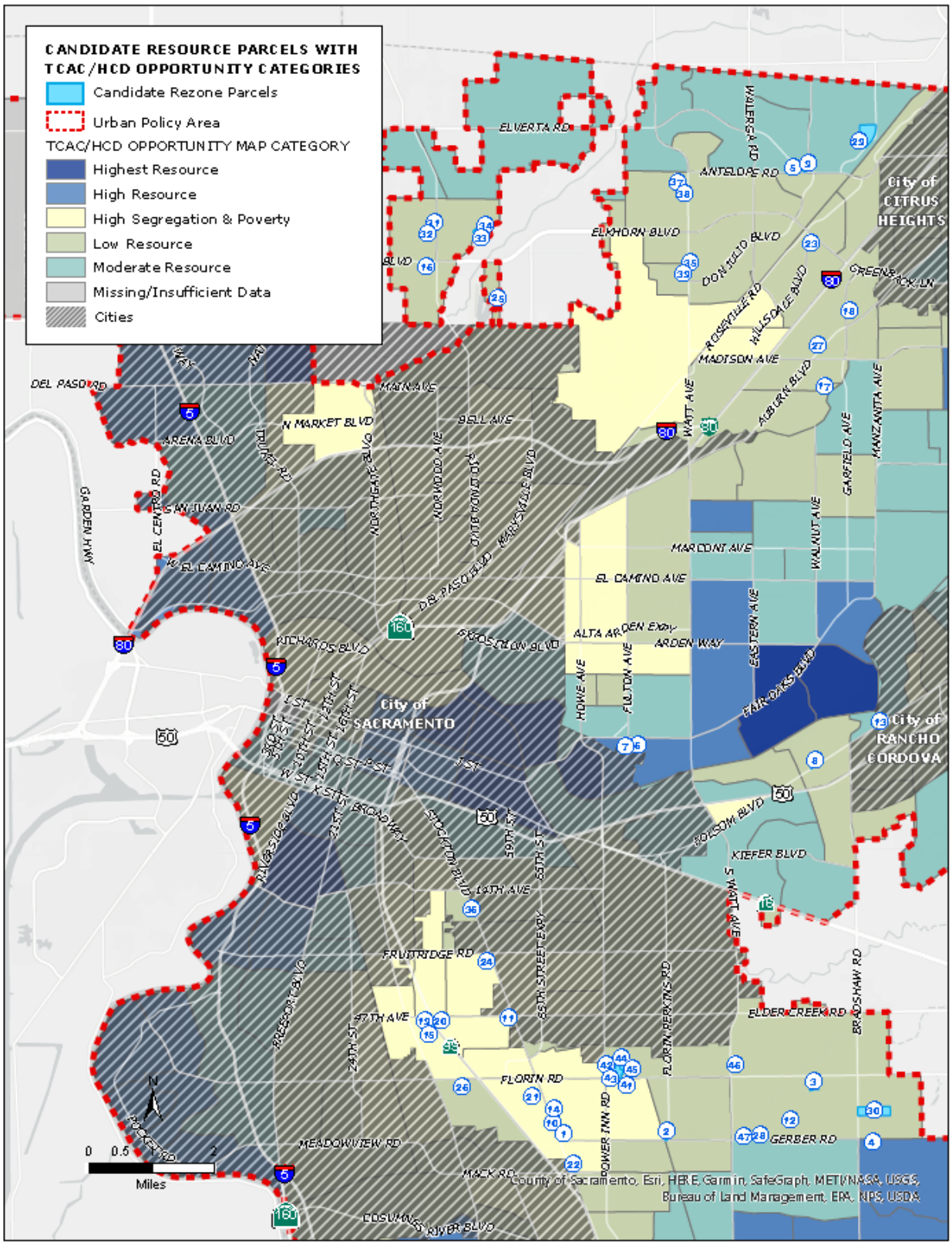


Figure 46: Lower, Moderate and Above-Moderate-Income Unit Distribution by TCAC Opportunity Area

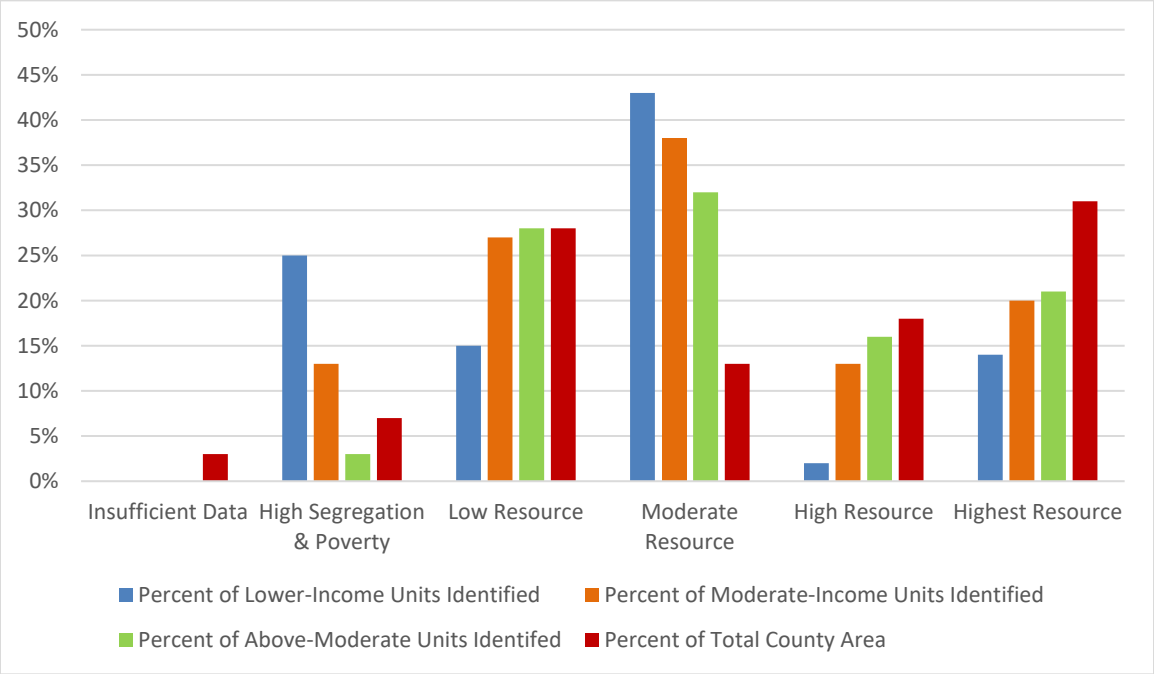


Figure 47: Lower, Moderate and Above – Moderate Income Unit Distribution by TCAC Opportunity Area Inside the UPA

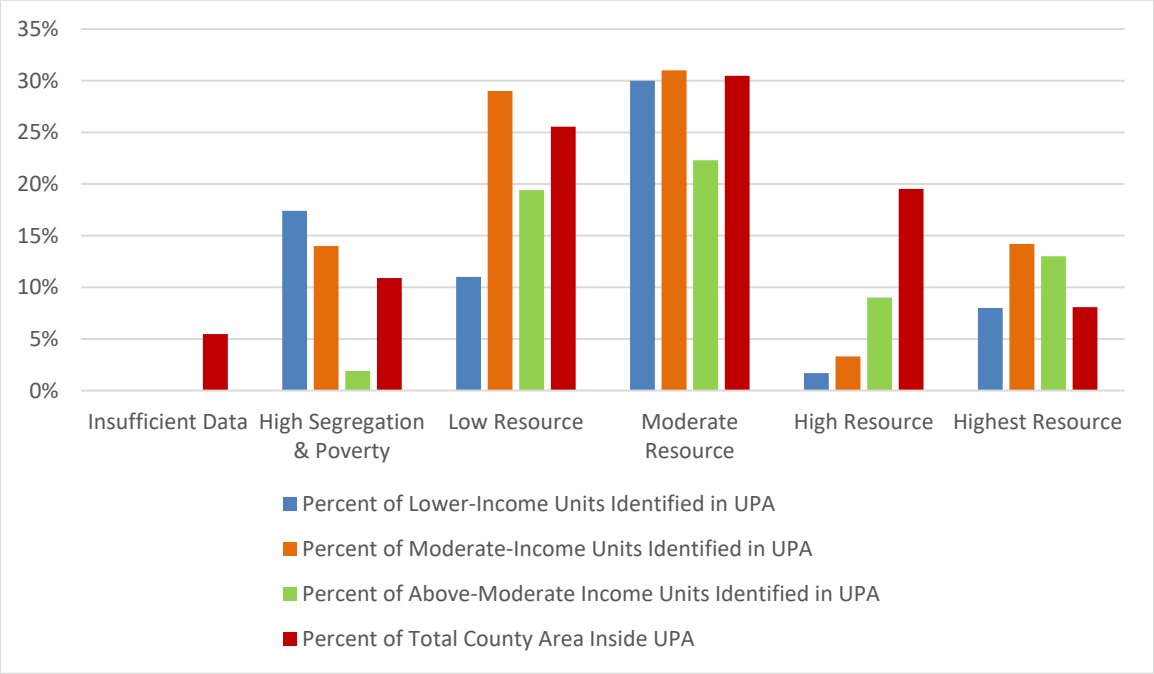
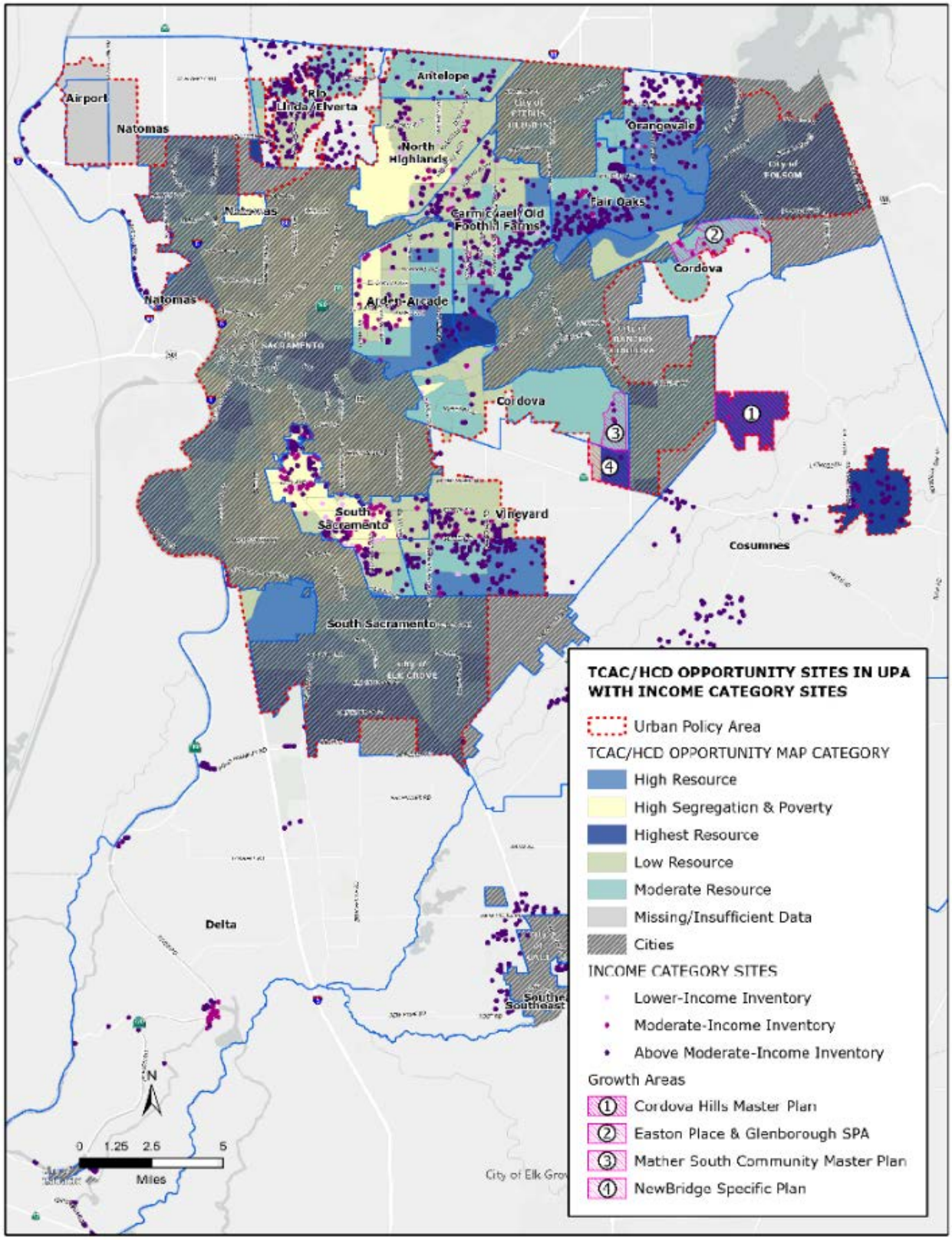


Figure 48: TCAC/HCD Opportunity Sites in UPA with Income Category Sites



Potential Effect on Patterns of Segregation

Figure 49 overlays the inventory on a map of the percent of residents that are non-white by census block group. The inventory has the potential to contribute to existing patterns of segregation as many lower-and moderate-income sites are located in areas identified as greater than 41 percent non-white and many above moderate-income sites are located in areas identified as 40 percent or less non-white.

Similarly, as shown in Figure 50, many lower-income and moderate income sites are in areas of the County where 75 percent or more of the population is already at a low- or moderate-income level.

Program A1 will ameliorate this impact by adding additional lower-income sites in High and Moderate Resource areas, which coincide with predominately White census block groups and areas with higher incomes. Program B8 may also result in more naturally occurring affordable housing products in single-family zoning districts. As discussed earlier in this chapter, single-family zoning districts coincide with historically segregated areas. In addition, through program E3, the County has committed to evaluating the Affordable Housing Ordinance and pursuing a feasibility study related to revising the inclusionary provisions. Inclusionary housing provisions have the potential to create integrated, mixed-income communities and to introduce lower-income residents to areas of opportunity.

Figure 49: Income Category Site Distribution by Racial Demographics

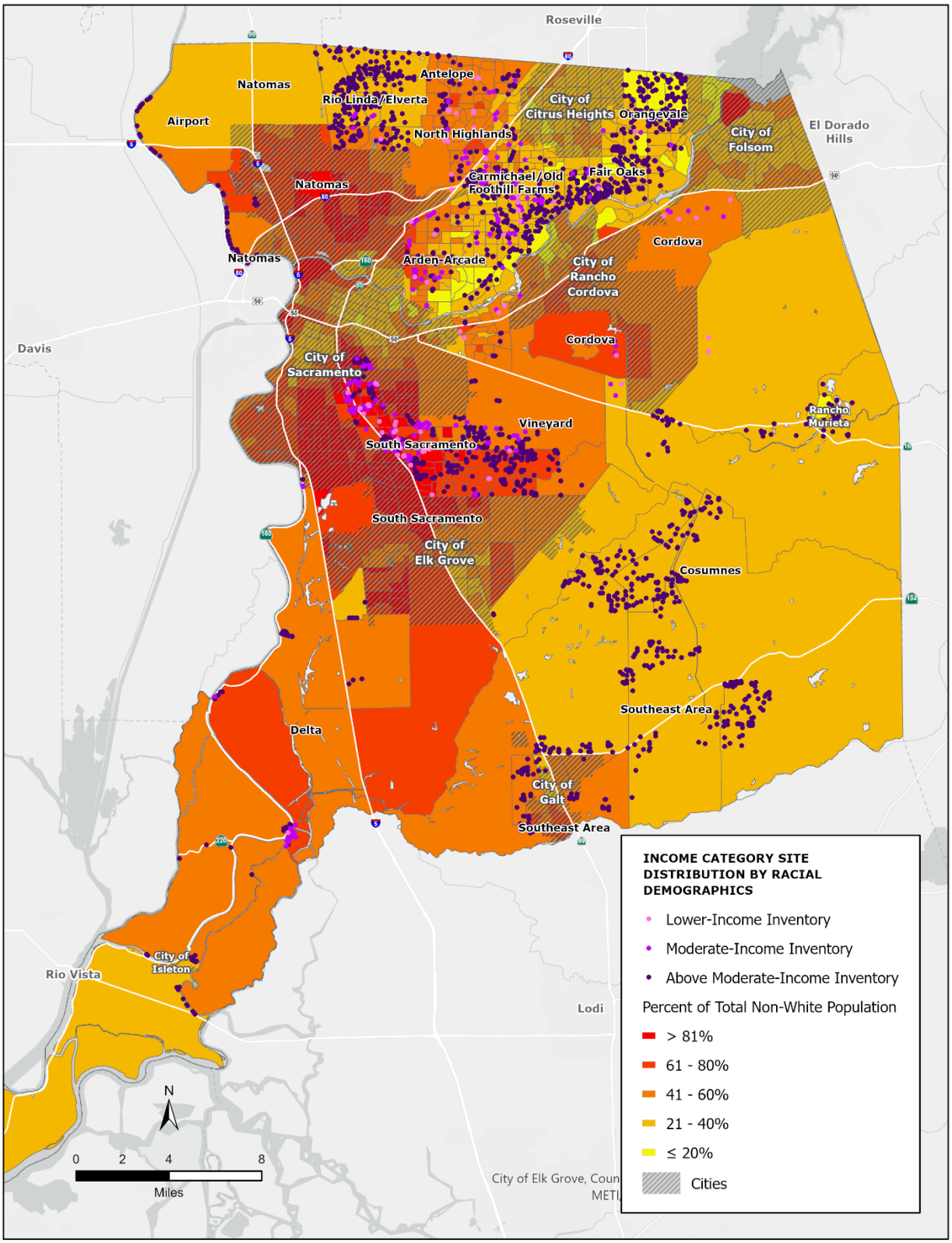
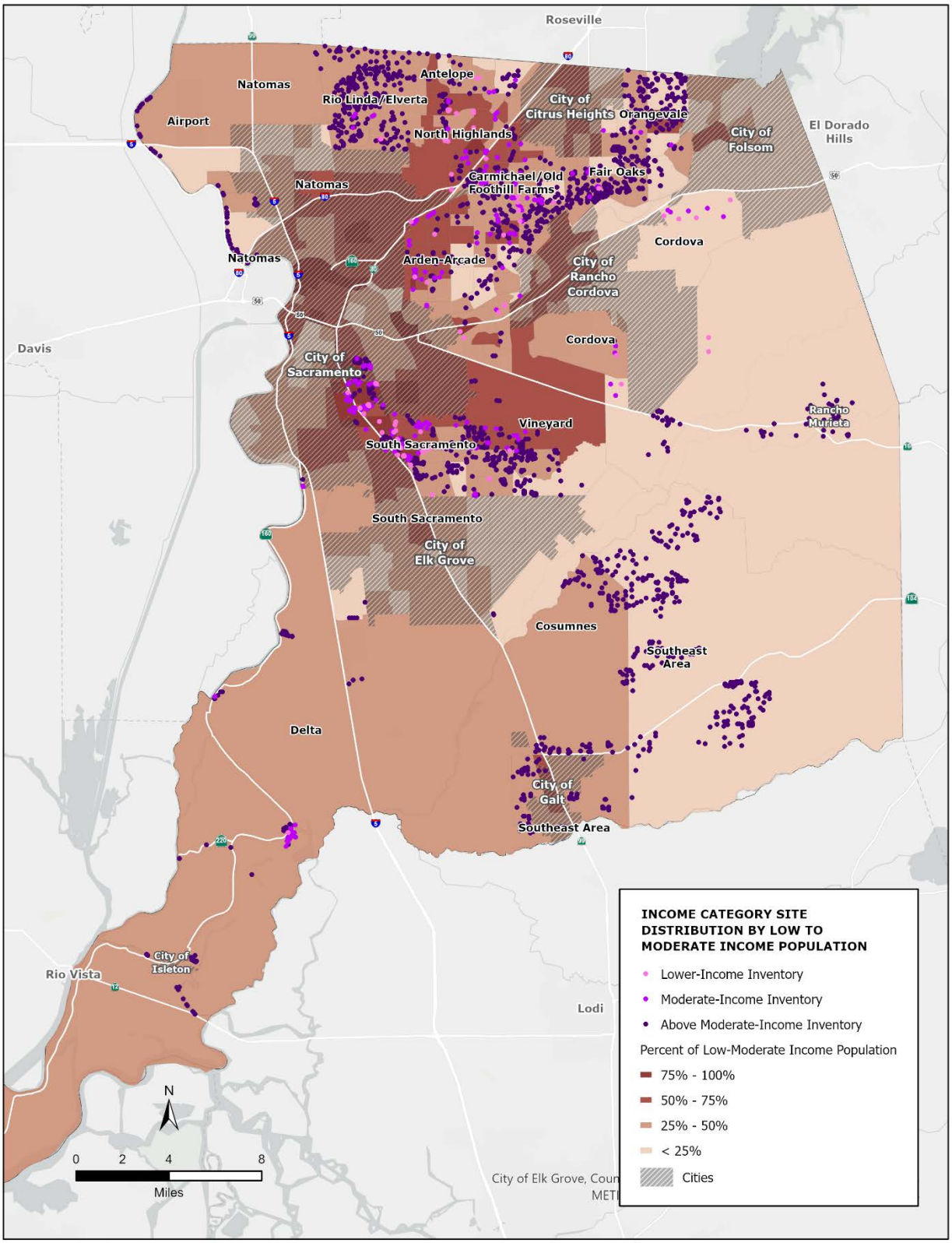


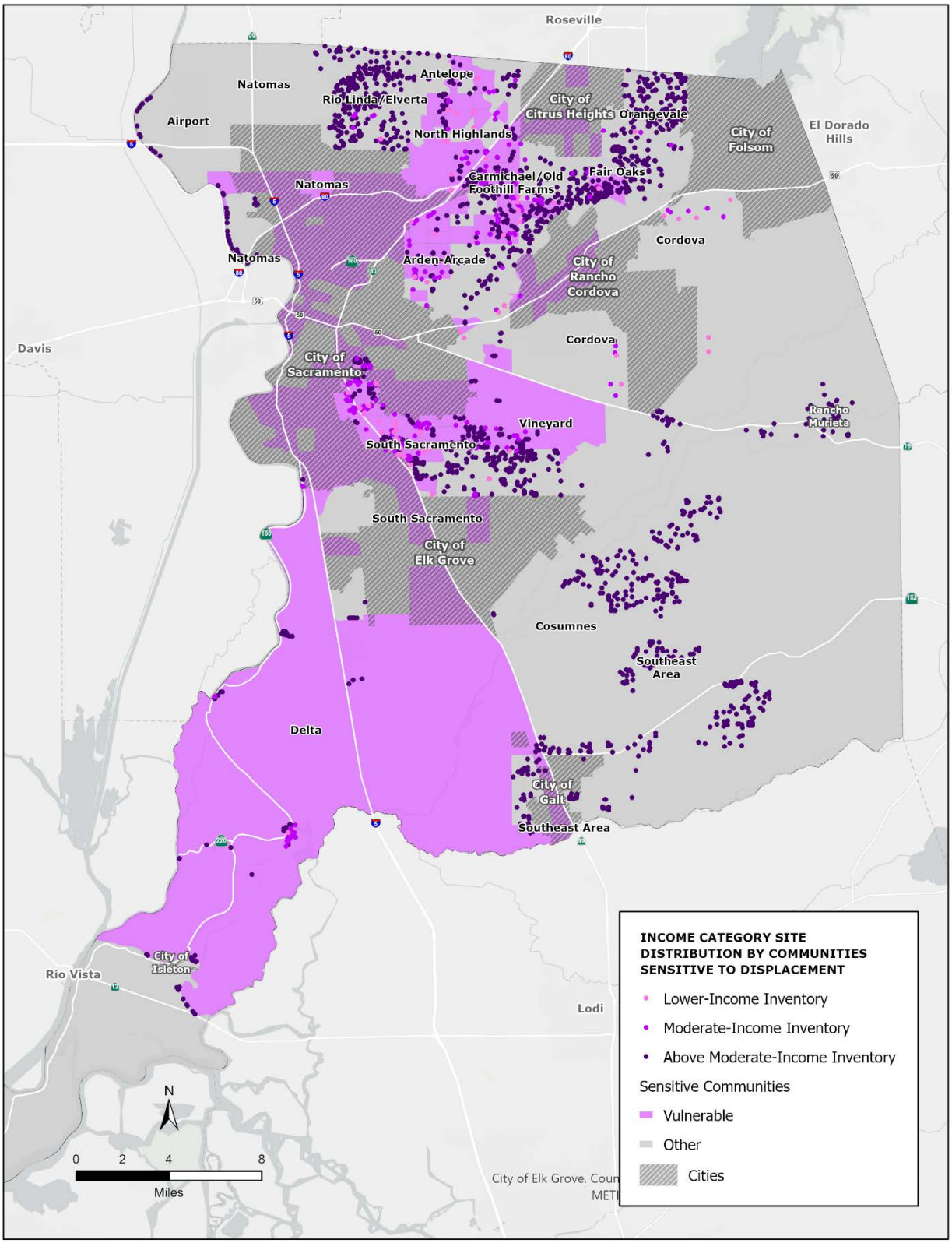
Figure 50: Income Category Site Distribution by Low to Moderate Income Population



Potential Effect on Disproportionate Housing Needs

Figure 51 overlays the inventory on a map of communities sensitive to displacement. Many of the same areas which are considered Low Resource areas or areas of High Segregation and Poverty also face disproportionate housing needs such as overpayment, overcrowding, and displacement risk. The County must, therefore, balance the need to create affordable housing opportunities in High and Moderate Resource areas with the need to create affordable housing opportunities in areas which are at risk of displacement and face overpayment and overcrowding. By providing lower-income sites in these areas, the inventory may help to ameliorate the impact of disproportionate housing needs.

Figure 51: Income Category Site Distribution by Communities Sensitive to Displacement



Racism as Public Health Crisis

The Board of Supervisors adopted a resolution declaring racism as a public health crisis in Sacramento County on November 17, 2020. The resolution celebrates the diversity of the County, points to a growing body of research demonstrating that racism is a social determinant of health, and commits the County to eliminating health disparities and achieving health equity for all residents. The resolution specifically commits the County to identifying and implementing solutions to eliminate institutional, structural and systemic racial inequity in all community services provided by the County including homelessness and housing, land use and environment. The approval of the resolution and acknowledgment of the County's responsibility for racial equity constitutes a first step to remedy the health crisis. In preparing this Housing Element, County staff has applied a racial equity lens and identified policies and programs to address barriers to housing choice that create and maintain segregated living patterns and health disparities.

Environmental Justice Element

In addition to providing opportunity for lower-income housing development in areas with more resources, higher income levels, and more positive environmental outcomes, the County must also act to improve areas with less resources, higher poverty rates, and less positive environmental outcomes. In order to meet this need, the Board of Supervisors adopted the Phase 2 Environmental Justice Element on December 17, 2019. The Environmental Justice Element identifies four Environmental Justice Communities (EJ Communities), including North Highlands, North Vineyard, South Sacramento, and West Arden Arcade. The Environmental Justice Element contains policies and implementation measures to address pollution exposure and air quality, access to public facilities, food access, safe and sanitary homes, promotion of physical activity, promotion of civic engagement, and crime prevention.

The Environmental Justice Element in concert with the Housing Element provides policies and programs that address the needs of EJ Communities. One of the keystone policies of the element, EJ-1, is intended to address systemic inequity and divestment by prioritizing EJ Communities for infrastructure and amenities, with the ultimate goal of transforming EJ Communities into areas of opportunity. In addition, policy EJ-2 of the Environmental Justice will result in a comprehensive Community Outreach Strategy in support of an equitable approach to public outreach for all aspects of County governance and delivery of service. This complements Housing Element policies HE 7.1.3 and HE 7.1.5 and is consistent with the Housing Element's goal to promote and affirmatively further fair housing opportunities for county residents.

The Environmental Justice Element also identified refugee and immigrant populations as needing special consideration in the Housing Element. The Housing Needs Assessment Chapter describes the needs of these populations in more detail. The Housing Action Plan chapter includes several programs that were developed for these populations such as the Refugee Academy and Options to Remove Barriers to Fair Housing Choice (programs G4 and G6).

FAIR HOUSING BARRIERS AND CONTRIBUTING FACTORS

The AI identified the primary housing barriers and the factors that contributed to those barriers. The AI found that Sacramento County residents are less likely to worry about rent and property taxes compared to respondents regionwide and none of the top housing challenges experienced by County residents are higher than those of the region overall.

- **Barrier:** The harm caused by segregation is manifest in disproportionate housing needs and differences in economic opportunity.
    - **Contributing factors:** Past actions that denied housing opportunities and perpetuated segregation have long limited opportunities for many members of protected classes. This continues to be evident in differences in poverty rates, homeownership, and access to economic opportunity throughout the region.
    - **Disproportionate impact:** Black and Hispanic families are more likely to live in and be persistently challenged by poverty. They also have much lower rates of homeownership and, as such, are denied wealth-building that for many decades was afforded to other

residents. Across the board, all People of Color experience higher rates of loan denial than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance).

- **Addressed by Strategy 1a** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).

- **Barrier:** Affordable rental options in the region are increasingly limited.
  - **Contributing factors:** 1) Growth in the region—particularly demand for rental housing—has increasingly limited the areas where low income households can live affordably, evidenced by the high rates of households with disproportionate housing needs. This perpetuates the limited economic opportunity that began with segregation. 2) Constraints on affordable housing development and preservation, ranging from lack of funding, the cost of development or preservation, public policies and processes[18], and lack of adequate infrastructure for infill redevelopment, all constrain the affordable rental market. 3) Suburban areas in the Sacramento Valley are rarely competitive for state or federal affordable housing development funds, further straining the capacity for creation or preservation of affordable rental housing. 4) For residents participating in the Housing Choice or other housing voucher programs, too few private landlords accept vouchers[19]. This leads to concentration of vouchers in certain neighborhoods and lack of mobility for voucher holders.
  - **Disproportionate impact:** African American and Hispanic households are most likely to experience housing problems (e.g., cost burden, overcrowding, and homes in substandard condition). For those who have vouchers, they are more likely to live in Racially or Ethnically Concentrated Areas of Poverty (R/ECAP neighborhoods) or neighborhoods with lower access to economic opportunity.
  - **Addressed by Strategies 2b, 2d, 2e** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).

- **Barrier:** Residents with disabilities need for and lack of access to affordable, accessible housing.
  - **Contributing factors and disproportionate impact:** 1) Insufficient number of mobility and sensory accessible units affordable to people living on SSI/SSDI (i.e., ADA accessible market rate units are unaffordable to those who need them most). 2) Much of the naturally occurring affordable housing stock is older and not accessible to residents with mobility disabilities. 3) Lack of transit access outside of the downtown core further limits the pool of accessible, affordable housing options for transit-dependent residents.
  - **Addressed by Strategy 2c** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).

- **Barrier:** Stricter rental policies further limit options.
  - **Contributing factors and disproportionate impacts:** 1) "3x income requirements" for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from "unearned" sources such as child support. 2) Voucher tenants are not

[18] Stakeholders discussed a range of public policies and processes that they believe contribute to a lack of affordable rental housing by making it more costly to develop rental housing. In some instances, public policies for environmental review or public comment are wielded by the public to prevent or decrease the density of development. These include CEQA, length of time required to navigate public permitting process (not specific to any jurisdiction; all considered about the same), loss of redevelopment agencies, and prevailing wage requirements.

[19] Effective January 1, 2020, SB 329 and SB 322 require landlords to accept Section 8 Housing Choice vouchers, VASH vouchers, and other forms of rent assistance as part of the applicant's source of income.

protected under California's source of income protections. 3) Onerous criminal background checks that do not take into account severity of a crime or time period in which it was committed disproportionately impact persons of color, persons with mental illness, and persons in recovery.

- Organizations representing the refugee and immigrant communities also identified this as barrier for these groups during additional stakeholder focus group outreach conducted to prepare this Element.
- **Addressed by Strategy 2a** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).

- **Barrier:** Disparities in the ability to access homeownership exist.
  - **Contributing factors:** 1) Past actions that have limited economic opportunity for certain residents (i.e., redlining, lending discrimination, other barriers to wealth). 2) Disparities in access to lending, including home improvement and refinance products.
  - **Disproportionate impact:** Analysis of lending data finds that denial rates for Hispanic applicants (24 percent) and other non-Asian minority groups (24 percent) were significantly higher than for non-Hispanic White applicants (15 percent), and gaps persist (albeit narrower) after controlling for income. Across the board, all minority groups experience higher rates of loan denial than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance).
  - **Addressed by Strategy 1a and 2f** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).
- **Barrier:** Public transportation has not kept up with growth.
  - **Contributing factors:** Outside of the downtown Sacramento "grid" public transportation has not kept up with regional growth and lacks inner and intra city connections. Costs are high, especially for very low income households.[20]
  - **Disproportionate impact:** A lack of access to affordable public transportation (e.g., routes, connections, days/hours of service) is the 2nd most frequently cited barrier to economic opportunity mentioned by members of protected classes. (Lack of affordable housing was consistently the top barrier identified by residents and stakeholders.)
  - **Addressed by Strategy 3a** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).
- **Barrier:** Educational inequities persist in the region.
  - **Contributing factors and disproportionate impacts:** 1) Housing prices near high performing schools and school districts are out of reach for many low and moderate income families. 2) In north and south Sacramento and in Woodland, children from predominantly African American and Hispanic neighborhoods are less likely to attend proficient schools. 3) Impact of 2013 education equity reforms (e.g., Local Control Funding Formula, Smarted Balanced Assessment System, educator prep standards) not yet fully realized. 4) Disparities in discipline/suspension rates of African American, Latino, and special needs children.
  - **Addressed by Strategy 2e** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).

[20] Note that all community engagement and publicly available data on access to public transit was collected prior to SacRT Forward implementation on September 8, 2019. Implementation should be carefully monitored to assess impacts on members of protected classes and the extent to which this impediment is mitigated with implementation of SacRT Forward.

- **Barrier:** Disparities in labor market engagement exist.
  - **Contributing factors and disproportionate impact:** 1) Unequal school quality across the region disproportionately disadvantages low and moderate income families. 2) Lack of economic investment directed to building skilled earning capacity in communities of color. 3) Lower rates of educational attainment with persons of color. 4) Lack of market rate job opportunities for people with disabilities.
  - **Addressed by Strategy 3b** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).
- **Barrier:** Residents with disabilities lack access to supportive services and a spectrum of housing options to enable them, especially those with mental illness, to achieve and maintain housing stability.
  - **Contributing factors and disproportionate impact:** 1) Lack of affordable housing. 2) Significant state budget cuts since the 1990s with little progress toward funding restoration. 3) Lack of funding for case management, mentors, other peer-supported services to support navigating systems and independent living skill development. 4) Loss of naturally occurring affordable housing options, including boarding homes, other small group living environments.
  - **Addressed by Strategy 3c** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).

Table 70: Regional Goals and Sacramento County Action Items

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
Patterns of Segregation based on race and incomes perpetuated by R/ECAP's and Concentrated Areas of Affluence	Past actions that denied housing opportunities and perpetuated segregation (redlining, racially restrictive covenants) have long limited opportunities for many members of protected classes. This continues to be evident in differences in poverty rates, homeownership, and access to economic opportunity throughout the region. Black and Hispanic families are more likely to live in and be persistently challenged by poverty. They also have much lower rates of homeownership and, as such, are denied wealth-building that for many decades was afforded to other residents. Across the board, all People of Color experience higher rates of loan denial than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance).	Strategy 1a. Support development or resale of affordable homeownership opportunities through a variety of approaches, such as developer incentives, providing assistance and resources to support low-income homebuyers, continuing to administer existing down payment assistance loans, and affirmatively marketing to under-represented potential homeowners. Implement the **Housing Incentive Program (HIP)** to encourage the construction of affordable housing and housing for special needs groups as identified in State housing element law. The County will consider amendments to the program to further incentivize housing and to meet the housing needs of County residents. The County will also amend the Zoning Code to incorporate changes to State Density Bonus Law. The target for this program is 100 additional units. (Program E4). **Mortgage Credit Certificate Allocations:** The Sacramento Housing and Redevelopment Agency (SHRA) will seek Mortgage Credit Certificate (MCC) allocations from the State of California and funding from the California

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
		Housing Finance Agency to provide low interest loans and down payment assistance for first-time low- and moderate-income homebuyers. The County will promote the MCC program to areas sensitive to displacement and the residents of the Environmental Justice Communities, who are most likely to have been historically excluded from homeownership by mortgage redlining practices. This program will assist 20 households annually (Program E5). **Down Payment Assistance and Homebuyer Education and Counseling:** The Sacramento Housing and Redevelopment Agency (SHRA) will continue to apply to State HCD for the CalHOME Program to provide down payment assistance. The County will promote the CalHome Program to areas at sensitive to displacement and the residents of the Environmental Justice Communities and who are most likely to have been historically excluded from homeownership by mortgage redlining practices. SHRA will also continue its contracts with approved housing counseling agencies that offer homebuyer education, counseling and post purchase counseling for all homebuyer programs administered by SHRA. Assist 25 households annually. Provide homebuyer education and counseling to 150 households annually. (Program E6.) In order to facilitate development of affordable housing units, the County will adopt amendments to the existing **Affordable Housing Fee Deferral and Waiver Program**. The County may also consider adopting additional fee waiver or deferral programs. The target is to defer or waive fees for 300 units annually (Program B10.) **Master Plans and Multifamily Housing:** The County will adopt master plans, including specific and comprehensive plans, which provide a variety of residential densities, including those densities that support multifamily housing. To facilitate the development of housing for lower-income households, master plan communities must:

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
		Develop a minimum of 30 percent of the proposed dwelling units at a density of at least 30 dwelling units per acre (RD-30) or greater. Include multifamily zoned (RD-30+) parcels 3 to 10 acres in size. Pursuant to General Plan Policy LU-120 master plan contribute their "fair share" of adequate sites for the lower income inventory. Provide a variety of housing types and densities, including single-family homes, duplexes, triplexes, accessory dwelling units, townhomes, condominiums, apartments and similar multi-family units, in a variety of settings including both residential neighborhoods and mixed use nodes. (Program A4) **Accessory Dwelling Unit Promotion and Compliance:** The County will promote the production of ADU's/JADU's by providing the public a brochure on ADU/JADU standards and permitting requirements, as well as a technical manual on designing, building and renting accessory dwellings that will be available at the Building Assistance Center (BAC). This information will also be available on a webpage devoted to ADU/JADU on the County's website. Outreach to the Building Industry Association (BIA) will also occur to promote the development and production of ADU's/JADU's as part of residential developments. The County will track the creation of ADU's/JADU's and will determine if it is meeting production estimates by the planning period midpoint. Targeted outreach to promote ADU construction will also occur in moderate, high, and highest resource areas of the County. The County will review and ensure that the ADU ordinance is in full compliance with state law and amend the County's ordinance as necessary to ensure ongoing compliance. (Program E9) **Environmental Justice Element and Place Based Strategies** The Environmental Justice Communities are North Highlands, West Arden Arcade, South Sacramento, and North Vineyard. These communities correspond with areas identified in

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
		the Housing Elements as being disproportionately segregated and lower income. The Environmental Justice Element contains Goals and Policies relating to: Increasing youth activities. Increasing job opportunities Increasing access to healthy foods Increase access to safe and sanitary homes These Goals and Policies intend to implement a place-based –strategy that affirmatively furthers fair housing in the High Segregation and Poverty and Low to improve these communities to provide greater access to quality, affordable housing.
Affordable rental options in the region are increasingly limited.	1) Growth in the region—particularly demand for rental housing—has increasingly limited the areas where low income households can live affordably, evidenced by the high rates of households with disproportionate housing needs. This perpetuates the limited economic opportunity that began with segregation. 2) Constraints on affordable housing development and preservation, ranging from lack of funding, the cost of development or preservation, public policies and processes[21], and lack of adequate infrastructure for infill redevelopment, all constrain the affordable rental market. 3) Suburban areas in the Sacramento Valley are rarely competitive for state or federal affordable housing development funds, further straining	Strategy 2a. **Encourage reasonable policies for tenant criminal history, rental history, and credit history**. Educate landlords and developers who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history, and to consider applicants with poor rental/credit histories on a case-by-case basis, as detailed in the April 4, 2016 HUD Guidance on Criminal History[23] Strategy 2b. **Increase affordable housing opportunities**. Implement strategies that improve progress in meeting the Regional Housing Needs Allocation (RHNA) in all four income levels (very low, low, moderate, above moderate) Strategy 2e. **Encourage residential infill opportunities**. Increase residential infill opportunities through changes in zoning and long range plans, including opportunities to add to the housing stock through "gentle density"

[21] Stakeholders discussed a range of public policies and processes that they believe contribute to a lack of affordable rental housing by making it more costly to develop rental housing. In some instances, public policies for environmental review or public comment are wielded by the public to prevent or decrease the density of development. These include CEQA, length of time required to navigate public permitting process (not specific to any jurisdiction; all considered about the same), loss of redevelopment agencies, and prevailing wage requirements.

[23] https://www.hud.gov/sites/documents/HUD_OGCGUIDAPPFHASTANDCR.PDF

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
	the capacity for creation or preservation of affordable rental housing. 4) For residents participating in the Housing Choice or other housing voucher programs, too few private landlords accept vouchers[22]. This leads to concentration of vouchers in certain neighborhoods and lack of mobility for voucher holders. African American and Hispanic households are most likely to experience housing problems (e.g., cost burden, overcrowding, and homes in substandard condition). For those who have vouchers, they are more likely to live in Racially or Ethnically Concentrated Areas of Poverty (R/ECAP neighborhoods) or neighborhoods with lower access to economic opportunity.	(affordable attached homes and innovative housing solutions). Contract with fair housing service providers to provide the **Renters Helpline** (or an equivalent service), a telephone and web-based resources that provides fair housing education, landlord-tenant mediation, and legal guidance. The Renters Helpline refers complaints of housing discrimination to other fair housing providers and State/Federal agencies involved in fair housing. The County will continue to promote fair housing information and the Renters Helpline through the Fair Housing Information and Resources webpage. The target is for this program will help resolve at least 30 disputes for the County.(Program G3) **Tenant Protections:** The County will study just-cause eviction ordinances or other programs to help keep precariously housed tenants in their homes and present findings and recommendations to the Board of Supervisors. (Program G5.) **Research Options to Remove Barriers to Fair Housing Choice.** The County will study Fair Chance Housing Ordinances or other methods to limit the use of criminal records by property owners during the screening of prospective tenants. The County will study best practices for affordable alternatives to up-front payments of security deposits or other prepaid rent such as grants or a low- or no-interest loan to the tenant. The County will present best practices and recommendations to the Board of Supervisors. (Program G6.) Evaluate the effectiveness of the Affordable Housing Ordinance in producing affordable housing units by 2023 and consider amendments based on the evaluation. Increase the effectiveness of the Affordable Housing Ordinance by modifying the owner-builder exemption, which is costly for staff and the public to implement and reduces the amount of funds collected to build affordable housing. Ensure the

[22] Effective January 1, 2020, SB 329 and SB 322 require landlords to accept Section 8 Housing Choice vouchers, VASH vouchers, and other forms of rent assistance as part of the applicant's source of income.

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
		ordinance generates funds equivalent to 10 percent of the new units constructed in the County. (Program E3) **Countywide Rezone Program:** To accommodate the remaining lower-income RHNA of 2,884 units, the County will identify and rezone at least 164 acres of land to allow multifamily residential uses by-right, at a minimum density of 20 units per acre and a maximum density that allows at least 30 units per acre. The County will rezone sites equivalent to 30 percent of the remaining lower-income RHNA along commercial corridors in High and Highest and moderate resource areas to affirmatively further fair housing choice. (Program A1) **Infill Program:** The County will further work on a program to encourage infill development in the County that will ultimately increase and accelerate the production of housing by identifying and assessing infill sites and removing identified barriers through accomplishing the following tasks. Incentivizing infill in the moderate, high and highest opportunity areas will enhance housing mobility and affordability in high opportunity areas. Define infill sites. Assess/develop a comprehensive inventory of residential and commercial infill sites. Analyze existing regulations and codes to assess the impediments to development. Develop incentives/strategies to maximize infill opportunities in the unincorporated areas of Sacramento County, especially Environmental Justice Communities and Moderate, High, and Highest Resource areas of the County. Analyze and address disconnects between the Zoning Code and the Design Guidelines. Identify and provide incentives to develop Business Professional Office (BP), Limited Commercial (LC) and Shopping Center (SC) zoned properties with multi-family residential projects. This program targets development of 200 units during the planning period. (Program A6)

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
		Grants for Infill Development: The County will continue to pursue grant opportunities that remove or reduce barriers to infill development. Apply for at least one grant per year. (Program A7) **Missing Middle Housing (or Naturally Occurring Affordable Housing):** The County will consider amendments to the Zoning Code to allow for more missing middle housing (or naturally occurring affordable housing) types in a broader range of zoning districts, including single family zoning districts, and amendments to development standards to accommodate these housing products. This program targets development of 400 missing middle housing units in moderate or high resource areas during the planning period. (Program B8) **Rezones, Consolidations/Mergers:** The County will consider reducing or eliminating fees for Rezone entitlements to RD-30 and above to facilitate developments where at least 20 percent of the units are affordable. The County will develop siting criteria for these projects. The County will also consider reducing or eliminating consolidation fees for multi-family developments where a consolidation is necessary to facilitate development of the parcels and at least 20 percent of the proposed units are affordable. If these fee reductions are not adopted, the County will implement other measures to streamline or incentivize rezones, consolidations or mergers for developments where at least 20 percent of the units are affordable. This program targets facilitating the development of 250 affordable units (Program B11). See also Programs D10 Tiny Homes and E9 ADU's.
Residents with disabilities need for and lack of access to affordable, accessible housing. Residents with disabilities lack access to supportive services and a spectrum of housing options to	1) Insufficient number of mobility and sensory accessible units affordable to people living on SSI/SSDI (i.e., ADA accessible market rate units are unaffordable to those who need them most). 2) Much of the naturally occurring affordable housing stock is older and	Strategy 2c. **Increase housing units that are both accessible and affordable to people with disabilities**. Identify strategies for increasing units that are accessible to people with mobility and/or sensory disabilities in housing elements. Increasing accessible opportunities for people with disabilities may include providing resources for accessibility modification of existing units.

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
enable them, especially those with mental illness, to achieve and maintain housing stability.	not accessible to residents with mobility disabilities. 3) Lack of transit access outside of the downtown core further limits the pool of accessible, affordable housing options for transit-dependent residents. 1) Lack of affordable housing. 2) Significant state budget cuts since the 1990s with little progress toward funding restoration. 3) Lack of funding for case management, mentors, other peer-supported services to support navigating systems and independent living skill development. 4) Loss of naturally occurring affordable housing options, including boarding homes, other small group living environments.	Strategy 3c. **Reduce housing instability by closing service gaps**. Partner with mental health, recovery, and disability service providers to develop strategies for filling gaps in services and housing types to prevent housing instability and risk of reinstitutionalization. **Financial Assistance for Emergency Repairs and Retrofitting of Homes:** The Sacramento Housing and Redevelopment Agency (SHRA) will provide financial assistance for emergency repairs and disabled retrofitting for homes occupied by seniors and lower income residents designed to achieve neighborhood improvement objectives. Priority will be given to funding repairs in Environmental Justice Communities and those sensitive to displacement.Target repair of 432 homes for very low- and low-income households through Emergency Repair Grants and Retrofit Assistance Grants or similar grants. (Program C2) **Universal Design:** The County will convene a working group consisting of advocates and service providers for people with disabilities and seniors, the Building Industry Association, and other stakeholders to advise the County on a Universal Design program. The program will include an evaluation of the lack of new accessible units, incentives to encourage Universal Design concepts, and targeted outreach to developers. Target the development of 450 accessible units over the Housing Element period. (Program D1) **Housing Incentive Program:** The County will implement the Housing Incentive Program (HIP) to encourage the construction of affordable housing and housing for special needs groups as identified in State housing element law. The County will consider amendments to the program to further incentivize housing and to meet the housing needs of County residents. The County will also amend the Zoning Code to incorporate changes to State Density Bonus Law. Incentivize multifamily developers to increase the number of affordable units and/or units for special needs groups in their projects. This program targets developing 100 additional units during the Housing Element period. (Program E4)

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
		In-Home Supportive Services: The County will continue to administer the In-Home Supportive Services program. This program serves aged, blind, or disabled persons what are unable to perform activities of daily living and cannot remain safely in their homes without help. **Supportive Living Uses:** The County will amend the Zoning Code related to supportive living uses, including boarding houses, transitional housing, scattered shelters, residential care homes, and nonconforming dwelling units to take a more comprehensive approach to supportive housing consistent with changes to State law to increase housing, especially for special needs groups, including people with developmental disabilities. The Zoning Code amendments are as follows: Amend the Zoning Code to add a definition of "family" and amend the definition of "single household" consistent with the County's obligation to AFFH. Amend the Zoning Code to allow Low Barrier Navigation Center developments by right in mixed-use zones and nonresidential zones permitting multifamily uses. Amend the Zoning Code to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted consistent with Government Code section 65651. Amend the Zoning Code to include methods to increase housing options for persons with disabilities that have tangible regulatory policies, as required by the U.S. Department of Housing and Urban Development (HUD). Amend the Zoning Code to expand the definition of the existing residential care home category, revise the boarding house category, and create new categories to address non-licensed recovery residences and skilled nursing in-home settings. Amend the Zoning Code to clearly define supportive and transitional housing and ensure

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
		these housing types are permitted as a residential use in all zones allowing residential uses subject only to the restrictions that apply to residential dwellings of the same type in the same zone. Amend the Zoning Code requirement to clearly define scattered shelters and facilitate removal of barriers to better address the needs of our homeless population. Amend the Zoning Code to provide consistency with the corresponding regulations administered by the appropriate State agency, with the intention to provide for more efficient regulation of residential related uses. Review and amend the Zoning Code, as necessary, to ensure requirements for group homes of more than six persons are consistent with State law and fair housing requirements. (Program D9)
Stricter rental policies further limit options	1) "3x income requirements" for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from "unearned" sources such as child support. 2) Voucher tenants are not protected under California's source of income protections. 3) Onerous criminal background checks that do not take into account severity of a crime or time period in which it was committed disproportionately impact persons of color, persons with mental illness, and persons in recovery.	Strategy 2a. **Encourage reasonable policies for tenant criminal history, rental history, and credit history**. Educate landlords and developers who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history, and to consider applicants with poor rental/credit histories on a case-by-case basis, as detailed in the April 4, 2016 HUD Guidance on Criminal History[24]. See programs G3. Renters Helpline and G5 Tenant Protections **Research Options to Remove Barriers to Fair Housing Choice.** The County will study Fair Chance Housing Ordinances or other methods to limit the use of criminal records by property owners during the screening of prospective tenants. The County will study best practices for affordable alternatives to up-front payments of security deposits or other prepaid rent such as grants or a low- or no-interest loan to the tenant. The County will present best

[24] https://www.hud.gov/sites/documents/HUD_OGCGUIDAPPFHASTANDCR.PDF

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
		practices and recommendations to the Board of Supervisors. (program G6)
Public transportation has not kept up with growth	Outside of the downtown Sacramento "grid" public transportation has not kept up with regional growth and lacks inner and intra city connections. Costs are high, especially for very low income households.[25] A lack of access to affordable public transportation (e.g., routes, connections, days/hours of service) is the 2nd most frequently cited barrier to economic opportunity mentioned by members of protected classes. (Lack of affordable housing was consistently the top barrier identified by residents and stakeholders.)	Strategy 3a. **Improve infrastructure and public transportation access** in disadvantaged communities (as applicable). Upgrade underground infrastructure that is required to develop residential units. Advocate for or improve the availability and frequency of public transportation to connect disadvantaged communities to jobs, schools and essential services. **Seek and Attain Funding for Improved Public Infrastructure.** The County will continue to seek and attain funding for improved public infrastructure and services, including water, sewer, curbs, gutter, sidewalks, landscaping, and lighting to revitalize commercial corridors as Notices of Funding Availability (NOFA) are released. Improvements will be prioritized in Environmental Justice Communities and areas sensitive to displacement based on identified needs. This program targets applying for two grants per year. (Program C8)
Educational inequities persist in the region	1) Housing prices near high performing schools and school districts are out of reach for many low and moderate income families. 2) In north and south Sacramento and in Woodland, children from predominantly African American and Hispanic neighborhoods are less likely to attend proficient schools. 3) Impact of 2013 education equity reforms (e.g., Local Control Funding Formula, Smarted Balanced Assessment System, educator prep standards) not yet fully realized. 4) Disparities in discipline/suspension rates of African American, Latino, and special needs children.	Strategy 2e. **Encourage residential infill opportunities**. Increase residential infill opportunities through changes in zoning and long range plans, including opportunities to add to the housing stock through "gentle density" (affordable attached homes and innovative housing solutions). See Programs A1. Countywide Rezone Program A6. Infill Program A7. Grants for Infill Development B8. Missing Middle Housing (or Naturally Occurring Affordable Housing) B11. Rezones, Consolidations/Mergers E 9. ADU's

[25] Note that all community engagement and publicly available data on access to public transit was collected prior to SacRT Forward implementation on September 8, 2019. Implementation should be carefully monitored to assess impacts on members of protected classes and the extent to which this impediment is mitigated with implementation of SacRT Forward.

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
Disparities in labor market engagement exist.	1) Unequal school quality across the region disproportionately disadvantages low and moderate income families. 2) Lack of economic investment directed to building skilled earning capacity in communities of color. 3) Lower rates of educational attainment with persons of color. 4) Lack of market rate job opportunities for people with disabilities.	Strategy 3b. **Connect low-income residents to job opportunities.** Improve connections between low-income populations, especially Public Housing residents, and employment opportunities. This strategy will be implemented, in part, through SHRA's Section 3 program that requires SHRA to ensure that employment, recruitment, and training are directed to public housing residents and other low-income persons, to the greatest extent feasible.

APPENDIX A: OUTREACH MEETING SUMMARIES

Sacramento County Housing Element Focus Group Summary May, June and October 2020
Housing for People with Disabilities - May 5, 2020
Challenges Identified
Housing affordability; aging housing stock; limited affordable and accessible housing stock; lack of training for HUD housing providers; multiple disputes with landlords/property owners regarding disability requirements (e.g., clear path of travel, accessible parking spaces, common spaces etc.); renters do not know their rights; physical, systemic and economic barriers.
Additional Data Sources
Sacramento Housing and Redevelopment Agency (SHRA) data for reasonable accommodations; data from housing providers, advocates, or legal aid groups to understand the type of reasonable accommodation requests being received (both the overall volume and range of issues).
Resources
211 phone line and Resources for Independent Living (RIL) Sacramento has a resource list available online.
Best Practices/Recommendations to the County
Expand on existing Universal Design program; incentivize development of additional accessible units; develop a system to share new accessible units that are built with stakeholders; encourage higher than the minimum Building Code requirements for developing accessible units; streamline the process for developing accessible units – consider fee waivers or deferrals; resources to educate landlords and solutions for long term tenants; incentivize modifications to existing housing stock to make it accessible.
Disability Advisory Committee - May 5, 2020
Challenges Identified
New home construction is still inaccessible and costly to modify/retrofit after the fact; affordability; Universal Design to include aging in place; housing is not near mass transit; difficulty finding housing utilizing Section 8 vouchers; need more subsidized housing; reasonable accommodations are hard to obtain as a renter; the need for more housing units that are affordable and accessible.
Additional Data Sources
Veteran Affairs; Wellness and Recovery Center North.
Resources
County and State resources; Alta Regional; Capital People First; Disability Rights California; California Congress of Seniors; AARP; RIL Sacramento.
Best Practices/Recommendations to the County
Increase accessibility in existing multi-family units/communities; consolidate Housing Element resources in one location – e.g. 311; training for homeless housing managers to understand disabled needs in shelters; revise In Home Supportive Services (IHSS) program to obtain more qualified caretakers, update the list of caretaker and provide clients with sufficient hours.
Farmworker Housing - June 4, 2020
Challenges Identified
Lack of affordable housing; overcrowding; substandard housing conditions; distance from services and resources with no transportation; housing provided by employer which means that workers are unwilling to report substandard housing issues for fear of losing job.

Additional Data Sources
Surveys from farmworker groups; farm labor contractors; Sacramento Area Council of Governments (SACOG) data on Rural-Urban Connections; American Communities Survey (ACS); CA Rural Legal Assistance; Agriculture Commissioner crop data; and California Institute of Rural Services.
Resources
N/A
Best Practices/Recommendations to the County
To see what other jurisdictions are doing about this population; promote ADU development; utilize motels/hotels for temporary farmworker housing; proactive inspection process with code enforcement (do not wait for complaints); USDA Financing opportunities (developers, homebuyers, counseling programs); statewide rural development administration; conduct a farmworker housing study; H2A ordinance.
Senior Housing - June 10, 2020
Challenges Identified
Lack of affordable housing; the type of housing available has accessibility issues and does not meet the social and emotional needs of older adult residents; senior housing placed on the outskirts of communities away from amenities and social activities/interactions; existing housing has long wait lists; unregulated private room rentals lead to lack of safety; need to welcome and honor various cultural communities within older adult housing; and housing is too expensive for a fixed income.
Additional Data Sources
SACOG data; ACS data.
Resources
Programs of All-Inclusive Care for the Elderly (PACE) Medicare program to allow elderly to stay in their community and receive medical and social services including access to healthy food and transportation.
Best Practices/Recommendations to the County
Encourage multigenerational complexes (CR Health Foundation) because it will help to draw away the stigma that older adults need help and creates socialization for all levels; explore Medicare funding to create cohousing; encourage affordable housing; remove single family density zoning; and, allow multifamily/higher density housing projects to be permitted by right.
Goals, Policies and Programs - May 7, 2020
Revisions to Existing Policies
Increase Housing Trust Fund fees; re-evaluate a fee only program (Affordable Housing Ordinance); conduct a Housing Trust Fund nexus study to look at funding for senior and permanent supportive housing – not just work force housing; implement a requirement to build affordable housing; strengthen streamlining for multi-family and affordable projects; Community Planning Advisory Councils (CPAC) need to be revised to reduce barriers to housing; use CDBG funds to help low and moderate income homeowners create accessory dwelling units (ADU) and pair with loan deferrals or a forgivable loan program when ADUs are rented out to low-income households.
New Program Ideas
Programs needed to keep people (particularly renters) in their homes such as eviction protections; homeless diversions due to income insecurity; aging in place programs; funds to increase accessibility in existing housing stock; Universal Design; prepare presentation on the cost/benefit of Universal Design to provide to developers; Countywide age-friendly communities initiative; tenant protection (such as just cause eviction protections); revisit and effectively utilize County Rent Escrow Account Program; infill development and rezones to increase capacity near transit; Housing Incentive Program (HIP) amendments; the need for fair housing analysis in Housing Element, access programs, strengthen rental housing inspection program, and a recommendation to talk with people experiencing homeless to understand their lived experience; Housing Element needs direct responses to COVID-19 impacts.
Existing Programs to be Continued

Encourage Transportation Oriented Design Action Plan and development.
Best Practices/Recommendations to the County
City of Napa is funding ADUs using CDBG funds; City of Sacramento is reforming Planning Commission approval process for multi-family projects; the Housing Element Updates are aspirational and performance measures/goals need to be provided to demonstrate measurable improvements.
Housing and Services for People Experiencing Homelessness - May 28, 2020
Barriers to Housing and Services
Nimbyism and xenophobia; general opposition; broader community education effort is needed to help the public to accept different types of housing; lack of local match money.
Incentives
Reduce fees and provide housing incentives; provide a cohesive set of standards across jurisdictions; permit tiny homes and alternative housing types; and allow more flexibility in the types of housing, such as campgrounds, because not everyone does well in traditional housing.
Data Sources
Recommend reaching out to surrounding colleges (e.g., Sacramento State and community colleges) because schools count students that are homeless; County Board of Education. Both of these sources use a different definition of homelessness than U.S. Department of Housing and Urban Development (HUD).
County's Role
Have open discussion with communities about what it would take to support homeless services; provide services on site so that it would accessible to those that need it; protection for housing and service providers; leadership from the "top down" for homeless programs; do not deviate from the Housing Element plans despite objections; offer services everywhere in Sacramento region; provide a consistent approach to permitting facilities across jurisdictions.
Housing for Immigrants and Refugees - October 28, 2020
Challenges Identified
No income for security deposit; no credit; language barriers; lack of housing for large families; negative eviction records; difficult to qualify for affordable housing; affordable housing application process is long and confusing;
Data Sources
Census data; data from service provider organizations (although, there are privacy concerns so the data may not be available).
Languages Spoken
Pashto; Dari; Farsi; Russian; Ukrainian; Arabic; Spanish.
Geographic Distribution
Service providers try to place immigrants and refugees in areas where their families already are or where there is availability of affordable options; North Highlands; South Sacramento; Rancho Cordova; Carmichael; Arden Arcade; Citrus Heights; Roseville; Placer County.
Best Practices/Recommendations to the County
Short-term affordable housing options with low barriers to entry; provide housing assistance and make housing requirements flexible; more naturally occurring affordable housing.
Goals, Policies and Programs Report Back - October 29, 2020
Any Topics Missing from the Goals or Programs
Universal design ordinance; tenant education for people with disabilities and seniors; educate Code Enforcement related to access barriers.

Additional Feedback
Concern over the use of General Fund instead of other dedicated fund sources to implement programs related to accessibility; include Universal Design in preapproved ADU plans; outreach to unhoused population.

Sacramento County Housing Element Webinars May 2020
Public Webinar - May 13, 2020
Community Representation
Arden Arcade
Housing Assets within the Community
Tree lined streets; large lots; real community feel; diversity of housing options.
Housing Challenges within the Community
Need various housing options to keep residents housed; disparity of how to address the homelessness.
County's Role
Offer incentives to build affordable housing and higher densities.
Public Webinar - May 27, 2020
Community Representation
Elverta, Citrus Heights, and Fair Oaks.
Housing Assets within the Community
Access to nearby green spaces (e.g., Dry Creek trail), parks, and mixed-use projects.
Housing Challenges within the Community
Homeless camps throughout the community and public spaces; lack of resources for senior housing.
County's Role
Provide programs/consideration of modular housing to include in multifamily projects; construction period on modular housing create a cost benefit for developers; get people experiencing homelessness into housing; assist seniors with keeping their home.

Sacramento County Housing Element CPAC Workshop Summary
October 2020 – November 2020

The Office of Planning and Environmental Review (PER) gave a presentation on the 2021-2029 Housing Element and asked the following discussion questions at each CPAC meeting. The table below summarizes the questions and comments from CPAC members in response to the presentation.

- **Do you have any questions about the proposed Housing Element programs? Do you have any feedback for the proposed Housing Element programs?**
- **Which of the proposed Housing Element programs do you think should be given the highest priority?**
- **Is there anything not covered in the Housing Element programs that the County can do to meet the housing needs of your community?**

Delta CMAC
If the primary residence is built in a floodplain, can an Accessory Dwelling unit be built at the same elevation? FEMA base flood elevation and levy issues are a barrier to housing development in the Delta.
The County may not be able to permit ADUs in floodplains due to health and safety concerns.
What will the Housing Element and the Countywide Rezone Program do to the existing Special Planning Areas (SPAs)?
The Housing Element will likely not supersede the SPAs. As drafted, the program would allow densities of 30 dwelling units per acre in the RD-20 and RD-25 zoning districts. The Countywide Rezone Program and any other changes to SPAs would require subsequent public outreach and action by our hearing bodies, including the CPACs.
There are people living in buildings that are not meant for residential use in east Walnut Grove due to a lack of housing. It is affecting the amount of parking available for commercial uses.
***There* are not enough farmworkers in the Delta because of a lack of housing. Most farmworkers are coming from Galt and Stockton.**
Employment opportunities are limited in the Delta because the work is *seasonal*.
The County should have a code like Napa or Sonoma County [for farmworker housing].
Staff reviewed the Napa County and Sonoma County zoning codes and met with Sonoma County staff to discuss farmworker housing. Staff is exploring amendments to the zoning code to increase the amount of zoning districts that allow farmworker housing.
Cordova CPAC
How was the RHNA determined? Is the County meeting the current RHNA?
The Housing Element is the County's plan for meeting its fair share of the regional housing need. This process is called the Regional Housing Needs Assessment (RHNA) and it starts at the state level with the Department of Housing and Community Development calculating the overall future housing needs for each region in the state over the planning period. The regional council of governments within each region must then develop a methodology to distribute that overall regional housing need among all of the cities and counties within the region. In our case, the regional agency is Sacramento Area Council of Governments (SACOG). SACOG was responsible for distributing 153,512 units throughout their six-county region. The County continues to fall short of the 2013-2021 RHNA, especially for the low- and very low-income categories. By the end of the 2019, 156 units of the 2,208 needed for low-income (7.1%) and 134 units of the 3,149 needed for very low-income (4.3%) had been permitted (i.e. building permits have been issued). County staff submits an Annual Report to the Board of Supervisors and HCD annually to document this progress. County staff presented the 2019 Annual Report to the Board of Supervisors on April 7, 2020. The 2019 Annual Report is available on the County's webpage under item 31: http://www2.agendanet.saccounty.net/BoardOfSupervisors/Meetings/ViewMeeting?id=6321&doctype=1
When will the results of the tenant protection study (Tenant Protection Program) be available?
In the draft Housing Action Plan Chapter, the proposed target date for Program G5 Tenant Protections is December 2024.
The CPAC requested an additional two weeks to review the documents and provide comments and priority ranking to staff.
Staff provided these materials as a part of the CPAC packet and sent them out to the CPAC again following the presentation.
Support for Affordable Housing Ordinance Program. Both in lieu fees and inclusionary housing are beneficial.
General support for list of programs. Suggest programs to facilitate vertical mixed-use development and to require the County look for new funding sources for housing.

County staff should present to the Rosemont Community Association.
South Sacramento CPAC
Do you have a breakdown of the number of people in each income category in each community of the County?
The County is using data that the Sacramento Area Council of Governments (SACOG) gathered for all jurisdictions in the region and that the Department of Housing and Community Development (HCD) approved for our use. This data package does not have a breakdown of the number of people in each income category in each of the 14 County communities.
Was the impact of COVID-19 considered?
Staff has reviewed and incorporated data related to the impact of the coronavirus pandemic to the extent that the data is available. In particular, staff has been able to use data from the Terner Center for Housing Innovation in the Housing Needs Assessment Chapter. Staff is proposing Program G5 Tenant Protections in part because of the coronavirus's disproportionate impact on renters in Sacramento County.
Was the County able to use the data from the 2020 Census?
No. The 2020 Census data will not be available in time to meet May 2020 deadline for HCD certification.
Were any tenant protections other than just-cause eviction ordinances considered for inclusion in the Tenant Protection Program? Is the County working with groups that represent tenants?
Staff highlighted just cause eviction ordinances in the Tenant Protection Program because stakeholders suggested just cause eviction ordinances during a focus group meeting. However, it also allows for some flexibility for the County to study other protections. The County met with Sacramento Housing Alliance (SHA) and Legal Services of Northern California. Staff is also available to meet with other groups and organizations who are interested in providing feedback. Please contact HousingElement@saccounty.net to request more information.
Does the current Zoning Code allow for densities higher than RD-25?
The current Zoning Code allows for densities as high as 40 dwelling units per acre in RD-40 zoning districts. However, there are not many parcels zoned RD-40.
Are you going to carry forward all of the 21 proposed program in the CPAC packet? How will these programs be funded?
Yes, we are planning to carry forward all of the proposed programs for approval. Since the CPAC packet was prepared, staff added more proposed programs based on feedback received during outreach. A complete list of new programs and existing programs that are being carried forward is available on the County's Housing Element webpage. The programs will be funded primarily through the County General Fund, the Local Early Action Planning Grant, and the Senate Bill 2 Planning Grant Program.
Are there any programs that will result in mixed income housing?
The Affordable Housing Ordinance Amendment program may result in additional mixed income housing depending on the result of the economic feasibility study. Several existing programs incentivize developers to provide a certain percentage of their units as housing affordable to moderate- or low-income levels. See the response to Rio Linda/Elverta CPAC question 1
Suggest that the County work with other groups that represent tenants such as ACCE and Sacramento Tenants Union.
Carmichael CPAC
What is the process for the Countywide Rezone Program? Will the Holsapple site and the site at Watt and Arden Manor be included in the inventory?
The County identifies sites that are suitable for affordable multi-family development and if they do not already have proper zoning, they will go through a separate rezone process that the County must complete within three

years of the Housing Element adoption. The rezone will follow a normal rezone process with input from the CPACs, Planning Commission, and approval by the Board of Supervisors. The Holsapple site is currently on the inventory and will remain. Watt and Arden Manor is not on the inventory because the area does not contain suitable vacant parcels for inclusion.

Southeast CPAC

How do you determine where to place higher density units for the Countywide Rezone Program? Is there a potential for conflict if development of high density is on the County boundaries?

State Law and HCD guidance has specific criteria for affordable multi-family sites. They should be 0.5-10-acres in size; have access to infrastructure, and be in proximity to transportation and schools, and services. There is the possibility that properties identified for inclusion on an inventory may be annexed into a neighboring city; however, sites on the inventory are expected to develop with the 2021-2029 period, so cities need to consider this when looking at their parcels especially with regard to parcels within their Sphere of Influence.

How is construction of affordable housing funded?

Affordable housing developers fund housing development using a mix of funds from local, State, and federal sources. They typically apply for funds from local governments in order to be competitive for resources such as the federal and state Low-Income Housing Tax Credit Programs. In Sacramento County, there are two local sources of funds for affordable housing; one is the Housing Trust Fund Ordinance and the other is the Affordable Housing Ordinance. The Housing Trust Fund Ordinance sets a fee on all nonresidential development while the Affordable Housing Ordinance sets a fee on the development of all market rate units.

More information on the Affordable Housing Ordinance is available here: https://planning.saccounty.net/PlansandProjectsIn-Progress/Pages/Affordable-Housing-Ordinance-Amendments-Project.aspx

3.Concern about ADUs and want to ensure that they are adequately maintained

The CPAC expressed they would like a mechanism to ensure ADUs are maintained. Staff indicated this was largely done through the Code Enforcement inspection process.

Interest in inclusionary housing, specifically near more developed communities (such as the City of Galt).

The Southeast CPAC expressed an interest in exploring a stronger inclusionary housing component for the Affordable Housing Ordinance, especially for developers of large subdivisions near more developed communities.

Rio Linda/Elverta CPAC

What is the process to incentivize affordable housing?

The County currently offers several incentive programs for affordable housing such as impact fee waivers and deferrals, the Housing Incentive Program, the State density bonus, the SB 35 permit streamlining application, and the SB 330 preliminary application. In addition to these existing programs, the County is proposing several incentives in the draft Housing Action Plan under Goal HE 2.

When will the community find out which parcels will be rezoned as a part of the Countywide Rezone Program?

The target date for the Countywide Rezone Program in the draft Housing Action Plan is January 31, 2022.

Support for tiny homes because they could provide affordable home ownership opportunities, especially for seniors.

North Highlands/Foothill Farms CPAC

Is there an increased demand to build ADUs as rentals?

The County collects data on the number of ADUs that receive building permits each year. The number of ADUs has increased steadily from 6 in 2013 to 22 in 2019 and staff anticipates additional increases due to changes to State law as well as changes to the Sacramento County Zoning Code. The County does not have data on the tenancy (rent or own) of ADUs.

Will the County work with other organizations to develop educational materials for the Affordable Housing Education Program?
County staff anticipates working closely with partners at SHRA as well as stakeholders such as the Sacramento Housing Alliance (SHA) to develop education materials.
Are there any programs proposed related to homelessness?
Policies HE 4.3.1 through 4.3.6 in the draft Housing Action Plan Chapter were developed based on the six key solution areas identified by the County Homeless Plan, which was adopted on December 12, 2018. The County Homeless Plan will continue to be the main strategy document to make homelessness rare, brief and non-recurring. The Housing Action Plan chapter includes several programs to support the County Homeless Plan efforts by requiring the County to update the Plan regularly, to develop metrics to measure its effectiveness, and to report regularly using those metrics.
Are there any programs that support homeownership for moderate- and low-income households?
Program E6 of the draft Housing Action Plan states that SHRA will seek Mortgage Credit Certificate allocations from the Sate to provide low interest loans and down payment assistance for first-time low- and moderate-income homebuyers. Furthermore, Program E10 states that SHRA will continue to provide financial support for self-help or seat equity housing programs, such as those offered by Habitat for Humanity.
Interest in encouraging developers to provide cohousing opportunities.
Concern about property owners and management companies in North Highlands that do not take care of rental properties and take advantage of tenants.
Orangevale CPAC
What is a JADU? Suggest including a glossary of technical terms.
A JADU, also known as a Junior ADU, is a residential unit intended for ongoing habitation, located completely within the primary dwelling and sharing some cooking, common area, and/or sanitary facilities with the primary dwelling.
Is the Office of Planning and Environmental Review (PER) coordinating with the Department of Transportation (SacDOT) on the Countywide Rezone Program to ensure that it will fit with future traffic projections?
PER staff will coordinate with SacDOT on both the Housing Element Update and the Countywide Rezone Program.
Concern that rent control restrictions may be burdensome to property owners and may reduce rental supply.
Support for ADU Streamlining Program and suggest that the County promote this program to homeowners. Suggest that the County provide additional information so that homeowners can research costs to build ADUs.
Fair Oaks CPAC
Support for ADU Streamlining Program. Programs that streamline and incentivize housing should be given priority.
Is the County coordinating with other jurisdictions to meet the RHNA?
Each city and county is required to identify vacant or underutilized sites to meet its own assigned RHNA, so there is not much overlap. Most city and county coordination is with regard to services for people experiencing homelessness.
The CPAC indicated they would like to see a program that educated the public about affordable housing.
Antelope CPAC
Will the Countywide Rezone Program come back to the CPACs?

Yes. The Countywide Rezone Program will return to the CPACs for their recommendation before going to the Planning Commission and the Board of Supervisors.
Affordable Housing Education Program should be given the highest priority to increase public acceptance of affordable housing.
Arden Arcade CPAC
Will the Housing Element programs change if Costa-Hawkins is repealed?
County staff was mindful of State propositions that were on the November ballot. Proposition 21, Local Rent Control Initiative, failed to pass. It would have replaced the Costa-Hawkins Rental Housing Act and would have allowed local governments to enact rent control on housing that was first occupied over 15 years ago.
Can Project Homekey and Roomkey count toward the RHNA?
Housing funded through Project Homekey and Roomkey could only be counted toward the RHNA if they result in permanent (and not interim) housing. The County Department of Human Assistance (DHA) administers Project Roomkey funds. The County has not applied for Project Homekey funds.
Concern about increasing fees such as the Housing Trust Fund fee.
Concern about adequate infrastructure for new housing, including grocery stores to prevent food deserts.
Concern about coronavirus pandemic impact on both renters and owners.
Vineyard CPAC
How wide are the streets going to be going into these houses? Concern about lack of coordination between SacDOT and PER.
The Housing Element is a high-level policy document and does not prescribe street widths. SacDOT would review street widths at the time that subdivision applications are received. Street widths are dictated improvement standards on the County Engineering Section webpage. In addition, PER staff will coordinate with SacDOT on both the Housing Element Update and the Countywide Rezone Program.
How will the Housing Element address equity?
The Housing Element will include an assessment of fair housing, pursuant to SB 686. This assessment will include a discussion of the barriers to fair housing choice and solutions identified by the Analysis of Impediment to Fair Housing Choice (AI). More information on the AI is available here: https://www.saccounty.net/FairHousing/Pages/default.aspx The County will also seek to rezone land in opportunity areas to accommodate multifamily housing. See the response Question 1 under Natomas CPAC below for more information.
Is the County encouraging infill development around transit?
The County will encourage infill development around transit areas through both Program A6 (Infill Program) and Program A7 (Grants for Infill Development) of the draft Housing Action Plan.
Highest priority should be given to Goal 3 Conservation and Rehabilitation of Existing Housing and Neighborhoods. We should allocate resources toward improving and investing in existing neighborhoods and improving the impression of low-income housing.
A6 Infill Program should be prioritized.
B7 Residential Uses on BP Zoned Properties should be prioritized. Housing should be close to employment centers.
Natomas CPAC
Many multifamily and affordable housing projects are located in South Sacramento, Rio Linda, Antelope, North Highlands. Will the rezone result in multifamily and affordable housing in other areas like Folsom or Citrus Heights?

The County must affirmatively further fair housing pursuant to SB 686. In order to accomplish this, the County will be rezoning land in moderate and high resource areas (or opportunity areas) to accommodate affordable multi-family housing at densities of 30 dwelling units per acre (RD-30). Proposed Policy H.E. 7.1.3 in the Draft Housing Action Plan would commit the County to this endeavor. The Cities of Folsom and Citrus Heights will be responsible for their own RHNA allocations.
What zoning districts would the County permit tiny homes in?
Program D11 requires County staff to research tiny homes and to develop Zoning Code amendments based on that research. Further research is necessary because of the complexity of current Building Code and State HCD requirements. At this time, we do not know which zoning districts will ultimately allow tiny homes. We may allow them in the Mobile Home Park Combining Zoning District or in zoning districts that allow multifamily development as use by right.
Support for tiny homes because they could provide affordable home ownership opportunities, especially for seniors.
Cosumnes CPAC
Concern about ADU streamlining and impacts existing infrastructure, like water supply, due to demands generated by ADUs.

Sacramento County Housing Element Webinar Summary November 2020	
Polling Results	
Which Sacramento County Community do you live in?	
November 10, 2020 Unincorporated County (11%); Incorporated City (61%); Other (28%)	November 12, 2020 Unincorporated County (36%); Incorporated City (56%); Other (8%)
Do you rent or own your home?	
November 10, 2020 Rent (28%); Own (50%); Other (22%)	November 12, 2020 Rent (56%); Own (36%); Other (8%)
How did you hear about this meeting?	
November 10, 2020 Social Media (11%); Email (44%); Friend (6%); Other (39%)	November 12, 2020 Social Media (4%); Email (60%); Friend (12%); Other (16%)
Have you heard of a Housing Element? There is no wrong answer!	
November 10, 2020 Yes (89%); No (11%)	November 12, 2020 Yes (52%); No (40%)
Do you support the County considering changes to the Affordable Housing Ordinance?	
November 10, 2020 Yes, support (57%); No, do not support (keep the ordinance the same) (0%); Neutral or no opinion (keep the ordinance the same) (43%)	November 12, 2020 Yes, support (66%); No, do not support (keep the ordinance the same) (9%); Neutral or no opinion (keep the ordinance the same) (25%)
Do you think the proposed timing of 2023 is appropriate?	
November 10, 2020	November 12, 2020

Yes. 2023 is the right time (14%); No. It should happen sooner (57%); No. It should happen later (0%); Neutral, no opinion (29%)	Yes. 2023 is the right time (9%); No. It should happen sooner (66%); No. It should happen later (9%); Neutral, no opinion (16%);
Do you support the County adopting a just cause eviction ordinance?	
November 10, 2020 Yes, support (91%); No, do not support (0%); Neutral or no opinion (9%)	November 12, 2020 Yes, support (71%); No, do not support (8%); Neutral or no opinion (21%)
Are there other programs the County should consider implementing to ensure tenant protections?	
November 10, 2020 Resource fund of some sort for tenants facing landlord violations and retaliations. Housing discrimination fines and fees. Habitability fines and fees for landlords who refuse to remediate their properties. Provide LSNC and McGeorge Law School or the local Bar Assn the funds to provide universal free legal assistance for low- and moderate-income renters. Make sure there are inspections for health and safety during this pandemic. No guarantee that things will be fixed during rent moratorium. Providing automatic legal assistance to tenants would greatly balance the power advantage that landlords have in an eviction.	November 12, 2020 Emergency ordinance to keep people from getting evicted unfairly during a pandemic. This could be in place at least until the study is complete so that people impacted by Covid are not evicted, which could cause more community spread. Rent control, especially for Manufactured Home Communities. Devote resources to provide support to tenants who are struggling because of COVID related income losses and health impacts. Target assistance to those who are disproportionately impacted (people of color, lowest income people). Support nonprofit housing developers/owners who are struggling to keep tenants housed and pay their bills/loans/etc. Build more regulated, affordable rental housing. County should consider a program to provide loans for building ADUs, that would be forgivable if the owner agrees to keep the unit affordable for 10 years. Will the County consider expanding and increasing the rental assistance funding [Sacramento Emergency Rental Assistance] program?
Would you be supportive of allowing a variety of missing middle housing types in your neighborhood?	
November 10, 2020 Yes, support (91%); No, don't support (0%); Neutral, no opinion (9%)	November 12, 2020 Yes, support (81%); No, don't support (15%); Neutral, no opinion (4%)
Are you interested in building an ADU on your property?	
November 10, 2020 Yes, absolutely (36%); Yes, possibly (36%); Probably not (27%)	November 12, 2020 Yes, absolutely (23%); Yes, possibly (38%); Probably not (8%)
If so, would you be interested in the pre-approved construction drawings?	
November 10, 2020 Yes, absolutely (55%); Yes, possibly (27%); Probably not (18%); No or never (0%)	November 12, 2020 Yes, absolutely (31%); Yes, possibly (42%); Probably not (23%); No or never (4%)
Questions and Answers – November 10, 2020	
How is accessibility figured into this?	
We understand that people with disabilities need housing options that are both accessible and affordable. We are proposing several programs in the Draft Housing Action Plan related to accessibility and Universal Design. Program D1 Universal Design requires the County evaluate the lack of new accessible units, create an incentive program to encourage universal design concepts and conduct targeted outreach to developers. Program D2 Accessible Unit	

Tracking requires the County to track the development of accessible units and provide the addresses and number of units to Resources for Independent Living Sacramento for inclusion in their online tool for people with disabilities.
Slide 12, Why is the data 5 years out of date and are there approximations whether it has improved or worsened over the last few years?
The County is using data that the Sacramento Area Council of Governments (SACOG) gathered for all jurisdictions in the region and that the Department of Housing and Community Development (HCD) approved for our use. Housing cost burden data comes specifically from the Comprehensive Housing Affordability Strategy (CHAS) dataset from the Department of Housing and Urban Development (HUD). There is some lag time between the time that the data is collected and the time that HUD releases the data. There is a more recent CHAS dataset available now; but at the time that SACOG prepared the data package, this was the most recent data available.
How many participants are in this workshop?
There were 54 attendees at the November 10, 2020 workshop. The County advertised the webinars by posting on social media outlets such as Facebook and NextDoor; advertising with community-based organizations that have collaborated with us over the year; partnering with the Sacramento Housing and Redevelopment Agency to advertise to low-income renters on their email list; and, emailing the Housing Element Update listserv that includes 1,540 people.
Were the goals of the last Housing Element met by Sac County?
The County successfully implemented most of the programs included in the 2013-2021 Housing Element. However, the County continues to fall short of the 2013-2021 RHNA, especially for the low- and very low-income categories. By the end of the 2019, 156 units of the 2,208 needed for low-income (7.1%) had been permitted (i.e. building permits have been issued). Additionally, 134 units of the 3,149 needed for very low-income (4.3%) had been permitted. County staff submits an Annual Report to the Board of Supervisors and HCD annually to document this progress. County staff presented the 2019 Annual Report to the Board of Supervisors on April 7, 2020. The 2019 Annual Report is available on the County's webpage under item 31: http://www2.agendanet.saccounty.net/BoardOfSupervisors/Meetings/ViewMeeting?id=6321&doctype=1
Will something be done to help those on extremely low income and high risk?
The programs in the housing element are intended to facilitate housing for all income levels, including extremely low-income. We anticipate that the Program E3 Affordable Housing Ordinance and Program G5 Tenant Protections will be especially impactful to extremely low-income households as they are intended to both increase the supply of affordable housing and prevent displacement.
How do you work with the city to develop and find buildings and new developers to provide more housing?
Each city and county is required to identify vacant or underutilized sites to meet its own assigned RHNA, so there is not much overlap. Most city and county coordination is with regard to services for people experiencing homelessness.
Does housing [Sacramento Housing and Redevelopment Agency] still have the program for buying a home?
Yes, the Sacramento Housing and Redevelopment Agency (SHRA) still provides a down payment assistance program. The Draft Housing Action Plan includes Program E6 Down Payment Assistance that requires SHRA to apply to HCD for funding to provide down payment assistance. More details are available here: https://www.shra.org/homebuyer-resources/
How can Sac County ensure tenants are protected from predatory rent increases?
The County, in partnership with SHRA and other cities in the County boundary, funds the Renters Helpline, a countywide telephone and web-based resources that provides fair housing education, landlord-tenant mediation, and legal guidance. See the response to Question 9 below for the Renters Helpline contact information. The County is also proposing Program G5 Tenant Protections in the Draft Housing Action Plan. This program requires the County to study just-cause eviction ordinance and other tenant protections (such as rent stabilization) and present findings and recommendations to the Board of Supervisors.

[Slide 39, COVID-19 Tenant Relief Act] What do you do if the landlord doesn't acknowledge the program?
Contact the Renters Helpline by calling 916-389-7877 or by visiting their webpage at www.rentershelpline.org.
The elderly is in a crisis and the County needs to focus on their needs.
The Draft Housing Action Plan includes several programs that are intended to incentivize the creation of affordable housing for seniors (Program D3) and to provide financial assistance for emergency repairs and disabled retrofitting for senior homeowners (Program C2). In addition, the County has applied for a grant with a specific focus on keeping the seniors at risk of becoming homeless in housing. This grant has not been awarded yet, but would commit approximately $300,000 to this effort.
What is the plan to rezone wealthier neighborhoods to RD30 to comply with equity issues and state law?
The County must affirmatively further fair housing pursuant to SB 686. In order to accomplish this, the County will be rezoning land in moderate and high resource areas (or opportunity areas) to accommodate affordable multi-family housing at densities of 30 dwelling units per acre (RD-30). Proposed Policy H.E. 7.1.3 in the Draft Housing Action Plan would commit the County to this endeavor.
40,000 apply for SHRA voucher and only e.g. 7,000 "win" the lottery, and it only opens once in many years. This is a huge problem for low income residents. Also, can some more money be allocated to incentivize more apartments to accept the voucher?
It is very frustrating that the federal government doesn't provide us enough resources so that everyone who needs one doesn't get a voucher. SHRA does have a landlord incentive program and has also hired someone to do landlord outreach. We have also adjusted the rents to be higher in areas where market rates are higher - it's called Small Area Fair Market Rents. There is more information on our website at www.shra.org.
[Slide 35, Affordable Housing Ordinance] Shouldn't we require a percentage of affordable units equal to the low-income target set by SACOG? So if SACOG says that the county needs 35% of its future housing units affordable, we would want to require 35% of all developments to be affordable.
Per Government Code §65850.01, jurisdictions must perform an economic feasibility study for inclusionary housing programs that require that more than 15% of the total units in a residential rental development be affordable to lower-income households. The study must demonstrate that the ordinance does not unduly constrain the production of housing. The proposed Affordable Housing Ordinance program requires the County to perform an evaluation of the current ordinance as well as an economic feasibility study for changes to the ordinance.
What about aging low resource neighborhoods where a large percentage low-income people live? How will we get funds to build new high quality affordable housing there? Is county going to issue a bond like City of Sac?
Policy EJ-1 of the County's Environmental Justice Element requires the County to prioritize improvements and programs that address the needs of Environmental Justice Communities (or communities with large percentages of low-income residents and residents of color). County staff has used this policy to pursue grant funds for projects in EJ Communities and to prioritize infrastructure improvements in EJ Communities. The County's Environmental Justice Element is available online here: https://planning.saccounty.net/PlansandProjectsIn-Progress/Pages/Environmental-Justice-Element.aspx. In addition to improving existing EJ Communities, the County recognizes the need to provide housing opportunities for low-income residents and residents of color in opportunity or moderate/high resource areas. See the response to Question 11 above. In order to fund additional affordable housing, the County is proposing to evaluate and amend the Affordable Housing Ordinance (Program E3). Concurrent with the Housing Element Update, the County is also pursuing updates to the Housing Trust Fund Ordinance, which collects fees on non-residential development to build affordable housing. The County is not proposing to issue a bond to fund housing at this time.
Questions and Answers – November 12, 2020
[Slide 30, Housing Element Goals] The County must also reduce constraints to re-habituating, preserving and maintaining affordability of as well. Will you be analyzing those issues too?

The County will be conducting an analysis of constraints and an analysis of housing units that are at risk of losing their affordability and converting to market rate consistent with State law. The Draft Housing Action Plan contains goals, polices, and programs aimed at conservation and rehabilitation of existing housing (Goal HE 3) and preserving affordable housing (Goal HE 4). Everyone is invited to review and provide comments on the Draft Housing Action Plan, which is available on the County's website: https://planning.saccounty.net/applicants/Documents/Draft%20Housing%20Action%20Plan%20for%20Web_English.pdf
How many participating and how far did the word get out about this?
There were 22 attendees at the November 12, 2020 workshop. See the response to Question 4 (Questions and Answers – November 10, 2020) above for more details about how we advertised the meeting.
At some point, can you address how residents can become more energy mindful?
The Housing Element will include a discussion of opportunities for energy conservation, but that is not a topic of discussion at today's workshop. The Sacramento County Zoning Code does provide for increases in density for projects that are determined to be energy efficient.
How many affordable, accessible projects beyond two mentions?
SHRA has funding cycles for affordable projects listed on their website. SHRA's Multifamily Lending and Mortgage Revenue Bond Policies require that at least 5 percent of all subsidized units also be accessible. See the response to Question 2 above (Questions and Answers – November 10, 2020) for a discussion of proposed programs related to accessibility.
How do proposed tenant protections work with landlords who have mortgages to pay?
Proposed Program G5 commits County staff to studying various tenant protection programs, including just-cause eviction ordinances, and presenting recommendations to the Board of Supervisors. As a part of the study, County staff will assess the impact of various tenant protections on landowners. The intent of tenant protections that County staff will bring forward will be to prevent displacement, not to cause undue financial hardship to landlords. The County recognizes that any tenant protection program would receive input from both tenants and landlords.
How long would this process of study and recommendations take [for a just cause eviction ordinance or other tenant protections]? There are best practices available from other communities that could expedite such research, or not require as much. Would it make more sense to present best practices of keeping people in their homes during a pandemic?
In the draft Housing Action Plan Chapter, the proposed target date for Program G5 Tenant Protections is December 2024. However, County staff recognizes the immediacy of the need for tenant protections due to the coronavirus pandemic. If timing and funding becomes available, this work may commence sooner.
When will we get to review the complete draft housing element and how long will we have to provide comments?
Staff anticipates publishing a draft Housing Element in December 2020. Staff will then amend the draft based on public comment before submitting the draft to HCD in January 2021. The draft will be posted on the Housing Element Update webpage: https://planning.saccounty.net/applicants/Pages/HousingElement.aspx
8. We didn't hear much on improving access to housing for people experiencing homelessness. Is that being planned for?
Policies HE 4.3.1 through 4.3.6 in the draft Housing Action Plan Chapter were developed based on the six key solution areas identified by the County Homeless Plan, which was adopted on December 12, 2018. The County Homeless Plan will continue to be the main strategy document to make homelessness rare, brief and non-recurring. The Housing Action Plan chapter includes several programs to support the County Homeless Plan efforts by requiring the County to update the Plan regularly, to develop metrics to measure its effectiveness, and to report regularly using those metrics.
Additional Comments – November 10, 2020
[Slide 5, polling question #2] *I want to know why people that were in the Project Roomkey weren't transitioned to PERMANENT housing?*

I'm back on the streets!
[Slide 38, Tenant Protections] *The first thing I do pay my rent, even going without bare necessities. I'm very concerned as things getting worse and I'm terminally ill. I suppose this is a question for my worker but thought I'd ask because in late December I will only be eligible for 2 bedroom was told I'd have to pay extra for the extra room how on earth will I do that.*
[Slide 38, Tenant Protections] *I was homeless 2x since March for the first time in my life. All in the beginning of the pandemic with 2 kids due to their father's mental health breakdown and domestic violence. I found no help. All of the resources were out of date or nonexistent. My 2 kids and I slept at the hospital in the parking lot many nights for safety. No shelters had room or just wasn't accepting anyone due to covid.* *I am happy to say we moved into an apt in September thanks to EDD.*
As a recipient it is hard to get into anything right now I've tried in preparation of losing a 3 bedroom voucher
[Slide 45, Missing Middle Housing + ADUs] *ADUs are often used for home offices, play rooms, visitors or air bnb. If the county gives fee. waivers or expedited review or other concessions beyond state law, we should get a further public benefit such as requiring use for voucher holders, very low income people, etc.*
Additional Comments – November 12, 2020
[Slide 5, polling question #2] *For the record: I own the home I live in, but rent the site where it sits. IE: I live in a Manufactured Home Community.*

APPENDIX B: PROGRAM EVALUATION

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
STRATEGY HE I: ADEQUATE SUPPLY OF LAND FOR HOUSING				
Sub-Strategy HE 1.1: Adequate Land for Housing				
Policy HE-1.1.1: The County will provide an adequate supply of land for housing affordable to all income groups with public services and facilities needed to facilitate the development of housing to accommodate projected housing needs based on the SACOG Regional Housing Needs Plan.				
Policy HE-1.1.2: The County will preserve the supply of sites zoned for multifamily housing.				
A-1. Biennial Monitoring of Vacant Multifamily Parcels	HE-1.1.1	Inventory monitoring and make available inventory information.	Planning and Environmental Review (PER) staff prepared reports in May 2015, December 2017, January 2020, and December 2021.	The objective was achieved during the planning period. The program will be amended and continued.
A-2. Encourage Multifamily Projects on LC and SC Zones	HE-1.1.1	At least 25 percent of vacant LC and SC zoned acreage that develop between 2013 and 2021 to be developed with multifamily units.	The County continues to permit multi-family dwellings as a matter of right in the LC and SC zones, subject only to design review. While multifamily use is a matter of right, so is commercial use. Because there is no requirement that these sites be developed for multifamily use, there is no way to ensure that 25 percent of vacant LC and SC zoned properties develop with multifamily units. Of the 42 LC and SC parcels identified in the Vacant Land Inventory, six received building permits for	The objective was not achieved during the planning period. This program will be replaced with a program that incentivizes residential uses on commercial properties.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			nonresidential projects, and only one received entitlement approval for residential development between 2013 and 2019.	
A-3. Permitting Multi-Family Dwellings as a Matter of Right in RD-15 through 40, LC and SC Zones	HE-1.1.1	Encourage the construction of multifamily uses in appropriate zones while allowing for review of the quality and design of such uses.	The County continues to permit multifamily projects consistent with County standards as a matter of right in RD-15, RD-20, RD-25, RD-30, and RD-40 zones, subject only to design review to assure compliance with appropriate development standards. Multifamily projects of 150 units or less in the LC, SC and GC zones are also permitted by right subject only to design review. Because multifamily uses are allowed by right in these zones pursuant to the Zoning Code, it is not necessary to include this program in the 2021-2029 Housing Element update.	The objective was achieved for the planning period and the program will be discontinued.
A-4. Master Plans and Multifamily Housing	HE-1.1.1	Require a minimum percentage of the proposed dwelling units in at least 4 master plan (specific or comprehensive plans) to be developed at a density of at least 20 dwelling units per acre.	Each of the Master Plans which are proposed outside of the UPA must comply with General Plan Land Use Element Policy LU-120 which requires that at least 34.8 percent of all dwelling units in New Growth Areas be developed at RD-20 densities or higher. Currently, the Jackson Township, NewBridge, West Jackson Highway, and Grand Park draft Master Plans meet this requirement. The NewBridge Plan is subject to a Development Agreement and	The objective was achieved for the planning period. The objective will be amended for clarity and the program will be continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			required to comply with an Affordable Housing Strategy whereby the developer will meet its affordable housing requirement by dedicating two 5-acre parcels for the development of a 210 unit affordable housing development. The Mather South Plan is subject to a Development Agreement and required to comply with an Affordable Housing Strategy whereby the developer will meet its affordable housing requirement through land dedication and payment of an affordability fee. The developer will dedicate a 10-acre parcel for the development of a 200 unit affordable housing development and pay an affordability fee to meet its remaining affordable housing obligation.	
A-5. Multifamily Sites within Master Plans – 3 to 10 Acres in Size	HE-1.1.1	Include multifamily zoned parcels between 3 and 10 acres in size in master plans.	All multifamily sites (RD-20 and higher) are between 3 and 10 acres in size in the draft land use plans of the Jackson Township, Newbridge, West Jackson Highway and Grand Park Master Plans.	The program will be amended to include updated language and the program will be continued.
A-6. Evaluate the Viability of Adopted Master Plans to increase multifamily densities	HE-1.1.1	Determine viability of amending adopted master plans to increase allowable densities.	Due to the surplus of land available for multifamily development during the planning period, PER staff have not evaluated the viability of amending adopted master plans to increase minimum densities.	The objective was achieved for the planning period and the program will be amended and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
A-7. The County will not allow multifamily-designated land listed in the land inventory to be developed for residential land uses with densities of less than 17 units per acre or non-residential land uses, unless certain findings can be made. This is consistent with State Government Code Section 65863 "No Net Loss Provision".	HE-1.1.2	Preserve the supply of multifamily zoned land to accommodate the County's lower income housing needs.	PER staff tracks the amount of land available for multifamily developments in order to maintain consistency with no net loss provisions. A small amount of surplus land is available for the development of multifamily projects.	The objective has been achieved for the planning period. The program will be discontinued.
A-8. The County will use the annual housing element reporting process to monitor and evaluate the relationship between specific density ranges and affordable housing prototypes likely to be developed in both the suburban and semi-rural portions of the County.	HE-1.1.1	Monitor and evaluate the relationship between specific density ranges and affordable housing prototypes.	2015: the Anton Apartments project for very low- and low-income categories consists of 148 units on 5.16 acres which results in a density of 28.7 units per acre. 2018: the Courtyard Inn project for very low- and low-income categories consists of 92 units on 4 acres which results in a density of 23 units per acre. The Cemo Circle Apartment project for above moderate income levels consists of a density of 21 units per acre. The Orange Grove Apartment Homes project for above moderate income levels consists of a density of 24 units per acre. The Mark V Apartments project for above moderate income levels consists of a density of 24 units per acre. 2019: the Mutual Housing on the Boulevard project for very low- and low-income categories consists of 127 units on 5.23 acres which results in a density of 24 units per acre.	The objective was achieved for the planning period. The program will be discontinued.
Sub-Strategy HE-1.2: Use of Infill and Underutilized Sites				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
Policy HE-1.2.1: Promote and facilitate the build-out of vacant and underutilized urban land through infill, reuse, and redevelopment activities, as appropriate, for housing.				
A-9. Supporting Infill Development	HE 1.2.1	The Department of Community Development facilitating the development of 5 infill projects that have a residential component.	The following affordable housing infill projects have been built during the planning period: Anton Arcade Apartments (building permits issued 2015), Courtyard Inn (building permits issued 2018-2019). Other noteworthy infill projects include Barrett Ranch East (entitlement approved 2017), Gibson Crossing Tentative Subdivision Map Extension of Time (2017), and Winding Meadow Village Time Extension (2017).	The objective was achieved for the planning period. The program will be replaced with a new program to provide stronger support for infill development.
A-10. Grants for Infill Development	HE 1.2.1	The County will continue to apply for grants for infill projects as grant opportunities become available.	County staff consistently applied for Housing-Related Parks Program (HRPP) grants from 2014 through 2016 (when the program was discontinued). In particular, the Board of Supervisors authorized the use of 2014 Housing-Related Parks Program grant funds to support the Farm to Future project on June 6, 2017. The project includes an affordable and supportive housing project with a small public park and a working farm that will serve as a job training center. County staff continues to seek grants in support of infill.	Although one grant source was discontinued, the objective was achieved for the planning period. The program will be continued.
A-11. Providing Opportunities for Public Input on Infill Projects	HE 1.2.1	Attain neighborhood and community acceptance of quality residential or mixed use infill projects through the	PER staff continues to provide opportunities for input on infill projects via CPAC meetings and other public hearings, as needed. It	The objective was achieved for the planning period. The

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
		CPACs and/or a public outreach process.	is not necessary to include this program in the 2021-2029 Housing Element update.	program will not be continued.
A-12. Adoption of Commercial Corridor Plans in Infill Areas	HE 1.2.1	The County will adopt at least 1 commercial corridor plan that will encourage development of vacant and underutilized infill parcels.	On November 17, 2015, the County Board of Supervisors approved the Downtown Rio Linda Special Planning Area Ordinance which is a Commercial Corridor Plan in an established infill area. On December 13, 2017 the County Board of Supervisors approved the Fair Oaks Boulevard Complete Street Corridor Plan.	The objective was achieved for the planning period. The program will be discontinued.
A-13. Infill Technical Assistance Program	HE 1.2.1	Administer a technical assistance program to assist applicants in designing a house for infill properties.	This program was discontinued due to a lack of financial resources and staffing.	The objective was not achieved for the planning period. The program will not be continued.
STRATEGY HE 2: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION				
Sub-Strategy HE 2.1: Reduction in Permit Processing Times				
Policy HE 2.1.1: The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.				
Policy HE 2.1.2: Sacramento County shall target 45–60 days from the submission of a complete application as a maximum review time for multifamily projects that require staff level Development Plan Review. The Planning and Environmental Review Division of the Department of Community Development shall provide expedited review, with no additional charge, for projects in which at least 20 percent of the units are affordable to very low- and low-income households, as certified by the Sacramento Housing and Redevelopment Agency.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
B-1. Meet with Housing Developers on Development Approval Timelines and Process Improvements	HE 2.1.1	Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.	PER staff hosted three separate workshops with affordable housing developers, market rate developers, and the Building Industry Association in 2018 and 2019. During these meetings, staff provided developers with incentive program information and developers provided staff with process improvement feedback. PER staff will implement several of the suggestions through new Housing Element programs. PER staff is also in the process of implementing several of the suggestions using funds from the SB 2 Planning Grant Program. These suggestions include amendments to the Housing Incentive Program (HIP) to increase flexibility, amendments to the Design Guidelines to include objective standards, amendments to the Zoning Code to streamline housing approvals and increase development standard flexibility.	The objective was achieved for the planning period and the program will be amended with updated language, combined with program B-11 and continued.
B-2. Project Review Committee (PRC)	HE 2.1.1	Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.	The Project Review Committee (PRC) continues to review projects early in the application process so that they can identify project issues. This process reduces the average processing time by 60 days.	The objective was achieved for the planning period and the program will be amended with updated language and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
B-3. Expediting of Affordable Housing Projects	HE 2.1.1, HE 2.1.2	Reduce delay in the review of affordable housing projects.	PER staff routinely gives priority and special handling to affordable housing projects. In addition, affordable housing project applicants may use the SB35 Streamlining Eligibility Determination Application Form or the Housing Crisis Act of 2019 - SB 330 Preliminary Application Form both of which are available on the website.	The objective was achieved for the planning period and the program will be updated and continued.
B-4. Master Environmental Impact Reports for Commercial Corridor Plans	HE 2.1.1	Prepare a Master Environmental Impact Report when needed for commercial corridor plans.	No commercial corridor plans with Master Environmental Impact Reports were approved during the planning period. For those corridor plans which were approved within the planning period, Master Environmental Impact Report were not necessary.	The objective was not achieved for the planning period. The program will not be continued.
B-5. Design Guidelines, New Zoning Code and User's Handbook Accessible to Public	HE 2.1.1	Develop an online tool that makes the Design Guidelines, the new Zoning Code and the Users Handbook conveniently accessible to the public.	On July 22, 2015, the Board of Supervisors adopted the County Development Code that became effective on August 22, 2015. The Development Code is comprised of the Design Guidelines, the updated Zoning Code and the Zoning Code Users Handbook. All materials are available on the County's website.	The objective was achieved for the planning period. The program will be replaced with a new program regarding current efforts to increase the usability of the Development Code.
Sub-Strategy HE 2.2: Review of Development Standards				
Policy HE-2.2.1: The County will encourage flexibility in density for residential projects.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
Policy HE-2.2.2: The County will encourage flexibility in parking standards for residential projects. Parking requirements for certain types of residential projects will be reduced.				
Policy HE-2.2.3: Support the flexibility of development standards, or flexibility within the adopted development ordinances, to accommodate residential projects that are unique or provide special housing arrangements, including affordable housing for lower income households.				
B-6. Adoption of the Updated Zoning Code	HE 2.2.1, HE2.2.2, HE 2.2.3	Adopt the updated Zoning Code	On July 22, 2015, the Board of Supervisors adopted the Updated Zoning Code that became effective on August 22, 2015.	The objective was achieved for the planning period and the program will not be continued.
B-7. Multifamily Design Guidelines	HE 2.2.1, HE2.2.2, HE 2.2.3	Implement the adopted Interim Multiple-Family Residential Design Guidelines	The Board of Supervisors adopted the Countywide Design Guidelines on July 22, 2015.	The objective was achieved for the planning period and the program will not be continued.
B-8. Staff Level Development Plan Reviews for Multifamily Projects in the LC Zone	HE 2.2.1	Remove use permit requirement for certain multifamily projects.	In the updated Zoning Code, the Design Review requirement applies to multifamily projects in the LC, SC and GC zones that are 30 dwelling units per acre or less. The threshold increases to 40 dwelling units per acre if the property is located within one-quarter mile of a transit stop. Despite the removal of the use permit barrier and as reported under Program A-2, several of the LC and ZC zoned parcels in the County's land inventory were developed for commercial uses instead of residential uses while many were left undeveloped during the planning period.	The objective was achieved for the planning period. The program will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
B-9. Special Development Permits	HE 2.2.3	Issuance of Special Development Permits as a mechanism to ensure flexibility in development standards contained in zoning and subdivision ordinances.	PER continues to issue Special Development Permits for multifamily projects to ensure flexibility in development standards. PER staff is in the process of implementing several amendments to the Multifamily Development standards to facilitate housing using funds from the SB 2 Planning Grant Program.	The objective was achieved for the planning period and the program will not be continued.
B-10. Monitoring State Housing Legislation	HE 2.1.1, HE 2.2.3	Monitor State housing and land use related legislation.	PER continues to monitor state housing and land use legislation with the assistance of a legislative analyst. As PER will continued to monitor legislation, it is not necessary to include this program in the 2021-2029 Housing Element update.	The objective was achieved for the planning period and the program will not be continued.
Sub-Strategy HE 2.3: Review Residential Development and Permit Fees				
Policy HE-2.3.1: Balance "full cost recovery" for planning and environmental review with the need to maintain reasonable fees that impact housing affordability.				
Policy HE-2.3.2: The County will continue to defer and/or waive development impact fees for residential projects that have at least a minimum number of housing units on site that are affordable to very low- and low-income households, as certified by Sacramento Housing and Redevelopment Agency up to the approved annual quota of the number of units.				
B-11. Consulting With Builders Before Increasing Planning and Environmental Fees	HE 2.3.1	Periodically review application processing and infrastructure fee schedules and mitigate the cost impact of fees.	PER staff meets regularly with Building Industry of America. The Building Industry of America and the Builders Exchange are always consulted before increasing planning and environmental fees.	The objective was achieved for the planning period. The objective will be amended for clarity and the program will be combined with

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
				program B-1 and continued.
B-12. Fee Waiver Program for Affordable Housing Projects	HE 2.3.2	Reduce the cost impact of development fees for qualifying very low-income housing units.	2014: The Arbor Creek Senior Apartment Project (59 units), Avery Gardens (49 units) 2017: Bow Street Apartments I (46 units), Bow Street Apartments II (29 units) 2018: 6130 Merry Lane (1 unit), Gardens at Quail Run (63 units) 2019: Gardens at Quail Run (63 units) 2020: Arena Senior Apartments (18 units) During the planning period, the total amount of fee waived was $3.9 million.	The objective was achieved for the planning period and the program will be combined with program B-13 and continued.
B-13. Fee Deferral Program for Affordable Housing Projects	HE 2.3.2	To delay the cost impact of development fees for qualifying low- and very low-income housing units until a housing project begins to generate income.	2015: Anton Arcade (147 units) 2017: Bow Street Apartments I (3 units), Bow Street Apartments II (19 units) 2018: Gardens at Quail Run (32 units) 2019: Gardens at Quail Run (32 units) 2020: Arena Senior Apartments (196 units)	The objective was achieved for the planning period and the program will be combined with program B-12 continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			During the planning period, the total amount of fees deferred was $2.2 million.	
STRATEGY HE 3: CONSERVATION AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS				
Sub-Strategy HE-3.1: Establishment and Maintenance of Programs for Housing Rehabilitation				
Policy HE 3.1.1: Utilize federal, state, local, and private funding programs offering low interest loans or grants, and private equity for the rehabilitation of rental properties for lower income households.				
Policy HE 3.1.2: Encourage the rehabilitation and preservation of substandard homes in need of rehabilitation owned and occupied by lower income households, especially those left vacant due to foreclosure.				
Policy HE 3.1.3: Support efforts to alleviate the individual and community problems associated with mortgage default and foreclosures.				
C-1. Multifamily Housing Loan Program	HE 3.1.1, HE 3.1.2	HOME, CDBG, Housing Trust Funds (for boarded properties), Mortgage Revenue Bonds, Low-Income Housing Tax Credits 60 rehabilitated units annually, including units substantially rehabilitated and units preserved.	2014: SHRA financed 60 new construction units (Arbor Creek Senior). 2015: SHRA financed the rehabilitation of 160 units (Olivewood and Ethan Terrace Apartments). 2016: SHRA financed the rehabilitation of 47 units (Sutter Place). 2017: SHRA financed the rehabilitation of 158 units (Crossroad Gardens and Southwind Court Apartments). 2018: SHRA continued work on Courtyard Inn and Southwind	The objective was achieved for the planning period and the program will be continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			projects with 180 units closed financing in 2017; 109 new restricted units and 71 units preserved and affordability extended 57 years 2019: SHRA committed funding for the rehabilitation of Pacific Rim Apartments which includes 32 units, 31 of which are restricted to low and very-low income households. Southwind Court rehabilitation of 88 affordable units was completed.	
C-2. Financial Assistance for Emergency Repairs Program (ERP) and Disabled Retrofitting of Homes	HE 3.1.1, HE 3.1.2, 4.1.1, 4.1.6	Repair 432 homes for very low- and low-income households through Emergency Repair Grants and Retrofit Assistance Grants or similar grants.	2014: 73 single-family homes repaired and/or retrofitted. 2015: 100 single family homes repaired and/or retrofitted. 2016: 96 single-family homes repaired and/or retrofitted (combined City and County) 2017: 73 single-family homes repaired and/or retrofitted. 2018: 43 homes were repaired or retrofitted 2019: 96 homes were repaired or retrofitted in the County.	The objective was achieved for the planning period and the program will be continued.
C-3 Home Assistance Repair Program for Seniors (HARPS) Program	HE 3.1.2, 4.1.1, 4.1.6	Publicize the HARPS and ERPA programs	2014: 148 single-family homes repaired. 2015: 65 single-family homes repaired.	The objective was achieved for the planning period and the program will be continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			2016: 153 single-family homes repaired (combined City and County) 2017: 156 single-family homes repaired. 2018: 96 homes were provided repair assistance 2019: Safe at Home - safety services to improve accessibility (41 units); and Minor Home Repair Program (39 unit)	
C-4. Homebuyer Education, Counseling and Post Purchase Counseling	HE 3.1.3	The Sacramento Housing and Redevelopment Agency (SHRA) will continue its contracts with the Sacramento County Home Loan Counseling Program, Sacramento Neighborworks, and programs offered by other non-profit organizations in their homebuyer education, counseling and post purchase counseling, including default/foreclosure counseling efforts. SHRA will continue to reimburse these agencies for their counseling services. Quantitative Objective: Serve 600 households annually.	2014: SHRA provided funding for homebuyer education/counseling services for 73 homebuyers in the County. 2015: SHRA provided funding for homebuyer education/counseling services for 14 homebuyers in the County 2016: SHRA provided funding for homebuyer education/counseling services for 23 homebuyers in the County. 2017: SHRA provided funding for homebuyer education/counseling services for 12 homebuyers in the County. 2018: SHRA provided funding for homebuyer education/counseling services for 6 homebuyers in the County. 2019: SHRA provided funding for homebuyer education/counseling	The objective was achieved for the planning period. The program will be amended to clarify that it relates to SHRA's homebuyer programs only. The program will be combined with program E-7 and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			services for 12 homebuyers in the County Note that these numbers do not include home buyer education programs offered by entities that SHRA partners with, such as NeighborWorks Sacramento.	
C-5. Conversion of Older Motels to Affordable Housing	HE 3.1.1	Support revitalization of older commercial corridors with rehabilitation and provision of new housing opportunities.	SHRA provided a $6,016,973 loan commitment for acquisition and a $2.5 million loan commitment for the construction and permanent financing of Courtyard Inn which will result in 92 new units.	The objective was achieved for the planning period. The program will be amended to be combined with Program C-6 and continued.
C-6. Funding for New Owners of Motels	HE 3.1.1	The Sacramento Housing and Redevelopment Agency (SHRA) will assist, as funding is available, new owners of motels to obtain financing for their acquisition, rehabilitation and/or conversion. Rehabilitative units as a result of this program will be included in the annual objective of Program C1	This program is redundant to Program C-5 above.	The program will be combined with Program C-5.
Sub-Strategy HE-3.2: Conserve the Quality of Residential Neighborhoods Through Zoning Enforcement and Code Enforcement and Reduce Loss of Housing				
Policy HE 3.2.1: Protect the quality and stability of residential neighborhoods through the enforcement of local regulations relating to the proper use and development of properties throughout the community.				
Policy HE 3.2.2: Promote efficient public outreach programs to enhance the rehabilitation of substandard housing.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
Policy HE 3.2.3: Support mechanisms to prevent the loss of housing by demolition, conversion to other uses, long-term vacancy, arson, vandalism, or malicious mischief, and support programs that return vacant housing to residential use.				
Policy HE 3.2.4: Assist lower income households displaced as a result of demolition of unsafe, substandard dwelling that cannot be economically repaired.				
C-7. Code Enforcement and Vehicle Abatement	HE 3.2.1	Reduce the number of abandoned vehicles, accumulation of junk and rubbish and illegal structures in residential neighborhoods.	The County Code Enforcement Division continues to enforce existing regulations and programs regarding zoning code violations, abandoned vehicles, outdoor storage, and substandard or illegal buildings.	The objective was achieved during the planning period. The program will be combined with program C-12 and continued.
C-8. Rental Housing Inspection Program	HE 3.2.1	Have all rental properties in the unincorporated County be inspected for compliance with the Housing Code within 5 years.	The County Code Enforcement Division continues to implement the Rental Housing Inspection Program (RHIP). During the planning period, the fee which supports the program increased, the registration process was migrated to be completely online and paperless, and the mobile application went live. Since these updates, Code Enforcement Officers have been able to conduct more field work, inspections have doubled, and property owner education has been streamlined.	The objective was partially achieved during the planning period and the objective will be amended to apply to multifamily rental properties specifically.
C-9. Special Planning Areas and Neighborhood Preservation Areas	HE 3.2.1	Enhance and preserve unique new communities through SPAs and NPAs.	The County continues to enforce existing Special Planning Area (SPA) and Neighborhood Preservation Area (NPA) ordinances. PER staff identified several SPAs and NPAs as barriers to housing.	The objective was achieved for the planning period. The program will be replaced with a program that will update or rescind SPAs and NPAs

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			This program will be revised for the 2021-2029 Housing Element update.	identified as barriers to housing production.
C-10. Referral of Mobile Home Park Inspections Referred to State HCD	HE 3.2.1	Improve mobile home park conditions.	The County Code Enforcement Division continues to refer requests for mobile home inspections to the State automatically.	The objective was achieved during the planning period. The program will be discontinued.
C-11. Distributing Brochures to Owners of Rental Units Cited for Health and Safety Violations	HE 3.2.2	Increase the level of property maintenance through tenant and property owner education, thereby reducing the need for code enforcement.	The County Code Enforcement Division distributes brochures to both tenants and property owners.	The objective was achieved during the planning period. The program will be continued.
C-12. Vacant and Abandoned House Monitoring Program	HE 3.2.3	Increase neighborhood safety and eliminate blighting conditions	The County Code Enforcement Division continues to implement both the Vacant, Open and Accessible program and the Substandard Housing Program.	The objective was achieved during the planning period. The program will be amended with updated language, combined with program C-7 and continued.
C-13. Information for Displaced Tenants	HE 3.2.4	Paying for the relocation expenses of lower income residents and seeking reimbursement by property owner. Provide information for displaced tenants on available services and programs.	In a relocation scenario, Code Enforcement requires the property owner to relocate the tenants when there is a major priority issue. If the owner refuses, Code Enforcement partners with other County Departments to assist tenants with relocation. As of 2020, the County is currently in the process of updating its relocation process.	The objective was achieved during the planning period. The program will be continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
C-14. Permitting the Use of Alternative Materials, Designs and Methods of Construction	HE 3.2.1	Ensure rental housing complies with health and safety codes.	The Building Permits and Inspection Division (BPI) continues to apply the California Green Building Code requirements that permit the use of alternate materials, designs and methods of construction. BPI processes several Alternative Means and Methods Requests a year. Because BPI is required to perform this task, it is unnecessary to include this program in the 2021-2029 Housing Element Update.	The objective was achieved during the planning period. The program will be discontinued.
Sub-Strategy HE-3.3: Revitalization of Deteriorated Neighborhoods Through Public Facility Improvements and Local/Private Sector Investment				
Policy HE 3.3.1: Provide improved public infrastructure and services, including water, sewer, curbs gutter, sidewalks, landscaping, and lighting where these services will improve the physical quality of blighted or declining neighborhoods, or facilitate appropriate infill.				
Policy HE 3.3.2: Maintain local/private sector involvement in preserving and revitalizing older neighborhoods through local lending institutions and the Community Reinvestment Act.				
C-15. Seek and Attain Funding for Improved Public Infrastructure and Services to Revitalize Commercial Corridors	HE 3.3.1	Revitalize commercial corridors with infrastructure improvements	The Department of Transportation continues to receive funding through the SACOG Regional Program, the Highway, Safety Improvement Program, and the Community Development Block Grant Program for the following types of projects: complete streets (curb, gutter, sidewalks, landscaping, and bike lanes); sidewalk infill; curb ramp upgrades; street lighting.	The objective was achieved during the planning period. The program will be amended to prioritize infrastructure improvements in certain corridors. The program will be continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
C-16. Federal Community Reinvestment Act (CRA)	HE 3.3.2	Increase investment in minority and low-income areas.	This program allows for the placement of public deposits from the County's Pooled Investment Fund with a qualified bank. Banks are selected based on their lending activity in low and moderate income neighborhoods. The Department of Finance invested $15 million in several banks as a part of the CRA program in 2014. The program was discontinued from 2015 through 2017 due to unfavorable financial conditions. The program picked back up again in 2018 when DOF invested another $15 million in several banks. In 2019, DOF started accepting Certificate of Deposit Account Registry Service (CDARS) deposits, which allowed them to double the CRA deposits for a total of $30 million. In 2020, DOF streamlined the application process for banks and increased the maximum deposit. This resulted in increase in total CRA deposits from $30 million in 2019 to $80 million in 2020.	The program will be amended to clarify that it pertains to the County's Community Reinvestment Act Program and not the Federal Community Reinvestment Act.
Sub-Strategy HE-3.4: Implement Design Review				
Policy HE 3.4.1: The County will require high quality design in residential projects.				
Policy HE 3.4.2: Ensure that the structural design, aesthetics and site layout of new development is compatible and interconnected with existing residential development.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
Policy HE 3.4.3: Infill projects shall be integrated into the surrounding neighborhoods and communities to the greatest extent feasible.				
C-17. Implement Design Review Program	HE 3.4.1, HE 3.4.2, HE 3.4.3	Ensure that new commercial and mixed use development is compatible with existing residential development by implementing design review.	The Design Review Administrator and the Design Review Advisory Committee review commercial, multifamily and mixed use projects for Design Review conformance and neighborhood compatibility. PER staff is in the process of implementing amendments to the Design Review Program using funds from the SB 2 Planning Grant Program to improve objective standards consistent with SB 35 (2017). Because Design Review is required for new commercial, mixed use, and multifamily projects, it is not necessary to include this program in the 2021-2029 Housing Element update.	The objective was achieved during the planning period and the program will be discontinued.
C-18. Adopt Single Family Design Guidelines	HE 3.4.1, HE 3.4.2, HE 3.4.3	Ensure that residential neighborhoods are developed with high quality design.	On July 22, 2015, the Board of Supervisors adopted the Countywide Design Guidelines.	The objective was achieved during the planning period and the program will not be continued.
STRATEGY HE 4: IMPROVEMENT OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS GROUPS				
Sub-Strategy HE-4.1 Housing for "Special Needs" Population				

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
Policy HE 4.1.1: Support efforts to improve accessibility for both dwelling units and residential neighborhoods to meet the special needs of persons with disabilities.				
Policy HE 4.1.2: The County will encourage housing for people with disabilities near public transportation, shopping, medical and other essential support services and facilities.				
Policy HE 4.1.3: Support activities that serve the housing needs of special needs groups with a continuum of housing options, from independent living, to housing with supportive services, to institutionalized care.				
Policy HE 4.1.4: Provide adequate and affordable housing for senior citizens.				
Policy HE 4.1.5: The County will encourage housing for seniors to be near public transportation, shopping, medical and other essential support services and facilities.				
Policy HE 4.1.6: Support activities that increase the ability of the elderly to remain in their homes or to locate other housing to rent or purchase.				
Policy HE 4.1.7: Ensure housing that is provided to migrant farm workers is decent, safe, and affordable.				
Policy HE 4.1.8: Support the use of available federal, state, and local resources to provide and enhance housing opportunities for farm workers.				
Policy HE 4.1.9: Support programs that address long-term solutions to homelessness, including work skills assessment, job training/placement, permanent housing and supportive services.				
Policy HE 4.1.10: Promote the construction of affordable housing that meets the needs of female heads of households.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
Policy HE 4.1.11: Support the development of housing to meet the needs of large households.				
D-1. At Least 5 Percent of Multifamily Project Units Accessible for persons with mobility impairments.	HE 4.1.1	Increase number of accessible units in multifamily projects.	The California Building Code already requires a higher percentage of units to be accessible. A Zoning Code Amendment requiring 5 percent of units to be accessible would be unnecessary.	The objective has been achieved. The program will not be continued.
D-2. Universal Design	HE 4.1.1	Publicize Universal Design standards	PER staff displays Universal Design brochures at the building assistance counters during the planning period. However, an education effort which is more targeted to the developers and to BPI staff would be more effective.	The objective has been achieved. The program will replaced with a new program related to universal design.
D-3. Adopt Reasonable Accommodation Ordinance	HE 4.1.1	Adoption of a reasonable accommodation ordinance or procedures.	The Reasonable Accommodation Ordinance was adopted in 2013 and incorporated into the Zoning Code.	The objective has been achieved. This program will be discontinued.
D-4. Accessible Pedestrian Facilities	HE 4.1.1	Increase accessibility of residential streets and neighborhoods for persons with disabilities.	The Transportation Department continues to require accessible pedestrian facilities in new residential developments. The County has adopted the Pedestrian Master Plan which establishes goals and strategies to increase pedestrian safety and improve walkability. The County is in the process of adopting an updated ADA Transition Plan that will establish the priority of the various	The objective has been achieved. The program will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			accessible pedestrian facility improvements identified in the plan.	
D-5. Department of Transportation Study to Improve Accessibility at Transit Stops	HE 4.1.1	Increase accessibility of transit areas for persons with disabilities	In 2019, the County Department of Transportation completed a survey of transit stops (not including Light Rail Stations). This is being used for the County's ADA (American Disabilities Act) Transition Plan. This Plan is used to prioritize the construction of accessibility features at transit stops as funding becomes available.	The objective has been achieved. This program will be discontinued.
D-6. Outreach Program on Housing and Services Available for Persons with Developmental Disabilities	HE 4.1.3	Implement an outreach program on housing and services available for persons with developmental disabilities.	The County did not implement an outreach program to inform families within the County of housing and services available for persons with developmental disabilities due to a lack of staffing and expertise.	The objective was not achieved. The program will be discontinued.
D-7. Continuum of Housing Options for Persons with Special Needs	HE 4.1.3	Support shared housing and development of small-scale residential care facilities, support for 671 individuals with HIV/AIDS annually, and housing assistance for 174 persons annually with HIV/AIDS (through a number of community based providers funded by HOPWA).	HOPWA Achievements 2019: • Short-Term Rent, Mortgage, and Utility Assistance – 1,762 • Transitional Housing Services – 561 clients • Transitional housing units – 40 per year • Resource center - 40 households per year • Tenant Based Rental Assistance - 13 HOPWA serves a multi-county area including the Counties of Sacramento, Yolo, El Dorado and Placer. The data provided is for the entire grant.	The objective has been achieved. The City of Sacramento is the designated HOPWA grantee. Because the County is no longer the grantee, this program will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
D-8. Design Guidelines and Siting Criteria for Senior Housing and Care Facilities	HE 4.1.4, HE 4.1.5	Develop design guidelines and siting criteria for the evaluation of new senior housing projects.	The Board of Supervisors adopted the Countywide Design Guidelines on July 22, 2015. On July 17, 2018, the Board of Supervisors initiated amendments to the Zoning Code related to supportive living uses. PER staff is in the process of implementing by-right supportive housing amendments to the Zoning Code to facilitate housing using funds from the Local Early Action Planning (LEAP) Grant.	The objective was achieved for the planning period and the program will not be continued.
D-9. Incentives for Senior Housing	HE-4.1.3, HE 4.1.4, 4.1.6	Offer incentives to builders to provide housing and care choices for seniors of all income levels. These incentives include grants and financial help for developers of senior housing, including multifamily developer assistance programs administered by SHRA.	2014: SHRA financially assisted in the construction of Arbor Creek Senior Apartments (60 units). 2015-2016: SHRA continued its commitment to offering incentives to builders to provide housing and care choices for seniors of all income levels. 2017: SHRA financially assisted in the construction of Southwind Court Apartments (88 units), which is not restricted to seniors, but is occupied by seniors. 2018: SHRA continued to work on the Southwind Court Apartments preservation of 71 units not age-restricted but serves mainly seniors. 2019: The County Housing Authority committed to issuing Mortgage Revenue Bonds for the rehabilitation of Sierra Sunrise	The objective was achieved. The program will be amended to clarify the objective.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			Senior apartments (119 units) which is 100% affordable.	
D-10. In-Home Supportive Services	HE 4.1.3, HE 4.1.6	Continue the In-Home Supportive Services program.	The Department of Child, Family and Adult Services continues to provide financial assistance through the In-Home Supportive Services program.	The objective has been achieved. This program will be continued.
D-11. The County in its updated Zoning Code, will list Supportive Housing and Transitional Housing as residential uses in the updated Zoning Code's land use tables.	HE 4.1.3, HE4.1.4	List Supportive Housing and Transitional Housing in Zoning Code.	On July 22, 2015, the Board of Supervisors adopted the updated Zoning Code. Supportive Housing and Transitional Housing are defined as Residential Care Home in the updated Zoning Code. In addition, on July 17, 2018, the Board of Supervisors initiated amendments to the Zoning Code related to supportive living uses. PER staff is in the process of implementing amendments to facilitate housing using funds from the SB 2 Planning Grant Program as well as the Local Early Action Planning (LEAP) Grant.	The objective has been achieved. This program will be discontinued.
D-12. Allow Different Housing Types for Seniors on Same Parcel	HE 4.1.3, HE4.1.4	Provide flexibility for senior housing in the updated Zoning Code to support aging in place.	On July 17, 2018, the Board of Supervisors initiated amendments to the Zoning Code related to supportive living uses. PER staff is in the process of implementing amendments to facilitate housing using funds from the SB 2 Planning Grant Program.	The objective has been achieved. This program will be discontinued.
D-13. Annual Inspection of Farm Labor Camps	HE 4.1.7	Ensure suitable living conditions at farm labor camps.	The Sacramento County Environmental Management Department continues to inspect	The objective has been achieved. This

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			Farm Labor Camps to ensure that they meet health and safety standards.	program will be continued.
D-14. Review Housing Needs of Farm Workers	HE 4.1.7, HE 4.1.8	Biennially review housing needs of farm workers starting in July 2013.	PER staff performed a review of housing needs for farm workers in 2017 and in 2019. PER coordinated with the Sacramento County Environmental Management Department, the Sacramento County Agricultural Commissioner, and local farm labor contractors.	The objective has been achieved. This program will be continued.
D-15. The County through the Planning and Environmental Review Division will amend its Zoning Code to list farm labor camps in the use tables. Farm labor camps that have 36 or fewer beds or 12 or fewer units will be allowed in the General Agricultural zones without a use permit. Larger farm labor camps will require use permits. This is consistent with State Health and Safety Code Section 17021.6.	HE 4.1.8	List farm labor camps in the Zoning Code use tables and allow smaller camps without a use permit.	On July 22, 2015, the Board of Supervisors adopted the updated Zoning Code. Farm Labor Camps that have fewer than 36 beds in group quarters or 12 single-family household units are an allowed use by right in the updated Zoning Code.	The objective has been achieved. This program will be discontinued.
D-16. Maintaining Adequate Supply of Land for Homeless Shelters	HE 4.1.9	Maintain an adequate supply of land for homeless shelters. Continue to allow homeless shelters by right in the GC and M-1 zones subject to appropriate development, location (near transit) and operations standards.	The County continues to implement Zoning Code provisions that permit homeless shelters in the GC and M-1 zones. In addition, County funded shelters are allowed in any zoning district in the County. PER staff is in the process of implementing amendments to the Zoning Code related to homeless shelters using funds from the SB 2 Planning Grant Program. While the County continues to maintain an adequate supply of land for homeless shelters, it	The objective has been achieved. This program will be revised to be a policy.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			should be noted that the County has shifted away from large shelters and toward a "scattered site shelter" model as a part of its Full Service Re-Housing Shelter (FSRS) Initiative. Through this model, the County is able to assist people experiencing homelessness to stay in their community, keep pets, and room with partners and spouses. As of 2019, there are 15 of these sites located throughout the County. These sites provide 24-hour accommodations for up to 75 individuals at a time and serve approximately 250 to 300 persons annually. As of September 2019, 137 households have exited from this program into permanent housing.	
D-17. Allowing Single Room Occupancy Units in Multifamily and GC Zones	HE 4.1.9	Maintain an adequate supply of land for SROs. Continue to allow homeless shelters by right in the GC zone subject to development standards and location requirements.	In the updated draft Zoning Code, Single Room Occupancy (SRO) Units are allowed by right in multifamily zones and the General Commercial (GC) zone and are subject to location requirements.	This program will be discontinued.
D-18. Ten Year Plan to End Homelessness	HE 4.1.9	Develop affordable housing opportunities with supportive services for homeless persons in need; assist homeless men, women and children through the Continuum of Care to achieve independent living in permanent housing, ending their homelessness.	On December 12, 2018, the County Board of Supervisors adopted the Sacramento County Homeless Plan to be eligible for the State's No Place Like Home (NPLH) program to fund new permanent supportive housing. The goals of the Plan are to prevent people from becoming homeless, improve response to the street crisis and improve quality of life,	This program will be amended to reflect new homelessness planning efforts.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			expand and improve shelter and interim housing, expand targeted permanent housing, leverage and coordinate mainstream and other resources, and strengthen system leadership and accountability.	
D-19. Mather Community Campus, Laverne Adolfo Program, Winter Shelter Program	HE 4.1.9	Provide temporary shelter, housing and comprehensive job training for the homeless.	The Mather Community Campus houses several programs for people experiencing homelessness including housing, recovery, and perinatal programs. Those programs related to housing include: Laverne Adolfo Program: From 2014 through 2019, the LaVerne Adolfo Housing Program served between 103 and 145 adults and between 31 and 47 children annually. Single Adult Program: this program provided job training and employment programs annually to up to 180 single adults. In 2020 the program was modified to focus on interim shelter and will no longer provide job training. The Family Transitional Housing Program: this program provides transitional housing for families. This program also provides longer-term support for families in need of additional services to assist with securing stable housing. The program serves up to 25 families. The Winter Sanctuary Program administered by First Step Communities provided 100 beds	The objective has been achieved. This program will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			seasonally for those who were not able to receive assistance through other programs from 2014 through 2019. In 2020, the Collaborative Shelter Program replaced the Winter Sanctuary Program. The objective of the Collaborative Shelter Plan is to improve housing outcomes for shelter participants through coordination between the County and the City of Sacramento.	
D-20. Shelter Plus Care Program	HE 4.1.9	Provide emergency housing for the homeless.	From 2014 through 2019 The Shelter Plus Care Program served between 562 and 641 families annually.	The objective has been achieved. This program will be continued.
Sub-Strategy HE-4.2: Increase the Supply of Affordable Rental Housing for Extremely Low-Income Households While Preserving the Existing Supply				
Policy HE 4.2.1: Facilitate the development of new Extremely Low-Income (ELI) rental units.				
Policy HE 4.2.2: Maintain and preserve existing stock of ELI units.				
Policy HE 4.2.3: Assist extremely low-income households through the use of portable and project based housing vouchers, including Housing Choice Vouchers (HCV) and Housing Assistance Payment (HAP) vouchers.				
D-21. ELI Buy-down Program	HE 4.2.1	Buy down rental units within a project built to provide units for the extremely low income level	SHRA bought down the affordability of 41 of the 102 units in the Arbor Creek project which was constructed in 2013. Since that time, there have not been sufficient funds generated by the	The objective partially achieved during the planning period and will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			Affordable Housing Ordinance for this program, especially given the other funding priorities. Most affordable housing developers already include units for extremely low income levels in affordable housing projects in order to compete for State funding. Therefore, this program is no longer necessary.	
D-22. No Net Loss Goal in Annual Contribution Contract (ACC) Units	HE 4.2.2	Prevent the loss of units in SHRA's public housing stock.	From 2013 through 2020, 19 single family homes have been removed from SHRA's public housing stock and all 19 have been sold to quailed first-time homebuyers as part of the Welcome Home Program.	The objective partially achieved during the planning period and will be updated.
D-23. Project-Based Rental Subsidies such as Housing Choice Voucher Program	HE 4.2.3	Ensure availability and choice of housing for extremely low-income households.	The number of extremely low income families housed with assistance from the Housing Choice Voucher Program has steadily increased from 11,600 in 2014 to 12,500 in 2018.	The objective has been achieved. This program will be amended to distinguish between Project-Based Rental Subsidies and Housing Choice Vouchers and continued.
Sub-Strategy HE-4.3: Enforcement of Anti-Discrimination Programs				
Policy HE 4.3.1: The County shall continue to provide funding for equal housing opportunity programs such as those operated by the Human Rights and Fair Housing Commission and/or other fair housing enforcement organizations to support their mission and programs.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
D-24. Distribute Information on Fair Housing	HE 4.3.1	Increase the level of public awareness regarding housing discrimination.	The program refers to former Regional Human Rights and Fair Housing Commission which was replaced with the Renters Helpline. The County contracts with Sacramento Self-Help Housing, Inc. (SSHH) and several subconsultants to provide the Renters Helpline. SSHH markets the program through social media, community events, bus advertisements, and radio advertisements. Renters Helpline information is also disseminated by County staff at the building assistance center, by Code Enforcement staff during rental housing inspections, and by 311 staff. In addition, the County maintains a Fair Housing webpage with information about the Renters Helpline.	This program will be amended to reference the Renters Helpline. It will be combined with D-25 and continued.
D-25. Referring Complaints of Housing Discrimination	HE 4.3.1	Increase the resolution of housing complaints and reduce housing discrimination.	During the 2015-2016 contract year, the Renters Helpline received 7,182 calls countywide, 3,076 (43%) of which were from the unincorporated County. The Renters Helpline completed 61 dispute resolutions countywide, 48 (79%) of which were from the unincorporated County. 63 cases were opened for investigation for potential fair housing violations countywide, 58 (92%) of which were from the unincorporated County and the City of Sacramento. During the 2016-2017 contract year, the Renters Helpline received	This program will be amended to reference the Renters Helpline. It will be combined with D-24 and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			8,331 calls countywide, 3,652 (44%) of which were from the unincorporated County. The Renters Helpline completed 42 dispute resolutions countywide, 14 (33%) of which were from the unincorporated County. 85 cases were opened for investigation for potential fair housing violations countywide, 29 (34%) of which were from the unincorporated County. During the 2017-2018 contract year, the Renters Helpline received 8,302 calls countywide, 3,369 (41%) of which were from the unincorporated County. The Renters Helpline completed 61 dispute resolutions countywide, 48 (79%) of which were from the unincorporated County. 98 cases were opened for investigation for potential fair housing violations countywide, 41 (42%) of which were from the unincorporated County. During the 2018-2019 contract year, the Renters Helpline received 8,079 calls countywide, 3,616 (45%) of which were from the unincorporated County. The Renters Helpline completed 134 dispute resolutions countywide, 58 (43%) of which were from the unincorporated County. 114 cases were opened for investigation for potential fair housing violations countywide, 48 (42%) of which	

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			were from the unincorporated County.	
D-26. Updating Analysis of Impediments to Fair Housing Choice and Implementing its Recommendations	HE 4.3.1	Improve the level of reporting to measure success in reducing housing discrimination.	SHRA, on behalf of the Unincorporated County of Sacramento (which includes the small cities of Folsom, Isleton and Galt) and City of Sacramento, partnered with the cities of Woodland, Davis, Rocklin, Roseville, West Sacramento, Citrus Heights, Rancho Cordova, Elk Grove and the Housing Authorities of Sacramento, Roseville/Rocklin and Yolo to conduct an Analysis of Impediments to Fair Housing Choice (AI). The regional AI was approved by the Board of Supervisors on October 22, 2019.	The objective has been achieved. The program will be amended to focus on implementation of the goals, strategies and action items of the AI.
STRATEGY HE 5: PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK AND PROVISION OF AFFORDABLE HOUSING				
Sub-Strategy HE-5.1: Preservation of Affordable Housing Stock				
Policy HE 5.1.1: Preserve the affordability of subsidized rental housing whenever possible through a combination of regulatory and financial incentives.				
E-1. Preserve Affordable Housing at Risk of Becoming Market-Rate	HE 5.1.1	Preserve as many units as possible that are “at risk” of conversion.	In 2016, SHRA provided gap funds for the rehabilitation of Sutter Place which resulted in the preservation of 46 affordable units. In 2017, SHRA provided gap funds for the rehabilitation of Southwind Court Apartments which resulted in the preservation of 70 affordable units	The objective was achieved for the planning period. The program will be amended and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			and the conversation of 17 market rate units into affordable units. 2019: By committing to provide gap financing and issue Mortgage Revenue Bonds on Pacific Rim Apartments (32 units) and committing to issue Mortgage Revenue Bonds on Sierra Sunrise Senior Apartments (119 units), SHRA is ensuring long-term continued affordability as well as the useful life of the structures.	
E-2. Distribute Financing and Housing Voucher Program Information to Rental Property Owners and Managers	HE 5.1.1	Preservation of existing affordable rental units.	See achievements listed for program E-1 above.	The objective was achieved for the planning period. The program will be combined with E-1 and continued.
Sub-Strategy HE-5.2: Provision of Affordable Housing Stock				
Policy HE 5.2.1: The County will continue to implement its affordable housing program.				
Policy HE 5.2.2: Support the use of federal, state, and local programs for the purchase of affordable housing (new and existing) and assist low- and moderate-income households to purchase such dwelling units. Promote a partnership between the public and private sector for the provision of affordable housing, with an objective of increasing homeownership for low- and moderate-income families.				
Policy HE 5.2.3: Support programs that provide assistance to developers who construct affordable rental units.				
Policy HE 5.2.4: Support the development of residential accessory dwelling units as a means to increase the overall supply of affordable housing.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
Policy HE 5.2.5: Discourage the conversion of existing rental housing units, primarily those serving the needs of very low- and low-income households, to market-rate condominiums.				
Policy HE 5.2.6: Identify new funding sources for the provision of affordable housing.				
Policy HE 5.2.7: Continue to implement a density bonus ordinance that provides for a greater number of dwelling units and other incentives in exchange for housing units affordable to lower income households. This ordinance will be amended to comply with State law.				
E-3. Amending Affordable Housing Ordinance	HE 5.2.1	Review the effectiveness of the Affordable Housing Ordinance in producing affordable dwelling units and its impact on the production of market-rate housing.	Pursuant to the Affordable Housing Ordinance, the affordability fee on all new market rate units is updated annually based on existing market conditions. No amendments were made to the Ordinance during the planning period; however, the County will consider amendments to the Affordable Housing Ordinance following the Housing Element Update.	The objective was achieved for the planning period and the program will be replaced with a new program.
E-4. Housing Incentive Program (HIP) to Encourage the Construction of Housing for Special Needs Groups.	HE 4.1.1, HE 4.1.4, HE 4.1.6, HE 4.1.11, HE 5.2.1 and HE 5.2.2	Incentivize multifamily developers to increase the number of affordable units and/or units for special needs groups in their projects.	In 2018, the County approved a HIP applications which resulted in 5 additional units for a total of 45 units. Staff advertised the County's Housing Incentive Program (HIP) online, at the building assistance centers, and during meetings with developers. PER staff is in the process of implementing amendments to HIP to broaden its applicability using funds from the SB 2 Planning Grant Program.	The objective was partially achieved for the planning period. The program will be amended and continued.
E-5. Mortgage Credit Certificate (MCC) Allocations	HE 5.2.2	Assist annually 280 households with MCCs and 50 households with Cal	2014: SHRA applied for and received an allocation of MCCs from the California Debt Limit	The objective was partially achieved during the planning

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
		HOME First Time Homebuyer loans to become homeowners.	Allocation Committee. The allocation of MCCs is for the County of Sacramento, along with the participating cities of Citrus Heights, Elk Grove, Folsom, Galt, Isleton, Rancho Cordova and Sacramento. Seven (7) MCCs and 22 CalHome loans were issued. 2015: SHRA continued with its 2014 allocation of MCCs from the California Debt Limit Allocation Committee (CDLAC). 25 MCCs and 13 CalHome loans were issued. 2016: SHRA applied for and received an allocation of MCCs from the California Debt Limit Allocation Committee (CDLAC). 16 MCCs and 23 CalHome loans were issued. The 2014 MCC allocation was fully expended. 2017: SHRA continued with its 2016 allocation of MCCs and applied for and received a new allocation of MCCs from the California Debt Limit Allocation Committee (CDLAC). 40 MCCs and 12 CalHome loans were issued. 2018: SHRA issued all remaining authority of its prior allocation of MCCs and a new application was prepared in December 2018 (and submitted in January 2019). 21 MCCs were issued on behalf of $5.6 million of total mortgage loans.	period. The program will be modified with a more reasonable quantitative objective.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			2019: SHRA issued 28 MCC's and provided down payment assistance to two low income homebuyers.	
E-6. Building Equity Growth in Neighborhoods (BEGIN) Program	HE 5.2.3	2 new homeownership units annually.	The State Department of Housing and Community Development did not publish a Notice of Funding Availability for the BEGIN program during the planning period.	The objective was not achieved because the BEGIN program was discontinued. This program will be replaced with a new program.
E-7. Gap Financing to Construct Rental Affordable Housing	HE 5.2.3	Assist 64 units financed per year (512 units over eight years).	2014: SHRA provided gap financing for the construction of Arbor Creek Senior Apartments (60 units) which benefits extremely low- and very low- income households over a 55-year affordability restriction period. 2015: SHRA provided gap financing for the construction of Anton Arcade Apartments (148 units). Anton Arcade benefits very low- and low-income households over a 55-year affordability restriction period. 2016: SHRA provided gap financing for the rehabilitation of Sutter Place Apartments (47 units), which benefits extremely low-income households over a 20-year-period and very low- and low-income households over a 55-year affordability restriction period. 2017: SHRA provided gap financing for the construction of Courtyard Inn (92 units) and the	The objective was achieved for the planning period. Programs E-7, E-8 and E-9 will be combined and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			rehabilitation of Southwind Court Apartments (88 units). Southwind Court Apartments will supply housing for low, very low and extremely low-income households over a 55-year restriction period. The Southwind Court rehabilitation preserved 70 affordable units and converted 17 market rate units to affordable. Courtyard Inn will supply housing for low and very low-income households over a 55-year restriction period. 2019: Committed $2,455,000 in gap financing to rehabilitate Pacific Rim Apartments.	
E-8. Mortgage Revenue Bonds	HE 5.2.3	Increase the availability of financing for new affordable housing construction through multifamily mortgage bonds.	2014: the County Housing Authority issued Mortgage Revenue Bonds for Woodhaven Senior (104 units) located in the City of Sacramento and Arbor Creek Senior (60 units) Apartments. 2015: the County Housing Authority issued Mortgage Revenue Bonds for Anton Arcade (148 units), Olivewood Apartments (68 units), Mutual at Foothill Farms (98 units) and Ethan Terrace Apartments (92 units) located in the County of Sacramento. 2017: the County Housing Authority issued Mortgage Revenue Bonds for Crossroad Gardens (70 units) and held a Tax Equity and Fiscal Responsibility	The objective was achieved for the planning period. Programs E-7, E-8 and E-9 will be combined and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			Act (TEFRA) hearing for Kensington Apartments (301 units). 2018: $12.0 million in new tax-exempt bonds funds to Southwind Court Apartments projects. 2019: Committed to issuing up to $7,000,000 in Mortgage Revenue Bonds for the rehabilitation of Pacific Rim Apartments and committed to issuing up to $23,000,000 in Mortgage Revenue Bonds for rehabilitation of Sierra Sunrise Senior Apartments.	
E-9. Financially Support Developers Applying for State or Federal Funding Programs	HE 5.2.3	Increase housing opportunities for lower income households, and use locally controlled funding to leverage funding from state and federal programs.	2014: SHRA provided gap funds of nearly $6.8 million for the Arbor Creek Senior Apartments and leveraged nearly $18.2 million in conventional and tax credit financing for Woodhaven Senior and Arbor Creek Senior Apartments. 2015: SHRA provided gap funds of nearly $18.2 million for Anton Arcade, Ethan Terrace, Olivewood, and Mutual at Foothill Farms and leveraged nearly $53.1 million in conventional and tax credit financing for both projects. 2016: SHRA provided gap funds of $1,570,000 for Sutter Place and leveraged over $7.5 million in conventional and tax credit financing. SHRA also applied to HUD for competitive VASH vouchers and received 75 vouchers to be dedicated to a	The objective was achieved for the planning period. Programs E-7, E-8 and E-9 will be combined and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			project and increase the supply of affordable housing. 2017: SHRA provided gap funds of approximately $18 million for Courtyard Inn, Crossroad Gardens, Southwind Court Apartments and leveraged over $46.8 million in conventional and tax credit financing for all three projects. 2018: The Courtyard Inn and Southwind Court Apartments projects leveraged $32 million in tax credit equity. 2019: SHRA committed $2,455,000 in new funding for Pacific Rim apartments. This local commitment leveraged $3,350,261 in tax credit equity and $2.3 million in private financing.	
E10. Condominium Conversion Ordinance	HE 5.2.5	Reduce the conversion of market-rate rental housing occupied by lower income households to condominiums.	The County continues to implement its condominium conversion ordinance as contained in the Zoning Code. An analysis of the potential impact of the conversion on the displacement of low-income tenants with appropriate mitigation measures is required. The ordinance ensures tenant relocation assistance.	The objective was achieved for the planning period. The program will be revised to be a policy.
E11. New Funding Sources for Affordable Housing	HE 5.2.6	Identify new funding sources and increase the availability of funding to support affordable housing.	SHRA continues to monitor new State funding programs such as SB 2, and SB 3. The County has applied for SB 2 funds and is awaiting approval. SHRA has successfully applied for VASH vouchers in 2016 and LHTF in	The objective was achieved for the planning period. The will be revised to be a policy.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			2021. During the planning period, developers in Sacramento County have successfully applied for AHSC and NPLH.	
E12. Promote and Encourage Residential Accessory Dwellings	HE 5.2.4, and HE 4.1.2 and HE 4.1.4 (Under Sub-Strategy HE 4.1: Housing for "Special Needs" Populations)	Support the development of residential accessory dwelling units by promoting accessory dwellings and amending the Zoning Code. At least 100 units will be constructed during the planning period.	In 2018, major modifications were made to the Zoning Code to comply with State legislation aimed at removing barriers for accessory dwellings. These included: Raising the maximum square footage of accessory dwellings allowed administratively to 600 or 800 s.f., depending on lot size; modifying the review process for accessory dwellings that are requesting deviations from development standards from a Use Permit to a Special Development Permit; allowing accessory dwellings on lots of less than 5,200 s.f., with a Special Development Permit; adopting required parking reduction allowances; and, adopting required allowance for administrative approval of accessory dwellings created from existing permitted square footage.	The objective was achieved for the planning period. The program will be replaced.
E13. Density Bonus Ordinance	HE 5.2.7	Encourage the development of affordable housing and amend the Zoning Code incorporate changes to the State Density Bonus Law.	PER keeps appraised of changes to the State Density Bonus Law. In addition, PER staff is in the process of implementing amendments the Zoning Code to broaden the applicability of HIP and to update the State Density Bonus section using funds from the SB 2 Planning Grant Program.	The objective was achieved for the planning period. The program will be replaced.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
E14. Self-Help Housing Programs	HE 5.2.2	Increase homeownership opportunities for low-income families. Give 3 properties to Habitat for Humanity in 2013 and at least 1 property in 2014.	In 2014, SHRA conveyed five properties on 43rd Avenue to Habitat for Humanity of Greater Sacramento. In addition, SHRA conveyed Housing Authority property on 46th Street to Habitat for Humanity of Greater Sacramento and Mutual Housing for the development of a mix of single family homes and multifamily apartments. In 2019, Habitat Humanity closed loans on the five 43rd Avenue houses.	The objective was achieved for the planning period. The objective will be amended and the program will be continued.
Sub-Strategy HE 5.3: Mixed Use Development in Infill Parcels, Commercial Corridors, Master Plans and Near Light Rail Stations in Order to Provide More Opportunities for Affordable Housing				
Policy HE 5.3.1: When feasible, integrate housing with compatible non-residential uses in an effort to locate affordable housing near employment opportunities and take maximum advantage of infill development opportunities.				
E15. Mixed-Use Zone	HE 5.3.1	Approve the updated Zoning Code to establish a mixed use zone.	The Board of Supervisors adopted the updated Zoning Code on July 22, 2015. The Zoning Code includes three mixed use zones, one of which requires residential use. Several of the adopted corridor plans and Special Planning Areas (SPA), such as the Downtown Rio Linda SPA, also include mixed use zoning districts. PER is also proposing a new infill program as a part of the 2021-2029 Housing Element.	The objective was achieved for the planning period. The program will be discontinued.
Sub-Strategy HE 5.4: Ensuring that Services and Amenities are in Close Proximity to New and Existing Multifamily Housing and Low Income Areas.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
Policy HE 5.4.1: The County will encourage the locating of multiple-family projects near public transportation, shopping, recreation and other amenities.				
Policy HE 5.4.2: The County will encourage the provision of safe, convenient opportunities to purchase or grow fresh fruits and vegetables by ensuring that sources of healthy foods are accessible in all neighborhoods.				
E16. Discouraging the Clustering of Multifamily Projects in Service-Deficient Areas	HE 5.4.1	Avoid clustering of multifamily projects in one area of a community where services are limited.	Multifamily areas in the draft land use plans for master plans in the Jackson Highway area are well integrated with other land uses, particularly land uses that will provide services to multifamily residents (parks, schools, neighborhood shopping centers).	The objective was achieved for the planning period and the program will discontinued.
STRATEGY HE 6: PROMOTE THE EFFICIENT USE OF ENERGY IN RESIDENCES AND IMPROVE THE AIR QUALITY OF SACRAMENTO COUNTY				
Sub-Strategy 6.1: Promote the Efficient Use of Energy and Reduce the Long-Term Operational Cost of Housing				
HE Policy 6.1.1: Whenever feasible, incorporate energy-efficient site design, such as proper orientation to benefit from active and/or passive solar heating and cooling, into master planning efforts.				
HE Policy 6.1.2: The County will encourage residential developers/builders to maximize energy efficiency through building design and through the use of energy efficient materials, equipment, appliances, strategies and techniques.				
HE Policy 6.1.3: The County will encourage owners of existing homes to retrofit their residences with energy efficient materials, equipment, and appliances.				
F1. Include SMUD Staff in Project Review Committee (PRC) Process	HE 6.1.1, HE 6.1.2	Have SMUD staff participate in PRC meetings and in the preparation of master plans.	SMUD officials continue to participate in the Project Review Committee (PRC) process.	The objective was achieved for the planning period and

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
				the program will be continued.
F2. Distribute SMUD Information	HE 6.1.2, HE 6.1.3	Distribute SMUD information on energy efficiency and energy incentive programs and services at Downtown County permit counters and at County service centers	PER continues to distribute flyers from SMUD on energy efficiency incentive programs at the Building Assistance Center. The County's webpage also includes a link to this information.	The objective was achieved for the planning period and the program will be continued.
F3. Implementing Green Building Measures	HE 6.1.2, HE 6.1.3	Increase energy efficiency in existing and new residences.	During the planning period, the State adopted more stringent CALGreen standards; therefore, the County did not need to require Tier 1 compliance for additional energy efficiency. The County continues to advertise green buildings on its Green Sacramento County webpage. On November 5, 2013, the Sacramento County Board of Supervisors adopted the Property Assessed Clean Energy (PACE) program for all commercial and residential property owners. In 2015, the County amended its PACE program to allow for an open competitive market for third party PACE Providers. As of 2019, there are nine PACE Providers authorized to operate in the unincorporated County. Between program inception and December 2018 there were 7,269 projects that were completed and/or funded through the PACE Program resulting in an estimated 110.42 million dollars in energy savings	The objective was achieved for the planning period and the program will be amended and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			and a 147 thousand metric Ton reduction in Greenhouse Gases (CO2).	
STRATEGY HE 7: PROMOTE THE HEALTH AND SAFETY OF RESIDENTS				
Sub-Strategy 7.1: Promote Public Health, Safety and Livability through Community Design and the Built Environment				
HE Policy 7.1.1: Advance a built environment that promotes and supports physical activity.				
HE Policy 7.1.2: Advance a built environment that promotes and supports improved air quality and multiple transportation modes.				
HE Policy 7.1.3: Advance a built environment that promotes and supports access to locally-grown fresh food, parks, schools, shopping, jobs, health care and community services.				
HE Policy 7.1.4: The County will continue to support walking, bicycling and transit use, reducing auto dependency in order improve the health of its citizens and improve the region's air quality.				
HE Policy 7.1.5: The County will continue to support walking and bicycling by requiring complete streets (bike lanes, and sidewalks separated from the roadway with tree planted landscaping) in transit priority areas and in new communities and developments wherever practicable.				
HE Policy 7.1.6: The County will endeavor to protect homes from major sources of outdoor air pollution and will mitigate for impacts by improving indoor air quality in residences, planting trees that help to filter particulates and other measures.				
HE Policy 7.1.7: The County will encourage the provision of safe, convenient opportunities to purchase local fresh fruits and vegetables by ensuring that sources of healthy foods are accessible to neighborhoods. In urbanized communities access should be within a half-mile of transit priority areas.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
HE Policy 7.1.8: The County will advance residential subdivision and commercial building design that supports crime prevention by utilizing Crime Prevention through Environmental Design (CPTED) principles.				
HE Policy 7.1.9: The County will participate in the Healthy Sacramento Coalition, whose goal is to reduce tobacco use, obesity, death and disability due to chronic disease, reduce health disparities, build a safe and healthy physical environment, and improve the social and emotional well-being of Sacramento County residents.				
G-1. Healthy Communities and Crime Reduction Measures	HE 7.1.1, HE 7.1.3, HE 7.1.7, HE 7.1.8	Incorporate Healthy Communities and crime reduction measures into the County's Design Review Guidelines.	The County's Design Review Guidelines that incorporated healthy communities and crime reduction measures were adopted by the County Board of Supervisors on July 22, 2015. The County has gained national recognition from the Center for Active Design.	The objective was achieved and the program will be discontinued.
G-2. Encourage Pedestrian and Bicycle Activity in Residential Areas	HE 7.1.1, HE 7.1.2, HE 7.1.3, HE 7.1.4	Provide and encourage walking, bicycling and use of transit in residential communities. Diminish auto dependency. Improve air quality and minimize environmental impacts.	The County continues to support walking, bicycling, and transit use in order to minimize auto dependency and improve air quality. As of 2019, SacDOT is in the process of updating and consolidating the Bikeway Master Plan and the Pedestrian Master Plan into one Active Transportation Plan. The County has developed a comprehensive trails plan that includes all four of the master plans in the Jackson Highway area. The County has also conditioned these four master plan areas to fund a comprehensive transit system with 15 minute headways during peak hours (30 minute headways during other operating hours) in the Jackson Highway area.	The objective was achieved and the program will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
G-3. Fresh Produce Near Existing Neighborhoods	HE 7.1.3, HE 7.1.7	Encourage providers of fresh produce to locate near existing and new neighborhoods.	The Office of Planning and Environmental Review prepared the Urban Farm Ordinance that allows the growing of fresh produce as a primary use in urban areas. The Ordinance also allows produce stands of up to 120 sq. ft. in urban areas with a temporary use permit (use permit to be heard by Zoning Administrator for produce stands larger than 120 sq. ft.). The ordinance was approved by the County Board of Supervisors on January 24, 2017. The Board of Supervisors adopted the Phase 2 Environmental Justice Element on December 17, 2019. As a result, this program was moved to the Environmental Justice Element. The Element includes other new policies and implementation measures intended to increase access to healthy foods, especially in Environmental Justice Communities.	This program has been moved to the Environmental Justice Element.
G-4. Community Gardens Allowed in Multifamily Open Space Area	HE 7.1.3, HE 7.1.7	Amend the Zoning Code to include community gardens in multifamily projects.	The Board of Supervisors adopted the updated Zoning Code on July 22, 2015. The updated Zoning Code allows community gardens to be counted toward the open space requirements for multifamily projects.	The objective was achieved and the program will be discontinued.
G-5. The County will participate in the Healthy Sacramento Coalition, whose goal is to reduce tobacco use, obesity, death and disability due to chronic disease, reduce health disparities, build a safe and healthy physical environment,	HE 7.1.1, HE 7.1.3	Participate in the Healthy Sacramento Coalition.	Due to loss of funding, the Healthy Sacramento Coalition modified its goals away from those listed under program G-5 during the planning period. However, the County has	The objective was partially achieved during the planning period. This program will be discontinued

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
and improve the social and emotional well-being of Sacramento County residents.			continued to partner with other organizations to advance healthy communities. Partner organizations include Kaiser, San Francisco Federal Reserve Bank, California Endowment, California State Department of Public Health and Governor's Office of Planning and Research (OPR).	because the Healthy Sacramento Coalition modified its goals.
G-6. Training in Reducing Crime Through Environmental Design	HE 7.2.1	Review of development plans to discourage crime.	The Sacramento County's Sheriff's Department has staff that are trained in CPTED that attend the County's Project Review Committee and Subdivision Review Committee meetings for the purposes of reviewing projects and to suggest changes to better address CPTED.	The objective was achieved. This program has been moved to the Environmental Justice Element.
G-7. Incorporate Reducing Crime Through Environmental Design (CPTED) in the County's Design Review Guidelines.	HE 7.2.1	Review of development plans and uses to discourage crime and increase safety.	The Board of Supervisors adopted the updated Zoning Code on July 22, 2015. The updated Zoning Code includes CPTED guidelines.	The objective was achieved. This program has been moved to the Environmental Justice Element.

APPENDIX C: VACANT LAND INVENTORY

Tables C-1 through C-13 provide the Above-Moderate Land Inventory.

TABLE C-1 ABOVE MODERATE INVENTORY ZONING: AGRICULTURAL RESIDENTIAL 1 (AR-1)[1][2] GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity[3]**
0620030004	Vineyard	AR-1	1.0	0.59	1
0620030015	Vineyard	AR-1	1.0	0.78	1
0620030028	Vineyard	AR-1	1.0	0.50	1
0630120012	Vineyard	AR-1	1.0	1.00	1
0630120024	Vineyard	AR-1	1.0	1.11	1
1210021001	Vineyard	AR-1	1.0	0.75	1
1210022001	Vineyard	AR-1	1.0	0.77	1
1220340001	Vineyard	AR-1	1.0	0.93	1
1220340012	Vineyard	AR-1	1.0	0.93	1
1420100110	Delta	AR-1	1.0	2.66	2
1480072007	Southeast	AR-1	1.0	12.12	12
1480072009	Southeast	AR-1	1.0	9.53	9
1480240002	Southeast	AR-1	1.0	9.77	9
1500042037	Southeast	AR-1	1.0	0.55	1
1500042063	Southeast	AR-1	1.0	0.55	1
1500060058	Southeast	AR-1	1.0	1.21	1
1500060075	Southeast	AR-1	1.0	0.12	1
1500060083	Southeast	AR-1	1.0	0.99	1
1500060084	Southeast	AR-1	1.0	0.99	1
1500371014	Southeast	AR-1	1.0	1.28	1
2030040007	Rio Linda/Elverta	AR-1	1.0	12.34	8
2030080038	Rio Linda/Elverta	AR-1	1.0	24.57	15

2030010016	Rio Linda/Elverta	AR-1	1.0	143.41	97
2030080039	Rio Linda/Elverta	AR-1	1.0	6.88	5
2070012032	Rio Linda/Elverta	AR-1	1.0	1.74	1
2070012046	Rio Linda/Elverta	AR-1	1.0	1.09	1
2070012048	Rio Linda/Elverta	AR-1	1.0	0.64	1
2070012050	Rio Linda/Elverta	AR-1	1.0	1.44	1
2070012055	Rio Linda/Elverta	AR-1	1.0	2.19	2
2070051042	Rio Linda/Elverta	AR-1	1.0	1.25	1
2080121010	Rio Linda/Elverta	AR-1	1.0	0.57	1
2080121013	North Highlands/Foothill Farms	AR-1	1.0	1.00	1
2080121017	North Highlands/Foothill Farms	AR-1	1.0	10.00	10
2080122022	North Highlands/Foothill Farms	AR-1	1.0	0.78	1
2080133002	North Highlands/Foothill Farms	AR-1	1.0	5.00	5
2080134005	North Highlands/Foothill Farms	AR-1	1.0	1.00	1
2080141012	North Highlands/Foothill Farms	AR-1	1.0	3.74	3
2080141026	North Highlands/Foothill Farms	AR-1	1.0	1.70	1
2080154025	North Highlands/Foothill Farms	AR-1	1.0	11.90	11
2080161016	North Highlands/Foothill Farms	AR-1	1.0	1.44	1
2080162003	North Highlands/Foothill Farms	AR-1	1.0	3.62	3
2080162006	North Highlands/Foothill Farms	AR-1	1.0	6.37	6

2080172002	North Highlands/Foothill Farms	AR-1	1.0	1.91	1
2130014023	Orangevale	AR-1	1.0	1.00	1
2130014024	Orangevale	AR-1	1.0	1.00	1
2130014038	Orangevale	AR-1	1.0	0.85	1
2130014039	Orangevale	AR-1	1.0	0.85	1
2130031034	Orangevale	AR-1	1.0	2.04	2
2130051020	Orangevale	AR-1	1.0	2.38	2
2130081007	Orangevale	AR-1	1.0	2.06	2
2130102030	Orangevale	AR-1	1.0	1.09	1
2130102031	Orangevale	AR-1	1.0	1.08	1
2130102032	Orangevale	AR-1	1.0	1.00	1
2130102038	Orangevale	AR-1	1.0	1.07	1
2130112041	Orangevale	AR-1	1.0	1.16	1
2130112042	Orangevale	AR-1	1.0	1.00	1
2130112018	Orangevale	AR-1	1.0	3.00	3
2130161019	Orangevale	AR-1	1.0	1.69	1
2130170024	Orangevale	AR-1	1.0	1.14	1
2130190039	Orangevale	AR-1	1.0	1.01	1
2130190040	Orangevale	AR-1	1.0	1.18	1
2130190041	Orangevale	AR-1	1.0	1.14	1
2130291030	Orangevale	AR-1	1.0	0.95	1
2130360031	Orangevale	AR-1	1.0	1.35	1
2130540013	Orangevale	AR-1	1.0	0.09	1
2150062006	Rio Linda/Elverta	AR-1	1.0	4.70	4
2150062029	Rio Linda/Elverta	AR-1	1.0	3.86	3
2150071010	Rio Linda/Elverta	AR-1	1.0	0.41	1
2190410009	North Highlands/Foothill Farms	AR-1	1.0	1.09	1
2250131006	Natomas	AR-1	1.0	1.42	1
2250131009	Natomas	AR-1	1.0	1.02	1

2250132003	Natomas	AR-1	1.0	1.06	1
2250132004	Natomas	AR-1	1.0	1.00	1
2270151023	Orangevale	AR-1	1.0	0.99	1
2270160025	Orangevale	AR-1	1.0	0.68	1
2270160023	Orangevale	AR-1	1.0	0.17	1
2460130067	Fair Oaks	AR-1	1.0	0.36	1
2460170004	Fair Oaks	AR-1	1.0	0.99	1
2460170044	Fair Oaks	AR-1	1.0	1.53	1
2460170075	Fair Oaks	AR-1	1.0	1.12	1
2460170076	Fair Oaks	AR-1	1.0	1.00	1
2460182038	Fair Oaks	AR-1	1.0	1.06	1
2460182044	Fair Oaks	AR-1	1.0	0.84	1
2460182045	Fair Oaks	AR-1	1.0	2.06	2
2460390001	Fair Oaks	AR-1	1.0	0.95	1
2460390007	Fair Oaks	AR-1	1.0	1.01	1
2570200027	Orangevale	AR-1	1.0	1.06	1
2570210011	Orangevale	AR-1	1.0	1.43	1
2570220011	Orangevale	AR-1	1.0	1.52	1
		Total		**351.17 Acres**	**282 Units**

Unless applied to a specific parcel, footnotes apply to all parcels in the Table.

(1) AR-1 zoned sites on the Above Moderate Inventory will not have access to infrastructure (water, sewer) during the planning period.
(2) These sites are vacant and were included in the previous Housing Element inventory.
(3) AR-1 zoning permits one dwelling unit per acre and the realistic capacity reflects this. On larger sites environmental constraints were assessed and the capacity methodology was applied.

TABLE C-2 ABOVE MODERATE INVENTORY ZONING: AGRICULTURAL RESIDENTIAL 2 (AR-2) (1) (2) GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity(3)
0730090062	Cosumnes	AR-2	0.5	117.62	58
0730180027	Cosumnes	AR-2	0.5	202.71	101
0730180029	Cosumnes	AR-2	0.5	39.81	19
0730190047	Cosumnes	AR-2	0.5	9.48	4
0730460007	Cosumnes	AR-2	0.5	0.32	1
0730460014	Cosumnes	AR-2	0.5	17.93	8
0730790023	Cosumnes	AR-2	0.5	236.36	119
0730800003	Cosumnes	AR-2	0.5	218.03	109
0730800006	Cosumnes	AR-2	0.5	11.03	5
0730800007	Cosumnes	AR-2	0.5	3.01	1
0730800008	Cosumnes	AR-2	0.5	92.75	46
0730800009	Cosumnes	AR-2	0.5	65.08	32
1260070034	Cosumnes	AR-2	0.5	2.87	1
1260070047	Cosumnes	AR-2	0.5	3.05	1
1260070062	Cosumnes	AR-2	0.5	2.27	1
1260070063	Cosumnes	AR-2	0.5	2.27	1
1260070074	Cosumnes	AR-2	0.5	10.45	5
1260070086	Cosumnes	AR-2	0.5	0.08	1
1260070095	Cosumnes	AR-2	0.5	4.18	2
1260070097	Cosumnes	AR-2	0.5	2.47	1
1260070098	Cosumnes	AR-2	0.5	2.47	1
1260070101	Cosumnes	AR-2	0.5	2.46	1
1260070102	Cosumnes	AR-2	0.5	2.45	1
1260141007	Cosumnes	AR-2	0.5	2.19	1
1260141008	Cosumnes	AR-2	0.5	2.45	1

1260220005	Cosumnes	AR-2	0.5	2.32	1
1260241004	Cosumnes	AR-2	0.5	7.16	3
1260500002	Cosumnes	AR-2	0.5	0.95	1
1260500004	Cosumnes	AR-2	0.5	1.07	1
1260540002	Cosumnes	AR-2	0.5	1.22	1
1320030080	Delta	AR-2	0.5	2.30	1
1340143005	Cosumnes	AR-2	0.5	3.70	1
1340160032	Cosumnes	AR-2	0.5	2.00	1
1340173007	Cosumnes	AR-2	0.5	2.44	1
1340322005	Cosumnes	AR-2	0.5	1.95	1
1360050057	Cosumnes	AR-2	0.5	1.78	1
1360101064	Cosumnes	AR-2	0.5	2.00	1
0630060021	Vineyard	AR-2	0.5	1.00	1
1210030057	Vineyard	AR-2	0.5	1.07	1
1210130011	Vineyard	AR-2	0.5	2.33	1
1220030008	Vineyard	AR-2	0.5	3.30	1
1220040001	Vineyard	AR-2	0.5	1.97	1
1220070003	Vineyard	AR-2	0.5	2.38	1
1220070005	Vineyard	AR-2	0.5	2.38	1
1220070014	Vineyard	AR-2	0.5	3.65	1
1220070032	Vineyard	AR-2	0.5	2.36	1
1220100016	Vineyard	AR-2	0.5	2.04	1
1220140014	Vineyard	AR-2	0.5	3.11	1
1220140015	Vineyard	AR-2	0.5	3.11	1
1220140016	Vineyard	AR-2	0.5	3.11	1
1220160021	Vineyard	AR-2	0.5	3.13	1
1220170022	Vineyard	AR-2	0.5	3.02	1
1230090015	Vineyard	AR-2	0.5	1.53	1
1230200019	Vineyard	AR-2	0.5	2.00	1
1340190029	Cosumnes	AR-2	0.5	8.39	4
1340190030	Cosumnes	AR-2	0.5	9.67	4

1420100017	Delta	AR-2	0.5	0.66	1
1420100052	Delta	AR-2	0.5	0.36	1
1460180007	Delta	AR-2	0.5	1.28	1
1480041006	Southeast	AR-2	0.5	9.93	4
1480041028	Southeast	AR-2	0.5	2.07	1
1480064026	Southeast	AR-2	0.5	2.27	1
1480113046	Southeast	AR-2	0.5	2.71	1
1480113049	Southeast	AR-2	0.5	1.56	1
1480115080	Southeast	AR-2	0.5	2.00	1
1480115081	Southeast	AR-2	0.5	2.00	1
1480115082	Southeast	AR-2	0.5	2.00	1
1480132058	Southeast	AR-2	0.5	10.95	5
1480152092	Southeast	AR-2	0.5	1.97	1
1480152093	Southeast	AR-2	0.5	2.00	1
1480152102	Southeast	AR-2	0.5	1.75	1
1480160033	Southeast	AR-2	0.5	12.92	6
1480160034	Southeast	AR-2	0.5	9.00	4
1480160068	Southeast	AR-2	0.5	5.20	2
1480180096	Southeast	AR-2	0.5	2.10	1
1480190026	Southeast	AR-2	0.5	19.34	9
1480190066	Southeast	AR-2	0.5	2.87	1
1480190067	Southeast	AR-2	0.5	2.00	1
1480190068	Southeast	AR-2	0.5	2.00	1
1480190071	Southeast	AR-2	0.5	2.42	1
1480212007	Southeast	AR-2	0.5	2.49	1
1480221003	Southeast	AR-2	0.5	2.00	1
1480240012	Southeast	AR-2	0.5	8.47	4
1480350007	Southeast	AR-2	0.5	1.85	1
1480730008	Southeast	AR-2	0.5	1.68	1
1480730010	Southeast	AR-2	0.5	1.52	1
1481100002	Southeast	AR-2	0.5	2.00	1

1560020038	Delta	AR-2	0.5	0.76	1
1560080040	Delta	AR-2	0.5	0.33	1
1560080041	Delta	AR-2	0.5	0.61	1
1560080042	Delta	AR-2	0.5	1.12	1
1560080070	Delta	AR-2	0.5	2.06	1
1560220001	Delta	AR-2	0.5	1.40	1
1560220002	Delta	AR-2	0.5	1.25	1
1570100025	Delta	AR-2	0.5	0.59	1
1570100081	Delta	AR-2	0.5	3.51	1
1570100082	Delta	AR-2	0.5	2.64	1
1570100083	Delta	AR-2	0.5	3.63	1
2010093010	Natomas	AR-2	0.5	5.22	2
2010093011	Natomas	AR-2	0.5	0.23	1
2020010019	Rio Linda/Elverta	AR-2	0.5	2.55	1
2020010030	Rio Linda/Elverta	AR-2	0.5	15.92	7
2020020003	Rio Linda/Elverta	AR-2	0.5	4.00	2
2020020009	Rio Linda/Elverta	AR-2	0.5	4.65	2
2020020013	Rio Linda/Elverta	AR-2	0.5	1.20	1
2020020022	Rio Linda/Elverta	AR-2	0.5	1.66	1
2020121033	Rio Linda/Elverta	AR-2	0.5	2.40	1
2020121053	Rio Linda/Elverta	AR-2	0.5	2.00	1
2020121056	Rio Linda/Elverta	AR-2	0.5	1.98	1
2020121057	Rio Linda/Elverta	AR-2	0.5	2.97	1
2020121058	Rio Linda/Elverta	AR-2	0.5	2.96	1
2020131008	Rio Linda/Elverta	AR-2	0.5	0.82	1
2020132022	Rio Linda/Elverta	AR-2	0.5	0.60	1
2020132023	Rio Linda/Elverta	AR-2	0.5	0.77	1
2020132025	Rio Linda/Elverta	AR-2	0.5	1.43	1
2020132033	Rio Linda/Elverta	AR-2	0.5	0.25	1
2020133032	Rio Linda/Elverta	AR-2	0.5	1.81	1
2020145002	Rio Linda/Elverta	AR-2	0.5	8.37	4

2020170005	Rio Linda/Elverta	AR-2	0.5	3.30	1
2020272010	Rio Linda/Elverta	AR-2	0.5	2.71	1
2020272011	Rio Linda/Elverta	AR-2	0.5	5.10	2
2020281004	Rio Linda/Elverta	AR-2	0.5	10.00	5
2020281005	Rio Linda/Elverta	AR-2	0.5	9.43	4
2020282017	Rio Linda/Elverta	AR-2	0.5	2.89	1
2020282018	Rio Linda/Elverta	AR-2	0.5	3.12	1
2020291001	Rio Linda/Elverta	AR-2	0.5	7.90	3
2020291011	Rio Linda/Elverta	AR-2	0.5	2.00	1
2020291012	Rio Linda/Elverta	AR-2	0.5	2.00	1
2020292004	Rio Linda/Elverta	AR-2	0.5	0.52	1
2020301015	Rio Linda/Elverta	AR-2	0.5	2.41	1
2020302005	Rio Linda/Elverta	AR-2	0.5	6.98	3
2020310010	Rio Linda/Elverta	AR-2	0.5	5.00	2
2020310030	Rio Linda/Elverta	AR-2	0.5	4.00	2
2020310036	Rio Linda/Elverta	AR-2	0.5	1.66	1
2020310038	Rio Linda/Elverta	AR-2	0.5	2.00	1
2020310039	Rio Linda/Elverta	AR-2	0.5	1.84	1
2020330036	Rio Linda/Elverta	AR-2	0.5	2.50	1
2030030003	Antelope	AR-2	0.5	0.45	1
2030030005	Antelope	AR-2	0.5	0.41	1
2030030007	Antelope	AR-2	0.5	0.80	1
2030030008	Antelope	AR-2	0.5	0.31	1
2030030009	Antelope	AR-2	0.5	0.15	1
2030120018	Antelope	AR-2	0.5	7.96	3
2030120048	Antelope	AR-2	0.5	2.00	1
2030120074	Antelope	AR-2	0.5	0.30	1
2030250010	Antelope	AR-2	0.5	4.70	2
2030250025	Antelope	AR-2	0.5	2.62	2
2030260019	Antelope	AR-2	0.5	11.70	5
2030260041	Antelope	AR-2	0.5	2.00	1

2030260052	Antelope	AR-2	0.5	2.01	1
2030260053	Antelope	AR-2	0.5	2.00	1
2030260057	Antelope	AR-2	0.5	2.00	1
2030260064	Antelope	AR-2	0.5	3.95	1
2030270001	Antelope	AR-2	0.5	0.68	1
2030270002	Antelope	AR-2	0.5	0.36	1
2030270006	Antelope	AR-2	0.5	0.16	1
2030270007	Antelope	AR-2	0.5	0.16	1
2030460004	Antelope	AR-2	0.5	1.85	1
2032060004	Rio Linda/Elverta	AR-2	0.5	3.60	1
2060010008	Rio Linda/Elverta	AR-2	0.5	1.00	1
2060010016	Rio Linda/Elverta	AR-2	0.5	1.09	1
2060010023	Rio Linda/Elverta	AR-2	0.5	3.23	1
2060010031	Rio Linda/Elverta	AR-2	0.5	1.30	1
2060040035	Rio Linda/Elverta	AR-2	0.5	0.98	1
2060040045	Rio Linda/Elverta	AR-2	0.5	2.00	1
2060090038	Rio Linda/Elverta	AR-2	0.5	2.29	1
2060090041	Rio Linda/Elverta	AR-2	0.5	0.87	1
2060090042	Rio Linda/Elverta	AR-2	0.5	0.87	1
2060100012	Rio Linda/Elverta	AR-2	0.5	5.00	2
2060100019	Rio Linda/Elverta	AR-2	0.5	5.00	2
2060100024	Rio Linda/Elverta	AR-2	0.5	1.19	1
2060100028	Rio Linda/Elverta	AR-2	0.5	2.00	1
2060100029	Rio Linda/Elverta	AR-2	0.5	0.31	1
2060130026	Rio Linda/Elverta	AR-2	0.5	1.91	1
2060142020	Rio Linda/Elverta	AR-2	0.5	1.01	1
2060200003	Rio Linda/Elverta	AR-2	0.5	0.50	1
2060200008	Rio Linda/Elverta	AR-2	0.5	2.96	1
2060200060	Rio Linda/Elverta	AR-2	0.5	1.68	1
2060440002	Rio Linda/Elverta	AR-2	0.5	3.02	1
2070041021	Rio Linda/Elverta	AR-2	0.5	1.66	1

2070041023	Rio Linda/Elverta	AR-2	0.5	1.68	1
2070170016	Rio Linda/Elverta	AR-2	0.5	12.50	6
2070170037	Rio Linda/Elverta	AR-2	0.5	6.88	3
2070180007	Rio Linda/Elverta	AR-2	0.5	1.52	1
2070221022	Rio Linda/Elverta	AR-2	0.5	9.55	4
2070230008	Rio Linda/Elverta	AR-2	0.5	0.46	1
2070230009	Rio Linda/Elverta	AR-2	0.5	2.66	1
2070230051	Rio Linda/Elverta	AR-2	0.5	0.96	1
2070240013	Rio Linda/Elverta	AR-2	0.5	5.00	2
2070240043	Rio Linda/Elverta	AR-2	0.5	5.84	2
2130180024	Orangevale	AR-2	0.5	9.93	4
2140010030	Rio Linda/Elverta	AR-2	0.5	2.06	1
2140010054	Rio Linda/Elverta	AR-2	0.5	2.70	1
2140010055	Rio Linda/Elverta	AR-2	0.5	2.00	1
2140021021	Rio Linda/Elverta	AR-2	0.5	2.31	1
2140021023	Rio Linda/Elverta	AR-2	0.5	2.31	1
2140021026	Rio Linda/Elverta	AR-2	0.5	2.17	1
2140021028	Rio Linda/Elverta	AR-2	0.5	1.41	1
2140022016	Rio Linda/Elverta	AR-2	0.5	0.76	1
2140080017	Rio Linda/Elverta	AR-2	0.5	0.57	1
2140080022	Rio Linda/Elverta	AR-2	0.5	0.92	1
2140092033	Rio Linda/Elverta	AR-2	0.5	0.45	1
2140101001	Rio Linda/Elverta	AR-2	0.5	4.19	2
2140101018	Rio Linda/Elverta	AR-2	0.5	3.18	1
2140102013	Rio Linda/Elverta	AR-2	0.5	1.88	1
2140111004	Rio Linda/Elverta	AR-2	0.5	10.00	5
2140112024	Rio Linda/Elverta	AR-2	0.5	2.41	1
2140112025	Rio Linda/Elverta	AR-2	0.5	2.41	1
2140121019	Rio Linda/Elverta	AR-2	0.5	0.04	1
2140123032	Rio Linda/Elverta	AR-2	0.5	1.50	1
2140123043	Rio Linda/Elverta	AR-2	0.5	2.00	1

2140130010	Rio Linda/Elverta	AR-2	0.5	1.49	1
2140130021	Rio Linda/Elverta	AR-2	0.5	1.94	1
2140130024	Rio Linda/Elverta	AR-2	0.5	2.00	1
2140130025	Rio Linda/Elverta	AR-2	0.5	2.00	1
2140130026	Rio Linda/Elverta	AR-2	0.5	3.98	1
2140171022	Rio Linda/Elverta	AR-2	0.5	0.46	1
2140173008	Rio Linda/Elverta	AR-2	0.5	2.02	1
2140173010	Rio Linda/Elverta	AR-2	0.5	0.14	1
2140182018	Rio Linda/Elverta	AR-2	0.5	2.40	1
2140182022	Rio Linda/Elverta	AR-2	0.5	2.00	1
2140191009	Rio Linda/Elverta	AR-2	0.5	2.38	1
2140191019	Rio Linda/Elverta	AR-2	0.5	1.57	1
2140191026	Rio Linda/Elverta	AR-2	0.5	0.93	1
2140192026	Rio Linda/Elverta	AR-2	0.5	2.07	1
2140192027	Rio Linda/Elverta	AR-2	0.5	3.21	1
2140350002	Rio Linda/Elverta	AR-2	0.5	1.79	1
2140350003	Rio Linda/Elverta	AR-2	0.5	2.15	1
2140350004	Rio Linda/Elverta	AR-2	0.5	1.85	1
2150010005	Rio Linda/Elverta	AR-2	0.5	5.00	2
2150020066	Rio Linda/Elverta	AR-2	0.5	0.96	1
2150020069	Rio Linda/Elverta	AR-2	0.5	2.29	1
2150111010	Rio Linda/Elverta	AR-2	0.5	2.50	1
2150120002	Rio Linda/Elverta	AR-2	0.5	2.44	1
2150120007	Rio Linda/Elverta	AR-2	0.5	0.36	1
2150120016	Rio Linda/Elverta	AR-2	0.5	2.77	1
2150120061	Rio Linda/Elverta	AR-2	0.5	2.53	1
2150130053	Rio Linda/Elverta	AR-2	0.5	1.00	1
2150130054	Rio Linda/Elverta	AR-2	0.5	1.00	1
2150140003	Rio Linda/Elverta	AR-2	0.5	3.62	1
2150140004	Rio Linda/Elverta	AR-2	0.5	3.28	1
2150140021	Rio Linda/Elverta	AR-2	0.5	2.39	1

2150140022	Rio Linda/Elverta	AR-2	0.5	2.39	1
2150140070	Rio Linda/Elverta	AR-2	0.5	0.43	1
2150140081	Rio Linda/Elverta	AR-2	0.5	1.40	1
2150140082	Rio Linda/Elverta	AR-2	0.5	0.91	1
2150161006	Rio Linda/Elverta	AR-2	0.5	5.30	2
2150201031	Rio Linda/Elverta	AR-2	0.5	2.69	1
2150202004	Rio Linda/Elverta	AR-2	0.5	2.17	1
2150202005	Rio Linda/Elverta	AR-2	0.5	2.17	1
2150212010	Rio Linda/Elverta	AR-2	0.5	0.70	1
2150212011	Rio Linda/Elverta	AR-2	0.5	0.57	1
2150212041	Rio Linda/Elverta	AR-2	0.5	0.46	1
2150220025	Rio Linda/Elverta	AR-2	0.5	4.08	2
2240200005	Orangevale	AR-2	0.5	11.65	5
2240200021	Orangevale	AR-2	0.5	2.43	1
2240200038	Orangevale	AR-2	0.5	2.19	1
2240290005	Orangevale	AR-2	0.5	1.29	1
2240290037	Orangevale	AR-2	0.5	0.66	1
2240760017	Orangevale	AR-2	0.5	7.41	3
2240760018	Orangevale	AR-2	0.5	7.01	3
2240760020	Orangevale	AR-2	0.5	5.00	2
2240760034	Orangevale	AR-2	0.5	5.17	2
2240760046	Orangevale	AR-2	0.5	2.00	1
2240770004	Orangevale	AR-2	0.5	1.46	1
2240770014	Orangevale	AR-2	0.5	2.00	1
2240800008	Orangevale	AR-2	0.5	2.00	1
2240800011	Orangevale	AR-2	0.5	1.61	1
2240800013	Orangevale	AR-2	0.5	2.01	1
2250121003	Natomas	AR-2	0.5	2.24	1
2270010002	Orangevale	AR-2	0.5	24.80	12
2270010041	Orangevale	AR-2	0.5	0.66	1
2270010042	Orangevale	AR-2	0.5	0.32	1

2270010043	Orangevale	AR-2	0.5	0.32	1
2270010044	Orangevale	AR-2	0.5	0.32	1
2270010063	Orangevale	AR-2	0.5	1.46	1
2270020035	Orangevale	AR-2	0.5	1.18	1
2270020047	Orangevale	AR-2	0.5	1.72	1
2270032002	Orangevale	AR-2	0.5	2.00	1
2270040006	Orangevale	AR-2	0.5	0.67	1
2270040021	Orangevale	AR-2	0.5	0.41	1
2270040023	Orangevale	AR-2	0.5	2.10	1
2270050019	Orangevale	AR-2	0.5	2.60	1
2270050023	Orangevale	AR-2	0.5	0.38	1
2270050024	Orangevale	AR-2	0.5	2.54	1
2270050025	Orangevale	AR-2	0.5	1.75	1
2270050026	Orangevale	AR-2	0.5	1.53	1
2270050028	Orangevale	AR-2	0.5	1.74	1
2270050031	Orangevale	AR-2	0.5	1.34	1
2270080004	Orangevale	AR-2	0.5	1.00	1
2270080014	Orangevale	AR-2	0.5	0.86	1
2270080031	Orangevale	AR-2	0.5	2.58	1
2270110023	Orangevale	AR-2	0.5	1.27	1
2270110038	Orangevale	AR-2	0.5	0.48	1
2270110044	Orangevale	AR-2	0.5	1.03	1
2270110057	Orangevale	AR-2	0.5	1.14	1
2270110059	Orangevale	AR-2	0.5	0.50	1
2270120034	Orangevale	AR-2	0.5	1.91	1
2270142004	Orangevale	AR-2	0.5	0.92	1
2270152010	Orangevale	AR-2	0.5	2.63	1
2270170016	Orangevale	AR-2	0.5	0.27	1
2270170035	Orangevale	AR-2	0.5	1.21	1
2270170036	Orangevale	AR-2	0.5	0.35	1
2270170042	Orangevale	AR-2	0.5	2.88	1

2270180038	Orangevale	AR-2	0.5	2.30	1
2270290003	Orangevale	AR-2	0.5	2.15	1
2740250010	Natomas	AR-2	0.5	0.60	1
2740250012	Natomas	AR-2	0.5	3.26	1
2740250014	Natomas	AR-2	0.5	1.86	1
2740250015	Natomas	AR-2	0.5	3.87	1
2740260005	Natomas	AR-2	0.5	2.62	1
2740260038	Natomas	AR-2	0.5	4.44	2
2740260039	Natomas	AR-2	0.5	5.57	2
		Total		**1848.4 Acres**	**926 Units**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) AR-2 zoned sites on the Above Moderate Inventory will not have access to infrastructure (water, sewer) during the planning period.

(2) These sites are vacant and were included in the previous Housing Element inventory.

(3) AR-2 zoning permits one dwelling unit per 2 acres and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-3 ABOVE MODERATE INVENTORY ZONING: AGRICULTURAL RESIDENTIAL 5 (AR-5) (1) (2) GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity(3)
0730131002	Cosumnes	A-5	0.2	5.02	1
0730132001	Cosumnes	A-5	0.2	5.00	1
0730132007	Cosumnes	A-5	0.2	8.48	1
0730141006	Cosumnes	A-5	0.2	5.26	1
0730142001	Cosumnes	A-5	0.2	7.50	1
0730142012	Cosumnes	A-5	0.2	5.18	1
0730142013	Cosumnes	A-5	0.2	0.31	1
0730151002	Cosumnes	A-5	0.2	8.62	1
0730152009	Cosumnes	A-5	0.2	4.85	1
0730152010	Cosumnes	A-5	0.2	0.25	1
0730152011	Cosumnes	A-5	0.2	4.77	1
0730161001	Cosumnes	A-5	0.2	5.36	1
0730161002	Cosumnes	A-5	0.2	5.40	1
0730161004	Cosumnes	A-5	0.2	5.07	1
0730172003	Cosumnes	A-5	0.2	6.53	1
1260131014	Cosumnes	A-5	0.2	4.76	1
1260131017	Cosumnes	A-5	0.2	5.52	1
1260173035	Cosumnes	A-5	0.2	1.16	1
1260173043	Cosumnes	A-5	0.2	6.72	1
1260210031	Cosumnes	A-5	0.2	4.21	1
1260270002	Cosumnes	A-5	0.2	9.31	1
1260270003	Cosumnes	A-5	0.2	9.31	1
1260270004	Cosumnes	A-5	0.2	9.31	1
1260290049	Cosumnes	A-5	0.2	11.98	2
1260290050	Cosumnes	A-5	0.2	4.81	1

1260300027	Cosumnes	A-5	0.2	5.60	1
1260300029	Cosumnes	A-5	0.2	4.99	1
1260300060	Cosumnes	A-5	0.2	4.76	1
1260390008	Cosumnes	A-5	0.2	6.78	1
1260520001	Cosumnes	A-5	0.2	4.12	1
1280032030	Cosumnes	A-5	0.2	0.13	1
1280032051	Cosumnes	A-5	0.2	5.01	1
1280032058	Cosumnes	A-5	0.2	5.00	1
1280041022	Cosumnes	A-5	0.2	4.78	1
1280041029	Cosumnes	A-5	0.2	9.72	1
1280041069	Cosumnes	A-5	0.2	5.00	1
1280041084	Cosumnes	A-5	0.2	4.62	1
1280041088	Cosumnes	A-5	0.2	5.00	1
1280041089	Cosumnes	A-5	0.2	4.78	1
1280041091	Cosumnes	A-5	0.2	4.77	1
1280041092	Cosumnes	A-5	0.2	4.77	1
1280050008	Cosumnes	A-5	0.2	10.00	2
1280050011	Cosumnes	A-5	0.2	8.44	1
1280050012	Cosumnes	A-5	0.2	10.00	2
1280050050	Cosumnes	A-5	0.2	2.47	1
1280050107	Cosumnes	A-5	0.2	4.95	1
1280070070	Cosumnes	A-5	0.2	0.87	1
1280360002	Cosumnes	A-5	0.2	5.00	1
1280360003	Cosumnes	A-5	0.2	5.00	1
1340141014	Cosumnes	A-5	0.2	4.25	1
1340141019	Cosumnes	A-5	0.2	4.67	1
1340143028	Cosumnes	A-5	0.2	4.43	1
1340173045	Cosumnes	A-5	0.2	4.85	1
1340173048	Cosumnes	A-5	0.2	4.76	1
1340211037	Cosumnes	A-5	0.2	4.59	1
1340211038	Cosumnes	A-5	0.2	3.65	1

1340322020	Cosumnes	A-5	0.2	6.15	1
1340324002	Cosumnes	A-5	0.2	10.00	2
1340324041	Cosumnes	A-5	0.2	10.00	2
1340331010	Cosumnes	A-5	0.2	8.54	1
1341040002	Cosumnes	A-5	0.2	5.00	1
1341070001	Cosumnes	A-5	0.2	4.35	1
1341070002	Cosumnes	A-5	0.2	5.00	1
1341070003	Cosumnes	A-5	0.2	4.57	1
1360010022	Cosumnes	A-5	0.2	5.00	1
1360010026	Cosumnes	A-5	0.2	9.23	1
1360010029	Cosumnes	A-5	0.2	4.66	1
1360020022	Cosumnes	A-5	0.2	4.77	1
1360020026	Cosumnes	A-5	0.2	4.75	1
1360060013	Cosumnes	A-5	0.2	10.18	2
1360060050	Cosumnes	A-5	0.2	1.33	1
1360060051	Cosumnes	A-5	0.2	1.12	1
1360060066	Cosumnes	A-5	0.2	4.53	1
1360070011	Cosumnes	A-5	0.2	10.00	2
1360080065	Cosumnes	A-5	0.2	4.68	1
1360110006	Cosumnes	A-5	0.2	3.00	1
1360110048	Cosumnes	A-5	0.2	18.30	3
1360110083	Cosumnes	A-5	0.2	3.00	1
1360130008	Cosumnes	A-5	0.2	10.00	2
1360130049	Cosumnes	A-5	0.2	5.97	1
1360130054	Cosumnes	A-5	0.2	4.24	1
1360130059	Cosumnes	A-5	0.2	4.43	1
1360141008	Cosumnes	A-5	0.2	7.97	1
1360141014	Cosumnes	A-5	0.2	5.04	1
1360142004	Cosumnes	A-5	0.2	4.73	1
1360150072	Cosumnes	A-5	0.2	4.55	1
1360150091	Cosumnes	A-5	0.2	5.00	1

1360160042	Cosumnes	A-5	0.2	10.00	2
1360160045	Cosumnes	A-5	0.2	9.08	1
1360160048	Cosumnes	A-5	0.2	4.11	1
1360170009	Cosumnes	A-5	0.2	5.00	1
1360170037	Cosumnes	A-5	0.2	0.40	1
1360170043	Cosumnes	A-5	0.2	5.00	1
1360170049	Cosumnes	A-5	0.2	3.33	1
1360170070	Cosumnes	A-5	0.2	9.77	1
1360170086	Cosumnes	A-5	0.2	4.77	1
1360180015	Southeast	A-5	0.2	5.00	1
1360180040	Southeast	A-5	0.2	2.28	1
1360180041	Southeast	A-5	0.2	5.00	1
1360190005	Southeast	A-5	0.2	4.00	1
1360230020	Southeast	A-5	0.2	4.69	1
1360230054	Southeast	A-5	0.2	1.90	1
1360230075	Southeast	A-5	0.2	4.78	1
1360230076	Southeast	A-5	0.2	5.00	1
1360240021	Southeast	A-5	0.2	4.77	1
1360240025	Southeast	A-5	0.2	5.02	1
1360240029	Southeast	A-5	0.2	4.67	1
1360240030	Southeast	A-5	0.2	4.69	1
1360240031	Southeast	A-5	0.2	5.00	1
1360240032	Southeast	A-5	0.2	5.00	1
1360260004	Southeast	A-5	0.2	20.00	4
1360260005	Southeast	A-5	0.2	20.00	4
1360260015	Southeast	A-5	0.2	10.00	2
1360260018	Southeast	A-5	0.2	15.00	3
1360260022	Southeast	A-5	0.2	20.00	4
1360260023	Southeast	A-5	0.2	10.00	2
1360260035	Southeast	A-5	0.2	4.62	1
1360260038	Southeast	A-5	0.2	4.79	1

1360271054	Southeast	A-5	0.2	5.00	1
1360300046	Southeast	A-5	0.2	4.59	1
1360310004	Cosumnes	A-5	0.2	5.43	1
1360340040	Cosumnes	A-5	0.2	4.68	1
1360340041	Cosumnes	A-5	0.2	4.68	1
1360340043	Cosumnes	A-5	0.2	4.68	1
1360340046	Cosumnes	A-5	0.2	4.68	1
1360340051	Cosumnes	A-5	0.2	4.80	1
1360340053	Cosumnes	A-5	0.2	7.74	1
1360400002	Cosumnes	A-5	0.2	4.55	1
1360410002	Cosumnes	A-5	0.2	5.78	1
1380020020	Southeast	A-5	0.2	4.76	1
1380020026	Southeast	A-5	0.2	5.02	1
1380070030	Southeast	A-5	0.2	10.86	2
1380070033	Southeast	A-5	0.2	17.71	3
1380070034	Southeast	A-5	0.2	9.84	2
1380090050	Southeast	A-5	0.2	2.30	1
1380123006	Southeast	A-5	0.2	0.47	1
1380123009	Southeast	A-5	0.2	0.90	1
1380123011	Southeast	A-5	0.2	0.20	1
1380123015	Southeast	A-5	0.2	0.85	1
1380123018	Southeast	A-5	0.2	0.29	1
1380123019	Southeast	A-5	0.2	0.19	1
1380123025	Southeast	A-5	0.2	0.20	1
1380123036	Southeast	A-5	0.2	0.20	1
1380123069	Southeast	A-5	0.2	0.79	1
1380123072	Southeast	A-5	0.2	2.45	1
1380140042	Southeast	A-5	0.2	0.23	1
1380240018	Southeast	A-5	0.2	10.00	2
1380240058	Southeast	A-5	0.2	5.36	1
1380240060	Southeast	A-5	0.2	9.77	1

1380240072	Southeast	A-5	0.2	15.65	3
1380250036	Southeast	A-5	0.2	5.02	1
1400070013	Southeast	A-5	0.2	10.55	2
1400070014	Southeast	A-5	0.2	7.52	1
1400070019	Southeast	A-5	0.2	5.77	1
1400070021	Southeast	A-5	0.2	5.77	1
1400080042	Southeast	A-5	0.2	2.00	1
1400080043	Southeast	A-5	0.2	2.00	1
1400090044	Southeast	A-5	0.2	5.00	1
1400100040	Southeast	A-5	0.2	4.85	1
1400130004	Southeast	A-5	0.2	2.50	1
1400130008	Southeast	A-5	0.2	1.00	1
1400130016	Southeast	A-5	0.2	1.00	1
1400130029	Southeast	A-5	0.2	5.00	1
1400130036	Southeast	A-5	0.2	5.28	1
1400140009	Southeast	A-5	0.2	1.00	1
1400140018	Southeast	A-5	0.2	10.25	2
1520010010	Southeast	A-5	0.2	10.00	2
1520010015	Southeast	A-5	0.2	10.20	2
1520010050	Southeast	A-5	0.2	4.94	1
1520010051	Southeast	A-5	0.2	4.94	1
1520010071	Southeast	A-5	0.2	0.92	1
1520080069	Southeast	A-5	0.2	9.23	1
1520230014	Southeast	A-5	0.2	7.09	1
1520230017	Southeast	A-5	0.2	7.52	1
1520270029	Southeast	A-5	0.2	5.43	1
1540020017	Southeast	A-5	0.2	3.97	1
		Total		**1003.61 Acres**	**211 Units**

Unless applied to a specific parcel, footnotes apply to all parcels in the Table.

(1) AR-5 zoned sites on the Above Moderate Inventory will not have access to infrastructure (water, sewer) during the planning period.

(2) These sites are vacant and were included in the previous Housing Element inventory.

(3) A-5 zoning permits one dwelling unit per 5 acres and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-4 ABOVE MODERATE INVENTORY ZONING: AGRICULTURAL RESIDENTIAL 5 (AR-5)[1] [2] GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity[3]**
0650041015	South Sacramento	AR-5	0.2	4.86	1
0650042028	South Sacramento	AR-5	0.2	4.91	1
0650042043	South Sacramento	AR-5	0.2	5.30	1
0650042045	South Sacramento	AR-5	0.2	5.29	1
0650160011	South Sacramento	AR-5	0.2	5.00	1
1220040009	Vineyard	AR-5	0.2	2.50	1
1220040010	Vineyard	AR-5	0.2	5.00	1
1220090021	Vineyard	AR-5	0.2	4.81	1
1220160003	Vineyard	AR-5	0.2	5.16	1
1230230001	Vineyard	AR-5	0.2	1.44	1
1260440002	Cosumnes	AR-5	0.2	3.97	1
1260440005	Cosumnes	AR-5	0.2	4.76	1
1260440007	Cosumnes	AR-5	0.2	6.31	1
1260440012	Cosumnes	AR-5	0.2	4.72	1
1320331003	Delta	AR-5	0.2	9.60	1
1340141031	Cosumnes	AR-5	0.2	15.03	3
1360091042	Cosumnes	AR-5	0.2	5.00	1
1360091043	Cosumnes	AR-5	0.2	5.00	1
1360091044	Cosumnes	AR-5	0.2	4.55	1
1360091056	Cosumnes	AR-5	0.2	1.67	1
1360091064	Cosumnes	AR-5	0.2	4.44	1
1360091065	Cosumnes	AR-5	0.2	4.66	1
1360170073	Cosumnes	AR-5	0.2	4.77	1

1360170074	Cosumnes	AR-5	0.2	4.77	1
1360190028	Southeast	AR-5	0.2	6.25	1
1360250051	Southeast	AR-5	0.2	5.00	1
1360330003	Cosumnes	AR-5	0.2	4.77	1
1380020007	Southeast	AR-5	0.2	5.42	1
1420100082	Delta	AR-5	0.2	0.94	1
1480033009	Southeast	AR-5	0.2	9.22	1
1480033010	Southeast	AR-5	0.2	14.22	2
1480042041	Southeast	AR-5	0.2	11.42	2
1480042049	Southeast	AR-5	0.2	4.99	1
1480042059	Southeast	AR-5	0.2	5.01	1
1480042060	Southeast	AR-5	0.2	5.01	1
1480042062	Southeast	AR-5	0.2	4.59	1
1480051005	Southeast	AR-5	0.2	20.00	4
1480051016	Southeast	AR-5	0.2	58.00	11
1480051058	Southeast	AR-5	0.2	5.00	1
1480051059	Southeast	AR-5	0.2	5.00	1
1480051060	Southeast	AR-5	0.2	5.00	1
1480051077	Southeast	AR-5	0.2	4.79	1
1480052001	Southeast	AR-5	0.2	10.01	2
1480052002	Southeast	AR-5	0.2	10.01	2
1480052003	Southeast	AR-5	0.2	20.00	4
1480052004	Southeast	AR-5	0.2	20.00	4
1480065002	Southeast	AR-5	0.2	5.52	1
1480065005	Southeast	AR-5	0.2	4.71	1
1480065007	Southeast	AR-5	0.2	4.57	1
1480090054	Southeast	AR-5	0.2	9.73	1
1480114006	Southeast	AR-5	0.2	5.80	1
1500060064	Southeast	AR-5	0.2	4.42	1
1500060081	Southeast	AR-5	0.2	6.06	1
1500060082	Southeast	AR-5	0.2	5.52	1

1520161011	Southeast	AR-5	0.2	4.77	1
1520260131	Southeast	AR-5	0.2	5.00	1
1520300002	Southeast	AR-5	0.2	4.84	1
1520300003	Southeast	AR-5	0.2	4.84	1
2020070002	Rio Linda/Elverta	AR-5	0.2	51.00	10
2020070006	Rio Linda/Elverta	AR-5	0.2	78.00	15
2020070013	Rio Linda/Elverta	AR-5	0.2	20.00	4
2020070019	Rio Linda/Elverta	AR-5	0.2	3.76	1
2020070020	Rio Linda/Elverta	AR-5	0.2	24.08	4
2020070034	Rio Linda/Elverta	AR-5	0.2	44.00	8
2020070036	Rio Linda/Elverta	AR-5	0.2	10.00	2
2020080007	Rio Linda/Elverta	AR-5	0.2	18.10	3
2020080010	Rio Linda/Elverta	AR-5	0.2	1.25	1
2020080034	Rio Linda/Elverta	AR-5	0.2	1.85	1
2020080042	Rio Linda/Elverta	AR-5	0.2	18.75	3
2020080043	Rio Linda/Elverta	AR-5	0.2	1.23	1
2020080051	Rio Linda/Elverta	AR-5	0.2	0.53	1
2020170019	Rio Linda/Elverta	AR-5	0.2	79.80	15
2020170024	Rio Linda/Elverta	AR-5	0.2	165.70	33
2030010001	Rio Linda/Elverta	AR-5	0.2	20.81	4
2030010003	Rio Linda/Elverta	AR-5	0.2	19.16	3
2030010015	Rio Linda/Elverta	AR-5	0.2	87.17	17
2030020012	Rio Linda/Elverta	AR-5	0.2	0.93	1
2030020013	Rio Linda/Elverta	AR-5	0.2	9.70	1
2030040004	Rio Linda/Elverta	AR-5	0.2	4.51	1
2030040008	Rio Linda/Elverta	AR-5	0.2	5.19	1
2030040015	Rio Linda/Elverta	AR-5	0.2	1.00	1
2030040016	Rio Linda/Elverta	AR-5	0.2	10.00	2
2030040022	Rio Linda/Elverta	AR-5	0.2	0.86	1
2030090043	Antelope	AR-5	0.2	4.94	1
2030090044	Antelope	AR-5	0.2	4.85	1

2030040023	Rio Linda/Elverta	AR-5	0.2	19.14	3
2030080027	Rio Linda/Elverta	AR-5	0.2	5.86	1
2030080044	Rio Linda/Elverta	AR-5	0.2	5.23	1
2250122001	Natomas	AR-5	0.2	5.49	1
2270050030	Orangevale	AR-5	0.2	3.49	1
2270070005	Orangevale	AR-5	0.2	5.50	1
2270070006	Orangevale	AR-5	0.2	7.60	1
2270070007	Orangevale	AR-5	0.2	15.60	3
2270070008	Orangevale	AR-5	0.2	15.50	3
2270070009	Orangevale	AR-5	0.2	7.42	1
2270070010	Orangevale	AR-5	0.2	7.30	1
		Total		**1209.25 Acres**	**236 Units**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) AR-5 zoned sites on the Above Moderate Inventory will not have access to infrastructure (water, sewer) during the planning period.

(2) These sites are vacant and were included in the previous Housing Element inventory.

(3) AR-5 zoning permits one dwelling unit per 5 acres and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-5 ABOVE MODERATE INVENTORY ZONING: AGRICULTURAL RESIDENTIAL 10 (A-10) (1)(2) GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity(3)**
0640072008	South Sacramento	A-10	0.1	11.76	1
0640072019	South Sacramento	A-10	0.1	0.84	1
0640072024	South Sacramento	A-10	0.1	11.56	1
0640072032	South Sacramento	A-10	0.1	0.94	1
0650042031	South Sacramento	A-10	0.1	12.26	1
0650042040	South Sacramento	A-10	0.1	10.12	1
0650042041	South Sacramento	A-10	0.1	10.12	1
0650042042	South Sacramento	A-10	0.1	16.33	1
0650042062	South Sacramento	A-10	0.1	6.63	1
0650070021	South Sacramento	A-10	0.1	21.45	2
0720270133	Cosumnes	A-10	0.1	11.86	1
0730111002	Cosumnes	A-10	0.1	10.10	1
0730111003	Cosumnes	A-10	0.1	10.14	1
0730111004	Cosumnes	A-10	0.1	10.81	1
0730111010	Cosumnes	A-10	0.1	10.45	1
0730111011	Cosumnes	A-10	0.1	10.39	1
0730112004	Cosumnes	A-10	0.1	12.87	1
0730112006	Cosumnes	A-10	0.1	11.24	1
0730113004	Cosumnes	A-10	0.1	10.40	1
0730114008	Cosumnes	A-10	0.1	11.45	1
0730114012	Cosumnes	A-10	0.1	11.60	1
0730115003	Cosumnes	A-10	0.1	2.05	1

0730122006	Cosumnes	A-10	0.1	10.60	1
1150091012	Vineyard	A-10	0.1	2.50	1
1150091022	Vineyard	A-10	0.1	8.25	1
1150091032	Vineyard	A-10	0.1	2.55	1
1150091037	Vineyard	A-10	0.1	0.19	1
1150091057	Vineyard	A-10	0.1	17.75	1
1150091067	Vineyard	A-10	0.1	3.18	1
1150091074	Vineyard	A-10	0.1	3.13	1
1150091078	Vineyard	A-10	0.1	4.00	1
1150091088	Vineyard	A-10	0.1	5.69	1
1150092003	Vineyard	A-10	0.1	2.50	1
1150092005	Vineyard	A-10	0.1	2.50	1
1260060009	Cosumnes	A-10	0.1	21.26	2
1260160023	Cosumnes	A-10	0.1	5.12	1
1260160024	Cosumnes	A-10	0.1	11.02	1
1260190008	Cosumnes	A-10	0.1	11.02	1
1260190009	Cosumnes	A-10	0.1	11.01	1
1260270043	Cosumnes	A-10	0.1	9.33	1
1260270045	Cosumnes	A-10	0.1	15.55	1
1260290001	Cosumnes	A-10	0.1	10.63	1
1260290002	Cosumnes	A-10	0.1	10.61	1
1260290018	Cosumnes	A-10	0.1	4.13	1
1260290023	Cosumnes	A-10	0.1	1.46	1
1280172005	Cosumnes	A-10	0.1	9.93	1
1280172006	Cosumnes	A-10	0.1	10.33	1
1280172008	Cosumnes	A-10	0.1	9.70	1
1280173001	Cosumnes	A-10	0.1	9.76	1
1280174001	Cosumnes	A-10	0.1	15.84	1
1280174010	Cosumnes	A-10	0.1	10.79	1
1320222005	Delta	A-10	0.1	0.72	1
1320222007	Delta	A-10	0.1	8.79	1

1340141011	Cosumnes	A-10	0.1	8.42	1
1340171005	Cosumnes	A-10	0.1	12.12	1
1340171009	Cosumnes	A-10	0.1	10.00	1
1340171010	Cosumnes	A-10	0.1	16.25	1
1340171011	Cosumnes	A-10	0.1	12.57	1
1340174004	Cosumnes	A-10	0.1	4.84	1
1360020032	Cosumnes	A-10	0.1	9.59	1
1360091048	Cosumnes	A-10	0.1	10.00	1
1360102002	Cosumnes	A-10	0.1	9.46	1
1360102005	Cosumnes	A-10	0.1	8.65	1
1360102006	Cosumnes	A-10	0.1	12.67	1
1360102007	Cosumnes	A-10	0.1	10.00	1
1360102008	Cosumnes	A-10	0.1	10.00	1
1360102011	Cosumnes	A-10	0.1	13.28	1
1360102012	Cosumnes	A-10	0.1	10.00	1
1360102020	Cosumnes	A-10	0.1	9.84	1
1360102021	Cosumnes	A-10	0.1	15.83	1
1360130011	Cosumnes	A-10	0.1	10.00	1
1360130016	Cosumnes	A-10	0.1	10.00	1
1360130027	Cosumnes	A-10	0.1	2.04	1
1360130029	Cosumnes	A-10	0.1	7.82	1
1360130057	Cosumnes	A-10	0.1	5.08	1
1360130058	Cosumnes	A-10	0.1	5.08	1
1360150001	Cosumnes	A-10	0.1	9.24	1
1360170007	Cosumnes	A-10	0.1	10.00	1
1360170013	Cosumnes	A-10	0.1	10.00	1
1360170020	Cosumnes	A-10	0.1	5.00	1
1360170022	Cosumnes	A-10	0.1	5.00	1
1360260008	Southeast	A-10	0.1	10.00	1
1360300018	Southeast	A-10	0.1	10.00	1
1360300028	Southeast	A-10	0.1	12.60	1

1360300037	Southeast	A-10	0.1	9.94	1
1360300038	Southeast	A-10	0.1	9.89	1
1360300049	Southeast	A-10	0.1	10.14	1
1360320019	Cosumnes	A-10	0.1	10.00	1
1360320032	Cosumnes	A-10	0.1	6.00	1
1380020008	Southeast	A-10	0.1	10.17	1
1380112003	Southeast	A-10	0.1	0.19	1
1380112004	Southeast	A-10	0.1	0.19	1
1380112008	Southeast	A-10	0.1	0.38	1
1380112021	Southeast	A-10	0.1	0.22	1
1380112023	Southeast	A-10	0.1	0.40	1
1380112026	Southeast	A-10	0.1	0.20	1
1380112027	Southeast	A-10	0.1	0.20	1
1380112033	Southeast	A-10	0.1	0.21	1
1380112034	Southeast	A-10	0.1	0.21	1
1380112035	Southeast	A-10	0.1	0.21	1
1380112036	Southeast	A-10	0.1	0.21	1
1380112046	Southeast	A-10	0.1	0.20	1
1380112047	Southeast	A-10	0.1	0.20	1
1380112048	Southeast	A-10	0.1	0.20	1
1380112049	Southeast	A-10	0.1	0.20	1
1380112066	Southeast	A-10	0.1	0.20	1
1380112076	Southeast	A-10	0.1	0.19	1
1380112077	Southeast	A-10	0.1	0.19	1
1380112078	Southeast	A-10	0.1	0.19	1
1380112087	Southeast	A-10	0.1	0.41	1
1380112088	Southeast	A-10	0.1	0.39	1
1380121012	Southeast	A-10	0.1	0.38	1
1380121013	Southeast	A-10	0.1	0.21	1
1380121014	Southeast	A-10	0.1	0.35	1
1380121015	Southeast	A-10	0.1	0.31	1

1380121018	Southeast	A-10	0.1	0.21	1
1380121021	Southeast	A-10	0.1	0.21	1
1380121026	Southeast	A-10	0.1	0.64	1
1380121036	Southeast	A-10	0.1	0.21	1
1380121037	Southeast	A-10	0.1	0.58	1
1380121040	Southeast	A-10	0.1	10.09	1
1380150024	Southeast	A-10	0.1	2.00	1
1380150084	Southeast	A-10	0.1	16.00	1
1380200033	Southeast	A-10	0.1	2.50	1
1380200034	Southeast	A-10	0.1	2.52	1
1380200056	Southeast	A-10	0.1	4.99	1
1380210016	Southeast	A-10	0.1	3.00	1
1380210024	Southeast	A-10	0.1	20.00	2
1380210033	Southeast	A-10	0.1	12.00	1
1380210049	Southeast	A-10	0.1	12.00	1
1380210067	Southeast	A-10	0.1	2.14	1
1380210075	Southeast	A-10	0.1	10.00	1
1380220012	Southeast	A-10	0.1	1.00	1
1380220016	Southeast	A-10	0.1	2.00	1
1380230009	Southeast	A-10	0.1	4.00	1
1380230010	Southeast	A-10	0.1	2.00	1
1380230019	Southeast	A-10	0.1	2.00	1
1380230021	Southeast	A-10	0.1	5.00	1
1380230061	Southeast	A-10	0.1	9.48	1
1380230062	Southeast	A-10	0.1	18.16	1
1380230072	Southeast	A-10	0.1	9.67	1
1520050005	Southeast	A-10	0.1	11.78	1
1520080065	Southeast	A-10	0.1	10.00	1
1520090008	Southeast	A-10	0.1	10.00	1
1520090015	Southeast	A-10	0.1	10.00	1
1520110007	Southeast	A-10	0.1	10.00	1

1520110052	Southeast	A-10	0.1	10.24	1
1520120012	Southeast	A-10	0.1	10.00	1
1520120028	Southeast	A-10	0.1	18.89	1
1520120036	Southeast	A-10	0.1	10.00	1
1520120045	Southeast	A-10	0.1	10.92	1
1520130010	Southeast	A-10	0.1	5.00	1
1520130014	Southeast	A-10	0.1	10.00	1
1520130054	Southeast	A-10	0.1	5.23	1
1540010002	Southeast	A-10	0.1	2.31	1
1540010008	Southeast	A-10	0.1	2.00	1
1540020017	Southeast	A-10	0.1	6.02	1
1540020023	Southeast	A-10	0.1	10.00	1
1540030030	Southeast	A-10	0.1	6.00	1
1540050015	Southeast	A-10	0.1	16.00	1
1540050016	Southeast	A-10	0.1	4.00	1
1540070022	Southeast	A-10	0.1	2.00	1
1540070023	Southeast	A-10	0.1	2.00	1
1540070024	Southeast	A-10	0.1	2.00	1
1540070026	Southeast	A-10	0.1	2.00	1
1540070027	Southeast	A-10	0.1	2.00	1
1540070028	Southeast	A-10	0.1	2.00	1
1540070029	Southeast	A-10	0.1	2.00	1
1540070031	Southeast	A-10	0.1	2.00	1
1540070032	Southeast	A-10	0.1	2.14	1
1540070033	Southeast	A-10	0.1	2.20	1
1540070034	Southeast	A-10	0.1	2.25	1
		Total		**1186.35 Acres**	**175 Units**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) A-10 zoned sites on the Above Moderate Inventory will not have access to infrastructure (water, sewer) during the planning period.

(2) These sites are vacant and were included in the previous Housing Element inventory.

(1) A-10 zoning permits one dwelling unit per 10 acres and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-6 ABOVE MODERATE INVENTORY ZONING: AGRICULTURAL RESIDENTIAL 10 (AR-10) [(1)(2)] GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity[(3)]
0650051008	Vineyard	AR-10	0.1	5.00	1
0650051009	Vineyard	AR-10	0.1	5.00	1
0650051018	Vineyard	AR-10	0.1	9.82	1
0650051021	Vineyard	AR-10	0.1	12.83	1
0650051022	Vineyard	AR-10	0.1	0.68	1
0650051024	Vineyard	AR-10	0.1	0.47	1
0650051025	Vineyard	AR-10	0.1	3.83	1
0650051030	Vineyard	AR-10	0.1	10.00	1
0650051032	Vineyard	AR-10	0.1	10.00	1
0650051045	Vineyard	AR-10	0.1	13.18	1
0650051047	Vineyard	AR-10	0.1	9.89	1
0650052013	Vineyard	AR-10	0.1	4.90	1
0650052028	Vineyard	AR-10	0.1	12.83	1
0650080034	Vineyard	AR-10	0.1	9.63	1
0650290001	Vineyard	AR-10	0.1	2.43	1
0650290003	Vineyard	AR-10	0.1	0.64	1
0650290006	Vineyard	AR-10	0.1	0.91	1
0650290010	Vineyard	AR-10	0.1	0.55	1
0650290011	Vineyard	AR-10	0.1	7.41	1
0650290017	Vineyard	AR-10	0.1	4.59	1
0650290019	Vineyard	AR-10	0.1	1.01	1
0660090015	Vineyard	AR-10	0.1	0.15	1
0660100091	Vineyard	AR-10	0.1	10.02	1
0660100102	Vineyard	AR-10	0.1	9.80	1
0660110006	Vineyard	AR-10	0.1	9.47	1

0660110007	Vineyard	AR-10	0.1	10.12	1
0660110008	Vineyard	AR-10	0.1	10.10	1
0660110009	Vineyard	AR-10	0.1	9.47	1
0660110010	Vineyard	AR-10	0.1	9.47	1
0660110011	Vineyard	AR-10	0.1	10.10	1
0660110012	Vineyard	AR-10	0.1	10.12	1
0660110013	Vineyard	AR-10	0.1	10.13	1
0660110020	Vineyard	AR-10	0.1	10.15	1
1150142002	South Sacramento	AR-10	0.1	1.04	1
1150142012	South Sacramento	AR-10	0.1	0.81	1
1210010015	Vineyard	AR-10	0.1	6.93	1
1210010030	Vineyard	AR-10	0.1	10.40	1
1210010051	Vineyard	AR-10	0.1	36.09	3
1210040016	Vineyard	AR-10	0.1	9.94	1
1210040017	Vineyard	AR-10	0.1	9.94	1
1210040019	Vineyard	AR-10	0.1	9.95	1
1210040020	Vineyard	AR-10	0.1	9.94	1
1210050001	Vineyard	AR-10	0.1	1.96	1
1210050013	Vineyard	AR-10	0.1	13.87	1
1210050021	Vineyard	AR-10	0.1	12.98	1
1210050024	Vineyard	AR-10	0.1	3.91	1
1210050043	Vineyard	AR-10	0.1	2.60	1
1210050044	Vineyard	AR-10	0.1	4.59	1
1210050046	Vineyard	AR-10	0.1	1.16	1
1210050049	Vineyard	AR-10	0.1	4.84	1
1210050050	Vineyard	AR-10	0.1	5.94	1
1210050054	Vineyard	AR-10	0.1	13.69	1
1210060020	Vineyard	AR-10	0.1	2.07	1
1210060022	Vineyard	AR-10	0.1	17.42	1
1210070005	Vineyard	AR-10	0.1	3.13	1

1210070007	Vineyard	AR-10	0.1	1.55	1
1210070008	Vineyard	AR-10	0.1	1.53	1
1210070018	Vineyard	AR-10	0.1	0.90	1
1210070022	Vineyard	AR-10	0.1	3.20	1
1210080002	Vineyard	AR-10	0.1	4.90	1
1210080004	Vineyard	AR-10	0.1	9.83	1
1210080006	Vineyard	AR-10	0.1	2.98	1
1210080007	Vineyard	AR-10	0.1	5.08	1
1210080008	Vineyard	AR-10	0.1	13.00	1
1210080023	Vineyard	AR-10	0.1	9.60	1
1210080028	Vineyard	AR-10	0.1	19.60	1
1220010011	Vineyard	AR-10	0.1	9.55	1
1220010013	Vineyard	AR-10	0.1	10.17	1
1220010014	Vineyard	AR-10	0.1	9.83	1
1220020009	Vineyard	AR-10	0.1	14.30	1
1220020013	Vineyard	AR-10	0.1	8.16	1
1220050033	Vineyard	AR-10	0.1	9.71	1
1220080001	Vineyard	AR-10	0.1	9.47	1
1220080010	Vineyard	AR-10	0.1	10.00	1
1220100001	Vineyard	AR-10	0.1	9.96	1
1220790002	Vineyard	AR-10	0.1	0.45	1
1320181023	Delta	AR-10	0.1	1.30	1
1320181024	Delta	AR-10	0.1	3.63	1
1320261008	Delta	AR-10	0.1	9.75	1
1320261009	Delta	AR-10	0.1	9.65	1
1320261010	Delta	AR-10	0.1	9.61	1
1320261011	Delta	AR-10	0.1	9.66	1
1480041001	Southeast	AR-10	0.1	20.83	2
1480041004	Southeast	AR-10	0.1	10.00	1
1480041026	Southeast	AR-10	0.1	13.02	1
1480042006	Southeast	AR-10	0.1	9.56	1

1480042024	Southeast	AR-10	0.1	14.85	1
1480064002	Southeast	AR-10	0.1	20.00	1
1480064003	Southeast	AR-10	0.1	9.18	1
1480064004	Southeast	AR-10	0.1	9.47	1
1480064009	Southeast	AR-10	0.1	10.00	1
1480064012	Southeast	AR-10	0.1	9.36	1
1480065013	Southeast	AR-10	0.1	17.68	1
1520280003	Southeast	AR-10	0.1	4.73	1
1520280005	Southeast	AR-10	0.1	12.91	1
2010110024	Rio Linda/Elverta	AR-10	0.1	13.39	1
2020010025	Rio Linda/Elverta	AR-10	0.1	9.85	1
2020010026	Rio Linda/Elverta	AR-10	0.1	9.65	1
2020010027	Rio Linda/Elverta	AR-10	0.1	5.65	1
2020010034	Rio Linda/Elverta	AR-10	0.1	4.69	1
2020010047	Rio Linda/Elverta	AR-10	0.1	1.07	1
2020030030	Rio Linda/Elverta	AR-10	0.1	5.00	1
		Total		**836.16 Acres**	**105 Units**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) AR-10 zoned sites on the Above Moderate Inventory will not have access to infrastructure (water, sewer) during the planning period.

(2) These sites are vacant and were included in the previous Housing Element inventory.

(3) AR-10 zoning permits one dwelling unit per 10 acres and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-7 ABOVE MODERATE INVENTORY ZONING: RESIDENTIAL DENSITY 1 (RD-1) [1] GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)						
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity[2]**	**Infrastructure**
1150112026	South Sacramento	RD-1	1.0	1.96	1	Y
1420080061	Delta	RD-1	1.0	1.08	1	Y
1420080092	Delta	RD-1	1.0	0.65	1	Y
1580060001	Delta	RD-1	1.0	1.00	1	N
1580060011	Delta	RD-1	1.0	0.22	1	N
1580060013	Delta	RD-1	1.0	0.46	1	N
1580060014	Delta	RD-1	1.0	0.22	1	N
1580060025	Delta	RD-1	1.0	0.23	1	N
1580060038	Delta	RD-1	1.0	0.46	1	N
1580060047	Delta	RD-1	1.0	0.47	1	N
2360070018	Carmichael & Old Foothill Farms	RD-1	1.0	0.92	1	Y
2460121027	Fair Oaks	RD-1	1.0	0.43	1	Y
2600120070	Carmichael & Old Foothill Farms	RD-1	1.0	0.96	1	Y
2600120071	Carmichael & Old Foothill Farms	RD-1	1.0	0.93	1	Y
2600120072	Carmichael & Old Foothill Farms	RD-1	1.0	1.20	1	Y
2600410011	Carmichael & Old Foothill Farms	RD-1	1.0	0.48	1	Y
2600410013	Carmichael & Old Foothill Farms	RD-1	1.0	1.17	1	Y
2600410021	Carmichael & Old Foothill Farms	RD-1	1.0	0.22	1	Y

2600460003	Carmichael & Old Foothill Farms	RD-1	1.0	1.02	1	Y
2710193002	Arden Arcade	RD-1	1.0	0.34	1	Y
2730030048	Carmichael & Old Foothill Farms	RD-1	1.0	1.14	1	N
2730250048	Carmichael & Old Foothill Farms	RD-1	1.0	1.18	1	N
2730400002	Carmichael & Old Foothill Farms	RD-1	1.0	1.00	1	Y
2730030048	Carmichael & Old Foothill Farms	RD-1	1.0	1.14	1	Y
2740220063	Natomas	RD-1	1.0	1.13	1	N
2740220065	Natomas	RD-1	1.0	0.81	1	N
2920200078	Arden Arcade	RD-1	1.0	0.42	1	Y
		Total		**21.24 Acres**	**27 Units**	

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) These sites are vacant and were included in the previous Housing Element inventory

(2) RD-1 zoning permits one dwelling unit per acre and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-8 ABOVE MODERATE INVENTORY ZONING: RESIDENTIAL DENSITY 2 (RD-2) (1) GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)						
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity (2)**	**Infrastructure**
0500301044	South Sacramento	RD-2	2.0	0.53	1	Y
0510062026	South Sacramento	RD-2	2.0	1.10	2	Y
0510062028	South Sacramento	RD-2	2.0	0.69	1	Y
0510071008	South Sacramento	RD-2	2.0	0.23	1	Y
0510111021	South Sacramento	RD-2	2.0	0.50	1	Y
0510111039	South Sacramento	RD-2	2.0	0.32	1	Y
1420180014	Delta	RD-2	2.0	0.91	1	Y
1420180019	Delta	RD-2	2.0	0.49	1	Y
1500333022	Southeast	RD-2	2.0	0.88	1	N
1500333023	Southeast	RD-2	2.0	0.87	1	N
1570081024	Delta	RD-2	2.0	3.08	4	N
1570081017	Delta	RD-2	2.0	2.62	4	N
1570211006	Delta	RD-2	2.0	1.06	1	N
1570212001	Delta	RD-2	2.0	0.17	1	N
1570212006	Delta	RD-2	2.0	0.29	1	N
1570221001	Delta	RD-2	2.0	1.06	1	N
1570221002	Delta	RD-2	2.0	0.30	1	N
1570221004	Delta	RD-2	2.0	0.50	1	N

1570222007	Delta	RD-2	2.0	0.45	1	N
1570222013	Delta	RD-2	2.0	0.23	1	N
1570222014	Delta	RD-2	2.0	0.25	1	N
2010250004	Natomas	RD-2	2.0	0.49	1	N
2010250005	Natomas	RD-2	2.0	1.34	2	N
2010250031	Natomas	RD-2	2.0	0.51	1	N
2010260017	Natomas	RD-2	2.0	0.70	1	N
2010260033	Natomas	RD-2	2.0	0.74	1	N
2010260035	Natomas	RD-2	2.0	0.55	1	N
2010260038	Natomas	RD-2	2.0	0.69	1	N
2010270026	Natomas	RD-2	2.0	2.06	3	N
2010270061	Natomas	RD-2	2.0	1.00	1	N
2010280067	Natomas	RD-2	2.0	1.00	1	N
2010330021	Natomas	RD-2	2.0	2.40	4	N
2010330023	Natomas	RD-2	2.0	1.49	2	N
2010330025	Natomas	RD-2	2.0	0.54	1	N
2010330040	Natomas	RD-2	2.0	1.23	2	N
2020101023	Rio Linda/Elverta	RD-2	2.0	5.58	9	Y
2020111040	Rio Linda/Elverta	RD-2	2.0	1.08	1	Y
2020141015	Rio Linda/Elverta	RD-2	2.0	0.49	1	Y
2020141022	Rio Linda/Elverta	RD-2	2.0	0.46	1	Y
2020170024	Rio Linda/Elverta	RD-2	2.0	8.23	8	Y
2020360001	Rio Linda/Elverta	RD-2	2.0	1.00	1	Y

2020360003	Rio Linda/Elverta	RD-2	2.0	1.00	1	Y
2130201080	Orangevale	RD-2	2.0	0.91	1	Y
2130211001	Orangevale	RD-2	2.0	2.00	3	Y
2130211020	Orangevale	RD-2	2.0	1.01	1	N
2130211031	Orangevale	RD-2	2.0	1.54	2	Y
2130211033	Orangevale	RD-2	2.0	2.82	4	Y
2130212011	Orangevale	RD-2	2.0	0.67	1	Y
2130241034	Orangevale	RD-2	2.0	0.47	1	Y
2130241035	Orangevale	RD-2	2.0	0.50	1	Y
2130253042	Orangevale	RD-2	2.0	0.50	1	Y
2130373061	Orangevale	RD-2	2.0	0.43	1	Y
2130430015	Orangevale	RD-2	2.0	0.25	1	Y
2130450039	Orangevale	RD-2	2.0	2.49	4	Y
2130450043	Orangevale	RD-2	2.0	0.47	1	N
2130460055	Orangevale	RD-2	2.0	0.46	1	Y
2130470046	Orangevale	RD-2	2.0	0.46	1	N
2200023004	Carmichael & Old Foothill Farms	RD-2	2.0	0.51	1	Y
2200023005	Carmichael & Old Foothill Farms	RD-2	2.0	0.50	1	Y
2200023006	Carmichael & Old Foothill Farms	RD-2	2.0	0.53	1	Y
2200032049	Carmichael & Old Foothill Farms	RD-2	2.0	0.55	1	Y
2200032050	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1	Y

2200032060	Carmichael & Old Foothill Farms	RD-2	2.0	0.66	1	Y
2230012008	Orangevale	RD-2	2.0	0.53	1	Y
2230030037	Orangevale	RD-2	2.0	1.44	2	Y
2230042030	Orangevale	RD-2	2.0	1.15	2	N
2230042066	Orangevale	RD-2	2.0	0.55	1	Y
2230091010	Orangevale	RD-2	2.0	0.87	1	Y
2230092028	Orangevale	RD-2	2.0	2.18	3	Y
2230092031	Orangevale	RD-2	2.0	2.05	3	Y
2230092040	Orangevale	RD-2	2.0	1.00	1	N
2230101047	Orangevale	RD-2	2.0	0.56	1	Y
2230690005	Orangevale	RD-2	2.0	0.51	1	Y
2250090047	Natomas	RD-2	2.0	1.03	1	N
2250090048	Natomas	RD-2	2.0	1.10	1	N
2250190010	Natomas	RD-2	2.0	1.16	1	N
2250200012	Natomas	RD-2	2.0	0.64	1	N
2250210032	Natomas	RD-2	2.0	0.77	1	N
2250210036	Natomas	RD-2	2.0	0.73	1	N
2250210046	Natomas	RD-2	2.0	1.35	2	N
2250210047	Natomas	RD-2	2.0	1.32	2	N
2250210048	Natomas	RD-2	2.0	1.44	2	N
2250260002	Natomas	RD-2	2.0	0.70	1	N
2250260006	Natomas	RD-2	2.0	0.68	1	N
2250260008	Natomas	RD-2	2.0	0.76	1	N

2250260009	Natomas	RD-2	2.0	0.86	1	N
2250360003	Natomas	RD-2	2.0	0.83	1	N
2250360013	Natomas	RD-2	2.0	1.17	1	N
2300041009	Carmichael & Old Foothill Farms	RD-2	2.0	1.22	2	Y
2300091043	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1	Y
2300092003	Carmichael & Old Foothill Farms	RD-2	2.0	2.51	4	Y
2300092023	Carmichael & Old Foothill Farms	RD-2	2.0	1.47	2	Y
2300203026	Carmichael & Old Foothill Farms	RD-2	2.0	0.50	1	Y
2300203027	Carmichael & Old Foothill Farms	RD-2	2.0	0.50	1	Y
2300211010	Carmichael & Old Foothill Farms	RD-2	2.0	0.92	1	Y
2300211016	Carmichael & Old Foothill Farms	RD-2	2.0	1.23	2	Y
2300230011	Carmichael & Old Foothill Farms	RD-2	2.0	0.30	1	Y
2300321033	Carmichael & Old Foothill Farms	RD-2	2.0	0.34	1	Y
2300474013	Carmichael & Old Foothill Farms	RD-2	2.0	0.89	1	Y
2300880004	Carmichael & Old Foothill Farms	RD-2	2.0	0.44	1	Y
2400081002	Carmichael & Old Foothill Farms	RD-2	2.0	0.78	1	Y

2400084009	Carmichael & Old Foothill Farms	RD-2	2.0	0.41	1	Y
2400111012	Carmichael & Old Foothill Farms	RD-2	2.0	1.02	1	Y
2400111024	Carmichael & Old Foothill Farms	RD-2	2.0	1.07	1	Y
2400111075	Carmichael & Old Foothill Farms	RD-2	2.0	0.47	1	Y
2400111084	Carmichael & Old Foothill Farms	RD-2	2.0	0.48	1	Y
2400131104	Carmichael & Old Foothill Farms	RD-2	2.0	0.35	1	Y
2400131105	Carmichael & Old Foothill Farms	RD-2	2.0	0.44	1	Y
2400222002	Carmichael & Old Foothill Farms	RD-2	2.0	1.24	2	Y
2400222015	Carmichael & Old Foothill Farms	RD-2	2.0	0.48	1	Y
2400222034	Carmichael & Old Foothill Farms	RD-2	2.0	1.06	1	Y
2400222057	Carmichael & Old Foothill Farms	RD-2	2.0	0.67	1	Y
2400223036	Carmichael & Old Foothill Farms	RD-2	2.0	0.34	1	Y
2400223037	Carmichael & Old Foothill Farms	RD-2	2.0	0.23	1	Y
2400223042	Carmichael & Old Foothill Farms	RD-2	2.0	0.51	1	Y
2400223046	Carmichael & Old Foothill Farms	RD-2	2.0	0.58	1	Y

2400262042	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1	Y
2400262044	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1	Y
2400262045	Carmichael & Old Foothill Farms	RD-2	2.0	0.45	1	Y
2400262046	Carmichael & Old Foothill Farms	RD-2	2.0	0.34	1	Y
2400312016	Carmichael & Old Foothill Farms	RD-2	2.0	0.27	1	Y
2400320010	Carmichael & Old Foothill Farms	RD-2	2.0	0.71	1	Y
2400320051	Carmichael & Old Foothill Farms	RD-2	2.0	0.24	1	Y
2400320076	Carmichael & Old Foothill Farms	RD-2	2.0	0.45	1	Y
2400512003	Carmichael & Old Foothill Farms	RD-2	2.0	0.87	1	Y
2400560085	Carmichael & Old Foothill Farms	RD-2	2.0	0.27	1	Y
2400560086	Carmichael & Old Foothill Farms	RD-2	2.0	1.90	3	Y
2400560094	Carmichael & Old Foothill Farms	RD-2	2.0	2.72	4	Y
2400560095	Carmichael & Old Foothill Farms	RD-2	2.0	0.73	1	Y
2400560096	Carmichael & Old Foothill Farms	RD-2	2.0	0.60	1	Y
2400560098	Carmichael & Old Foothill Farms	RD-2	2.0	0.87	1	Y

2400560099	Carmichael & Old Foothill Farms	RD-2	2.0	1.36	2	Y
2400630001	Carmichael & Old Foothill Farms	RD-2	2.0	0.31	1	Y
2400680007	Carmichael & Old Foothill Farms	RD-2	2.0	0.57	1	Y
2400690022	Carmichael & Old Foothill Farms	RD-2	2.0	0.45	1	Y
2400690023	Carmichael & Old Foothill Farms	RD-2	2.0	0.41	1	Y
2400690024	Carmichael & Old Foothill Farms	RD-2	2.0	0.41	1	Y
2420172005	Fair Oaks	RD-2	2.0	1.26	2	N
2420175015	Fair Oaks	RD-2	2.0	0.66	1	N
2420175018	Fair Oaks	RD-2	2.0	1.92	3	N
2420175025	Fair Oaks	RD-2	2.0	0.99	1	Y
2420221024	Fair Oaks	RD-2	2.0	0.34	1	N
2420221042	Fair Oaks	RD-2	2.0	0.95	1	Y
2420222037	Fair Oaks	RD-2	2.0	0.53	1	Y
2420222038	Fair Oaks	RD-2	2.0	0.53	1	Y
2420251025	Fair Oaks	RD-2	2.0	1.83	3	Y
2420364017	Fair Oaks	RD-2	2.0	0.85	1	Y
2420460017	Fair Oaks	RD-2	2.0	0.55	1	Y
2420460018	Fair Oaks	RD-2	2.0	0.47	1	Y
2420590004	Fair Oaks	RD-2	2.0	0.92	1	Y
2440110044	Fair Oaks	RD-2	2.0	0.65	1	N

2440110047	Fair Oaks	RD-2	2.0	0.37	1	N
2450121010	Carmichael & Old Foothill Farms	RD-2	2.0	0.49	1	Y
2450132030	Carmichael & Old Foothill Farms	RD-2	2.0	0.41	1	Y
2450140019	Carmichael & Old Foothill Farms	RD-2	2.0	0.28	1	Y
2450240008	Carmichael & Old Foothill Farms	RD-2	2.0	2.49	4	Y
2450240009	Carmichael & Old Foothill Farms	RD-2	2.0	0.44	1	Y
2460030023	Fair Oaks	RD-2	2.0	0.54	1	Y
2460080055	Fair Oaks	RD-2	2.0	0.55	1	Y
2460093030	Fair Oaks	RD-2	2.0	0.33	1	Y
2460111011	Fair Oaks	RD-2	2.0	1.15	1	Y
2460111015	Fair Oaks	RD-2	2.0	0.17	1	Y
2460111035	Fair Oaks	RD-2	2.0	0.52	1	Y
2460111057	Fair Oaks	RD-2	2.0	2.50	4	Y
2460130100	Fair Oaks	RD-2	2.0	0.49	1	Y
2460142023	Fair Oaks	RD-2	2.0	0.74	1	Y
2460142030	Fair Oaks	RD-2	2.0	0.30	1	Y
2460152008	Fair Oaks	RD-2	2.0	0.52	1	Y
2460170057	Fair Oaks	RD-2	2.0	4.77	8	Y
2460170075	Fair Oaks	RD-2	2.0	0.23	1	Y
2460170076	Fair Oaks	RD-2	2.0	0.14	1	Y
2460192087	Fair Oaks	RD-2	2.0	0.43	1	Y

2460192088	Fair Oaks	RD-2	2.0	0.63	1	Y
2460192090	Fair Oaks	RD-2	2.0	0.55	1	Y
2460192096	Fair Oaks	RD-2	2.0	0.46	1	Y
2460192097	Fair Oaks	RD-2	2.0	0.56	1	Y
2460200116	Fair Oaks	RD-2	2.0	0.45	1	Y
2460212020	Fair Oaks	RD-2	2.0	0.47	1	Y
2460221019	Fair Oaks	RD-2	2.0	0.64	1	Y
2460233019	Fair Oaks	RD-2	2.0	0.46	1	Y
2460312027	Fair Oaks	RD-2	2.0	0.77	1	Y
2460402033	Fair Oaks	RD-2	2.0	0.51	1	Y
2460441004	Fair Oaks	RD-2	2.0	0.56	1	Y
2460441020	Fair Oaks	RD-2	2.0	1.30	2	N
2460441027	Fair Oaks	RD-2	2.0	0.16	1	N
2460580005	Fair Oaks	RD-2	2.0	0.76	1	Y
2460650016	Fair Oaks	RD-2	2.0	0.48	1	N
2460770007	Fair Oaks	RD-2	2.0	0.68	1	Y
2460770013	Fair Oaks	RD-2	2.0	0.52	1	Y
2470171009	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1	Y
2470220026	Carmichael & Old Foothill Farms	RD-2	2.0	0.55	1	Y
2470232031	Carmichael & Old Foothill Farms	RD-2	2.0	0.35	1	Y
2470232033	Carmichael & Old Foothill Farms	RD-2	2.0	0.26	1	Y

2470240040	Carmichael & Old Foothill Farms	RD-2	2.0	1.53	2	Y
2480020029	Fair Oaks	RD-2	2.0	0.72	1	N
2480020057	Fair Oaks	RD-2	2.0	8.06	13	Y
2490170046	Fair Oaks	RD-2	2.0	0.56	1	Y
2490170048	Fair Oaks	RD-2	2.0	0.85	1	Y
2490170050	Fair Oaks	RD-2	2.0	0.79	1	Y
2530210059	Fair Oaks	RD-2	2.0	3.26	5	Y
2530360005	Fair Oaks	RD-2	2.0	0.62	1	Y
2560360016	Carmichael & Old Foothill Farms	RD-2	2.0	0.88	1	Y
2580130070	Carmichael & Old Foothill Farms	RD-2	2.0	0.88	1	Y
2590250054	Orangevale	RD-2	2.0	1.09	1	N
2590250062	Orangevale	RD-2	2.0	0.51	1	N
2590250063	Orangevale	RD-2	2.0	0.51	1	N
2590291026	Orangevale	RD-2	2.0	0.51	1	N
2590340006	Orangevale	RD-2	2.0	0.51	1	Y
2590380008	Orangevale	RD-2	2.0	0.52	1	Y
2600031034	Carmichael & Old Foothill Farms	RD-2	2.0	0.67	1	Y
2600113032	Carmichael & Old Foothill Farms	RD-2	2.0	0.56	1	Y
2600113037	Carmichael & Old Foothill Farms	RD-2	2.0	0.49	1	Y
2600120002	Carmichael & Old Foothill Farms	RD-2	2.0	1.16	1	Y

2600120055	Carmichael & Old Foothill Farms	RD-2	2.0	0.83	1	Y
2600120073	Carmichael & Old Foothill Farms	RD-2	2.0	0.50	1	Y
2600200045	Carmichael & Old Foothill Farms	RD-2	2.0	0.57	1	Y
2600200049	Carmichael & Old Foothill Farms	RD-2	2.0	0.49	1	Y
2600200050	Carmichael & Old Foothill Farms	RD-2	2.0	0.51	1	Y
2600200051	Carmichael & Old Foothill Farms	RD-2	2.0	0.45	1	Y
2600250041	Carmichael & Old Foothill Farms	RD-2	2.0	0.36	1	Y
2600250067	Carmichael & Old Foothill Farms	RD-2	2.0	1.47	2	Y
2600250070	Carmichael & Old Foothill Farms	RD-2	2.0	0.37	1	Y
2600250077	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1	Y
2600270028	Carmichael & Old Foothill Farms	RD-2	2.0	0.39	1	Y
2600340014	Carmichael & Old Foothill Farms	RD-2	2.0	0.29	1	Y
2600400008	Carmichael & Old Foothill Farms	RD-2	2.0	1.29	2	Y
2610040007	Fair Oaks	RD-2	2.0	0.42	1	Y
2610160030	Orangevale	RD-2	2.0	0.40	1	Y
2610170077	Orangevale	RD-2	2.0	0.46	1	N
2610210001	Orangevale	RD-2	2.0	1.17	1	Y

2610220001	Orangevale	RD-2	2.0	0.46	1	Y
2610320013	Fair Oaks	RD-2	2.0	1.16	1	Y
2730030010	Carmichael & Old Foothill Farms	RD-2	2.0	0.40	1	Y
2730051042	Carmichael & Old Foothill Farms	RD-2	2.0	0.57	1	Y
2730142028	Carmichael & Old Foothill Farms	RD-2	2.0	0.55	1	Y
2730150004	Carmichael & Old Foothill Farms	RD-2	2.0	0.43	1	Y
2730170049	Carmichael & Old Foothill Farms	RD-2	2.0	1.00	1	Y
2730170051	Carmichael & Old Foothill Farms	RD-2	2.0	1.40	2	Y
2730170080	Carmichael & Old Foothill Farms	RD-2	2.0	0.52	1	Y
2730170092	Carmichael & Old Foothill Farms	RD-2	2.0	0.66	1	Y
2730183032	Carmichael & Old Foothill Farms	RD-2	2.0	0.71	1	Y
2730220031	Carmichael & Old Foothill Farms	RD-2	2.0	0.48	1	Y
2730220039	Carmichael & Old Foothill Farms	RD-2	2.0	0.28	1	Y
2730230029	Carmichael & Old Foothill Farms	RD-2	2.0	0.76	1	Y
2730284022	Carmichael & Old Foothill Farms	RD-2	2.0	0.91	1	Y
2730284039	Carmichael & Old Foothill Farms	RD-2	2.0	1.06	1	Y

2730370001	Carmichael & Old Foothill Farms	RD-2	2.0	0.48	1	Y
2730370002	Carmichael & Old Foothill Farms	RD-2	2.0	0.53	1	Y
2740021007	Natomas	RD-2	2.0	1.36	2	NN
2740250029	Natomas	RD-2	2.0	0.58	1	NN
2740690002	Natomas	RD-2	2.0	0.92	1	NN
2810222028	Arden Arcade	RD-2	2.0	1.23	2	Y
2810281006	Arden Arcade	RD-2	2.0	1.00	1	Y
2810281008	Arden Arcade	RD-2	2.0	0.28	1	Y
2810292019	Arden Arcade	RD-2	2.0	1.00	1	Y
2830090011	Carmichael & Old Foothill Farms	RD-2	2.0	0.22	1	Y
2830090029	Carmichael & Old Foothill Farms	RD-2	2.0	0.80	1	Y
2830090068	Carmichael & Old Foothill Farms	RD-2	2.0	0.55	1	Y
2830242003	Carmichael & Old Foothill Farms	RD-2	2.0	0.73	1	Y
2830242005	Carmichael & Old Foothill Farms	RD-2	2.0	0.59	1	Y
2830321019	Carmichael & Old Foothill Farms	RD-2	2.0	0.31	1	Y
2830570003	Carmichael & Old Foothill Farms	RD-2	2.0	0.45	1	Y
2830570004	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1	Y
2830570007	Carmichael & Old Foothill Farms	RD-2	2.0	0.82	1	Y

2890042005	Carmichael & Old Foothill Farms	RD-2	2.0	0.72	1	Y
2890140022	Arden Arcade	RD-2	2.0	0.46	1	Y
2940031008	Arden Arcade	RD-2	2.0	0.71	1	Y
2940047004	Arden Arcade	RD-2	2.0	0.62	1	Y
2890162013	Arden Arcade	RD-2	2.0	1.03	1	Y
		Total		**234.55 Acres**	**371 Units**	

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) These sites are undeveloped and were included in the previous Housing Element inventory

(2) RD-2 zoning permits two dwelling units per acre and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-9 ABOVE MODERATE INVENTORY ZONING: RESIDENTIAL DENSITY 3 (RD-3)[1] GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)						
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity[2]	Infrastructure
0660080009	Vineyard	RD-3	3.0	9.88	25	Y
0660100024	Vineyard	RD-3	3.0	21.27	54	Y
0730190047	Cosumnes	RD-3	3.0	6.42	16	N
1220040012	Vineyard	RD-3	3.0	5.04	12	Y
1220770001	Vineyard	RD-3	3.0	0.23	1	Y
1220770002	Vineyard	RD-3	3.0	0.23	1	Y
1220770003	Vineyard	RD-3	3.0	0.23	1	Y
1220770004	Vineyard	RD-3	3.0	0.23	1	Y
1220770005	Vineyard	RD-3	3.0	0.23	1	Y
1220770006	Vineyard	RD-3	3.0	0.23	1	Y
1220770007	Vineyard	RD-3	3.0	0.26	1	Y
1220770008	Vineyard	RD-3	3.0	0.26	1	Y
1220770009	Vineyard	RD-3	3.0	0.26	1	Y
1220770010	Vineyard	RD-3	3.0	0.25	1	Y
1220770011	Vineyard	RD-3	3.0	0.41	1	Y
1220770012	Vineyard	RD-3	3.0	0.42	1	Y
1220770013	Vineyard	RD-3	3.0	0.33	1	Y
1220770014	Vineyard	RD-3	3.0	0.36	1	Y
1220770015	Vineyard	RD-3	3.0	0.37	1	Y
1220770016	Vineyard	RD-3	3.0	0.44	1	Y
1220770017	Vineyard	RD-3	3.0	0.24	1	Y
1220770018	Vineyard	RD-3	3.0	0.24	1	Y
1220770019	Vineyard	RD-3	3.0	0.24	1	Y
1220770020	Vineyard	RD-3	3.0	0.24	1	Y
1220770021	Vineyard	RD-3	3.0	0.38	1	Y

1220770022	Vineyard	RD-3	3.0	0.45	1	Y
1220770023	Vineyard	RD-3	3.0	0.38	1	Y
1220770024	Vineyard	RD-3	3.0	0.23	1	Y
1220770025	Vineyard	RD-3	3.0	0.25	1	Y
1420140003	Delta	RD-3	3.0	0.29	1	N
1420140024	Delta	RD-3	3.0	0.35	1	N
1420140028	Delta	RD-3	3.0	0.33	1	N
2030700022	Rio Linda/Elverta	RD-3	3.0	0.43	1	Y
2130201063	Orangevale	RD-3	3.0	0.40	1	Y
2130260050	Orangevale	RD-3	3.0	1.01	2	Y
2130271004	Orangevale	RD-3	3.0	0.13	1	Y
2130343025	Orangevale	RD-3	3.0	0.27	1	Y
2130343026	Orangevale	RD-3	3.0	0.28	1	Y
2130343027	Orangevale	RD-3	3.0	0.51	1	Y
2130460003	Orangevale	RD-3	3.0	0.35	1	Y
2130460016	Orangevale	RD-3	3.0	0.25	1	Y
2130460018	Orangevale	RD-3	3.0	0.25	1	Y
2130460066	Orangevale	RD-3	3.0	0.22	1	Y
2130460020	Orangevale	RD-3	3.0	0.25	1	Y
2130460077	Orangevale	RD-3	3.0	0.03	1	Y
2131060001	Orangevale	RD-3	3.0	0.64	1	Y
2131060002	Orangevale	RD-3	3.0	0.24	1	Y
2131060004	Orangevale	RD-3	3.0	0.32	1	Y
2230042003	Orangevale	RD-3	3.0	0.58	1	Y
2300201051	Carmichael & Old Foothill Farms	RD-3	3.0	0.31	1	Y
2300870024	Carmichael & Old Foothill Farms	RD-3	3.0	0.36	1	Y
2350640017	Fair Oaks	RD-3	3.0	0.35	1	Y

2390113007	Carmichael & Old Foothill Farms	RD-3	3.0	0.44	1	Y
2400700005	Arden Arcade	RD-3	3.0	0.43	1	Y
2460200117	Fair Oaks	RD-3	3.0	0.46	1	Y
2460321016	Fair Oaks	RD-3	3.0	0.21	1	Y
2460402038	Fair Oaks	RD-3	3.0	0.19	1	Y
2460511021	Fair Oaks	RD-3	3.0	0.32	1	Y
2460530016	Fair Oaks	RD-3	3.0	0.52	1	Y
2490142071	Fair Oaks	RD-3	3.0	0.28	1	Y
2490142075	Fair Oaks	RD-3	3.0	0.36	1	Y
2490150001	Fair Oaks	RD-3	3.0	0.34	1	Y
2490170032	Fair Oaks	RD-3	3.0	1.11	2	Y
2490360008	Fair Oaks	RD-3	3.0	1.10	2	Y
2490360010	Fair Oaks	RD-3	3.0	1.03	2	Y
2530160066	Fair Oaks	RD-3	3.0	0.35	1	Y
2530172077	Fair Oaks	RD-3	3.0	0.23	1	Y
2530172085	Fair Oaks	RD-3	3.0	0.28	1	Y
2530172087	Fair Oaks	RD-3	3.0	0.35	1	Y
2530182049	Fair Oaks	RD-3	3.0	0.26	1	Y
2530182051	Fair Oaks	RD-3	3.0	0.34	1	Y
2530182053	Fair Oaks	RD-3	3.0	0.78	1	Y
2530220044	Fair Oaks	RD-3	3.0	0.31	1	Y
2530233037	Fair Oaks	RD-3	3.0	0.23	1	Y
2530250041	Fair Oaks	RD-3	3.0	0.39	1	Y
2530250043	Fair Oaks	RD-3	3.0	0.26	1	Y
2530250044	Fair Oaks	RD-3	3.0	0.30	1	Y
2530390001	Fair Oaks	RD-3	3.0	0.32	1	Y
2530390002	Fair Oaks	RD-3	3.0	0.32	1	Y
2530390003	Fair Oaks	RD-3	3.0	0.32	1	Y
2530390004	Fair Oaks	RD-3	3.0	0.40	1	Y
2540241037	Arden Arcade	RD-3	3.0	0.33	1	Y

2600063059	Carmichael & Old Foothill Farms	RD-3	3.0	0.44	1	Y
2600303002	Carmichael & Old Foothill Farms	RD-3	3.0	0.34	1	Y
2680104039	Arden Arcade	RD-3	3.0	0.31	1	Y
2680104040	Arden Arcade	RD-3	3.0	0.43	1	Y
2730220058	Carmichael & Old Foothill Farms	RD-3	3.0	0.28	1	Y
2730350008	Carmichael & Old Foothill Farms	RD-3	3.0	0.18	1	Y
2790183009	Arden Arcade	RD-3	3.0	0.56	1	Y
2880010012	Arden Arcade	RD-3	3.0	0.14	1	Y
2890171010	Arden Arcade	RD-3	3.0	0.33	1	Y
2890210032	Carmichael & Old Foothill Farms	RD-3	3.0	0.36	1	Y
2920111022	Arden Arcade	RD-3	3.0	0.46	1	Y
		Total		**75.05 Acres**	**200 Units**	

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) These sites are undeveloped and were included in the previous Housing Element inventory

(2) RD-3 zoning permits three dwelling units per acre and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-10 ABOVE MODERATE INVENTORY ZONING: RESIDENTIAL DENSITY 4 (RD-4) (1) GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)						
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity(2)	Infrastructure
0640072034	Vineyard	RD-4	4.0	1.50	7	Y
0640071045	Vineyard	RD-4	4.0	14.90	84	Y
0650070007	Vineyard	RD-4	4.0	15.40	52	Y
0730790044	Cosumnes	RD-4	4.0	23.37	79	N
1220040012	Vineyard	RD-4	4.0	4.75	16	Y
1220120045	Vineyard	RD-4	4.0	7.70	26	Y
1220150062	Vineyard	RD-4	4.0	0.19	1	Y
1220150063	Vineyard	RD-4	4.0	0.19	1	Y
1220150064	Vineyard	RD-4	4.0	0.18	1	Y
1220150065	Vineyard	RD-4	4.0	0.21	1	Y
1220150066	Vineyard	RD-4	4.0	0.21	1	Y
1220150067	Vineyard	RD-4	4.0	0.21	1	Y
1220150068	Vineyard	RD-4	4.0	0.21	1	Y
1220150069	Vineyard	RD-4	4.0	0.21	1	Y
1220150070	Vineyard	RD-4	4.0	0.20	1	Y
1220150071	Vineyard	RD-4	4.0	0.21	1	Y
1220150072	Vineyard	RD-4	4.0	0.24	1	Y
1220150073	Vineyard	RD-4	4.0	0.21	1	Y
1220150074	Vineyard	RD-4	4.0	0.21	1	Y
1220150075	Vineyard	RD-4	4.0	0.21	1	Y
1220150076	Vineyard	RD-4	4.0	0.21	1	Y
1220150077	Vineyard	RD-4	4.0	0.21	1	Y
1220150078	Vineyard	RD-4	4.0	0.22	1	Y
1220150079	Vineyard	RD-4	4.0	0.22	1	Y
1220150080	Vineyard	RD-4	4.0	0.17	1	Y

1220690022	Vineyard	RD-4	4.0	0.40	1	Y
1220790007	Vineyard	RD-4	4.0	0.44	1	Y
1220790008	Vineyard	RD-4	4.0	7.89	26	Y
1220790009	Vineyard	RD-4	4.0	14.07	47	Y
1220790010	Vineyard	RD-4	4.0	8.68	29	Y
1220790011	Vineyard	RD-4	4.0	3.22	10	Y
1220790017	Vineyard	RD-4	4.0	0.48	1	Y
1220790018	Vineyard	RD-4	4.0	7.48	25	Y
2230232039	Orangevale	RD-4	4.0	0.40	1	Y
2350180079	Fair Oaks	RD-4	4.0	0.29	1	Y
2350180080	Fair Oaks	RD-4	4.0	0.29	1	Y
2350180081	Fair Oaks	RD-4	4.0	0.27	1	Y
2350180082	Fair Oaks	RD-4	4.0	0.31	1	Y
2350180083	Fair Oaks	RD-4	4.0	0.34	1	Y
2400092044	North Highlands/Foothill Farms	RD-4	4.0	0.28	1	Y
2490410001	Fair Oaks	RD-4	4.0	0.25	1	Y
2490410002	Fair Oaks	RD-4	4.0	0.24	1	Y
2490410003	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410004	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410005	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410006	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410007	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410008	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410009	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410010	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410011	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410012	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410013	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410014	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410015	Fair Oaks	RD-4	4.0	0.20	1	Y

2490410016	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410017	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410018	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410019	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410020	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410021	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410022	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410023	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410024	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410025	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410026	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410027	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410028	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410029	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410030	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410031	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410032	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410033	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410034	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410035	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410036	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410037	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410038	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410039	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410040	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410041	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410042	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410043	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410044	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410045	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410046	Fair Oaks	RD-4	4.0	0.20	1	Y

2490410047	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410048	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410049	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410050	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410051	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410052	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410053	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410054	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410055	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410056	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410057	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410058	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410059	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410060	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410061	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410062	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410063	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410064	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410065	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410066	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410067	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410068	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410069	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410070	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410071	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410072	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410073	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410074	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410075	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410076	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410077	Fair Oaks	RD-4	4.0	0.24	1	Y

2490410078	Fair Oaks	RD-4	4.0	0.25	1	Y
2490410079	Fair Oaks	RD-4	4.0	0.23	1	Y
2490420001	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420002	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420003	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420004	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420005	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420006	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420007	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420008	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420009	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420010	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420011	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420012	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420013	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420014	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420015	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420016	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420017	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420018	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420019	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420020	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420021	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420022	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420023	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420024	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420025	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420026	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420027	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420028	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420029	Fair Oaks	RD-4	4.0	0.20	1	Y

2490420030	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420031	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420032	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420033	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420034	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420035	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420036	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420037	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420038	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420039	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420040	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420041	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420042	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420043	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420044	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420045	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420046	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420047	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420048	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420049	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420050	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420051	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420052	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420053	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420054	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420055	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420056	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420057	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420058	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420059	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420060	Fair Oaks	RD-4	4.0	0.20	1	Y

2490380001	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380002	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380003	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380004	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380005	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380006	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380007	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380008	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380009	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380010	Fair Oaks	RD-4	4.0	0.23	1	Y
2490380011	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380012	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380013	Fair Oaks	RD-4	4.0	0.24	1	Y
2490380014	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380015	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380016	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380017	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380018	Fair Oaks	RD-4	4.0	0.20	1	Y
2490380019	Fair Oaks	RD-4	4.0	0.34	1	Y
2490380020	Fair Oaks	RD-4	4.0	0.28	1	Y
2490380021	Fair Oaks	RD-4	4.0	0.23	1	Y
2490380022	Fair Oaks	RD-4	4.0	0.20	1	Y
2490380023	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380024	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380025	Fair Oaks	RD-4	4.0	0.34	1	Y
2490380026	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380027	Fair Oaks	RD-4	4.0	0.20	1	Y
2490380028	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380029	Fair Oaks	RD-4	4.0	0.22	1	Y
2490380030	Fair Oaks	RD-4	4.0	0.22	1	Y
2490380031	Fair Oaks	RD-4	4.0	0.21	1	Y

2490380032	Fair Oaks	RD-4	4.0	0.24	1	Y
2490380033	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380034	Fair Oaks	RD-4	4.0	0.20	1	Y
2490380035	Fair Oaks	RD-4	4.0	0.20	1	Y
2490380036	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380037	Fair Oaks	RD-4	4.0	0.20	1	Y
2530072004	Fair Oaks	RD-4	4.0	0.33	1	Y
2550082046	Arden Arcade	RD-4	4.0	0.17	1	Y
2550082051	Arden Arcade	RD-4	4.0	0.36	1	Y
2550091100	Arden Arcade	RD-4	4.0	0.20	1	Y
2550205010	Arden Arcade	RD-4	4.0	0.34	1	Y
2550355010	Arden Arcade	RD-4	4.0	0.48	1	Y
2560031076	Carmichael & Old Foothill Farms	RD-4	4.0	0.35	1	Y
2560031079	Carmichael & Old Foothill Farms	RD-4	4.0	0.23	1	Y
2560080042	Arden Arcade	RD-4	4.0	0.98	3	Y
2560080044	Arden Arcade	RD-4	4.0	0.70	2	Y
2560102019	Carmichael & Old Foothill Farms	RD-4	4.0	0.46	1	Y
2560211026	Arden Arcade	RD-4	4.0	0.41	1	Y
2560211027	Arden Arcade	RD-4	4.0	0.36	1	Y
2610250040	Orangevale	RD-4	4.0	0.26	1	Y
2610270023	Orangevale	RD-4	4.0	0.83	2	Y
2710141018	Carmichael & Old Foothill Farms	RD-4	4.0	0.33	1	Y
2890150024	Carmichael & Old Foothill Farms	RD-4	4.0	0.19	1	Y
2890210038	Arden Arcade	RD-4	4.0	0.40	1	Y
2890210037	Arden Arcade	RD-4	4.0	0.43	1	Y
2890440043	Arden Arcade	RD-4	4.0	0.47	1	Y
2890472010	Carmichael & Old Foothill Farms	RD-4	4.0	0.23	1	Y
2890600012	Carmichael & Old Foothill Farms	RD-4	4.0	0.26	1	Y
2920210033	Arden Arcade	RD-4	4.0	0.35	1	Y

2920342003	Arden Arcade	RD-4	4.0	0.34	1	Y
2920374001	Arden Arcade	RD-4	4.0	0.39	1	Y
2920580007	Arden Arcade	RD-4	4.0	0.33	1	Y
1220790009	Vineyard	RD-4	4.0	0.39	1	Y
2920580016	Arden Arcade	RD-4	4.0	0.16	1	Y
		Total		**162.91 Acres**	**638 Units**	

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) These sites are undeveloped and were included in the previous Housing Element inventory

(2) RD-4 zoning permits four dwelling units per acre and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-11 ABOVE MODERATE INVENTORY[1] ZONING: RESIDENTIAL (RD-5)[2] GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity[3]**
0200081013	South Sacramento	RD-5	5.0	0.11	1
0200081015	South Sacramento	RD-5	5.0	0.11	1
0200081016	South Sacramento	RD-5	5.0	0.11	1
0200081017	South Sacramento	RD-5	5.0	0.11	1
0200082015	South Sacramento	RD-5	5.0	0.11	1
0200083016	South Sacramento	RD-5	5.0	0.10	1
0200085018	South Sacramento	RD-5	5.0	0.12	1
0200086007	South Sacramento	RD-5	5.0	0.12	1
0200088002	South Sacramento	RD-5	5.0	0.08	1
0200102005	South Sacramento	RD-5	5.0	0.10	1
0200103006	South Sacramento	RD-5	5.0	0.10	1
0200151004	South Sacramento	RD-5	5.0	0.11	1
0200155005	South Sacramento	RD-5	5.0	0.12	1
0200159001	South Sacramento	RD-5	5.0	0.12	1
0200159006	South Sacramento	RD-5	5.0	0.12	1
0200159017	South Sacramento	RD-5	5.0	0.12	1
0200191005	South Sacramento	RD-5	5.0	0.11	1
0200192016	South Sacramento	RD-5	5.0	0.16	1
0200192017	South Sacramento	RD-5	5.0	0.12	1
0200193003	South Sacramento	RD-5	5.0	0.09	1
0200194008	South Sacramento	RD-5	5.0	0.20	1
0200194024	South Sacramento	RD-5	5.0	0.17	1
0200301003	South Sacramento	RD-5	5.0	0.49	2
0200301011	South Sacramento	RD-5	5.0	0.24	1
0200301013	South Sacramento	RD-5	5.0	0.16	1

0200302002	South Sacramento	RD-5	5.0	0.19	1
0200302009	South Sacramento	RD-5	5.0	0.12	1
0220041007	South Sacramento	RD-5	5.0	0.11	1
0220043019	South Sacramento	RD-5	5.0	0.21	1
0220043029	South Sacramento	RD-5	5.0	0.17	1
0220111012	South Sacramento	RD-5	5.0	0.23	1
0220111026	South Sacramento	RD-5	5.0	0.12	1
0220113006	South Sacramento	RD-5	5.0	0.22	1
0220113033	South Sacramento	RD-5	5.0	0.12	1
0220122001	South Sacramento	RD-5	5.0	0.19	1
0220171004	South Sacramento	RD-5	5.0	0.13	1
0220172023	South Sacramento	RD-5	5.0	0.23	1
0220172024	South Sacramento	RD-5	5.0	0.18	1
0220173011	South Sacramento	RD-5	5.0	0.11	1
0220181006	South Sacramento	RD-5	5.0	0.23	1
0220182009	South Sacramento	RD-5	5.0	0.23	1
0220193008	South Sacramento	RD-5	5.0	0.30	1
0260021046	South Sacramento	RD-5	5.0	0.17	1
0260021047	South Sacramento	RD-5	5.0	0.17	1
0260021048	South Sacramento	RD-5	5.0	0.18	1
0260095013	South Sacramento	RD-5	5.0	0.16	1
0260163015	South Sacramento	RD-5	5.0	0.08	1
0260163022	South Sacramento	RD-5	5.0	0.10	1
0260164030	South Sacramento	RD-5	5.0	0.15	1
0260164031	South Sacramento	RD-5	5.0	0.23	1
0260164032	South Sacramento	RD-5	5.0	0.19	1
0260164033	South Sacramento	RD-5	5.0	0.17	1
0260206030	South Sacramento	RD-5	5.0	0.55	2
0260223015	South Sacramento	RD-5	5.0	0.15	1
0370025003	South Sacramento	RD-5	5.0	0.07	1
0370025004	South Sacramento	RD-5	5.0	0.11	1

0370061041	South Sacramento	RD-5	5.0	0.19	1
0370061042	South Sacramento	RD-5	5.0	0.13	1
0370061043	South Sacramento	RD-5	5.0	0.18	1
0370071012	South Sacramento	RD-5	5.0	3.36	14
0370141016	South Sacramento	RD-5	5.0	0.53	2
0370151058	South Sacramento	RD-5	5.0	0.76	3
0370322015	South Sacramento	RD-5	5.0	0.17	1
0390011013	South Sacramento	RD-5	5.0	3.16	13
0390242009	South Sacramento	RD-5	5.0	0.10	1
0420032006	South Sacramento	RD-5	5.0	0.07	1
0420042014	South Sacramento	RD-5	5.0	0.06	1
0430011004	South Sacramento	RD-5	5.0	1.10	4
0430032001	South Sacramento	RD-5	5.0	0.06	1
0430033039	South Sacramento	RD-5	5.0	0.23	1
0430191001	South Sacramento	RD-5	5.0	0.14	1
0500301006	South Sacramento	RD-5	5.0	2.50	10
0500301034	South Sacramento	RD-5	5.0	0.26	1
0500301035	South Sacramento	RD-5	5.0	0.54	2
0500301036	South Sacramento	RD-5	5.0	0.26	1
0500301044	South Sacramento	RD-5	5.0	0.45	1
0500311031	South Sacramento	RD-5	5.0	0.17	1
0500600014	South Sacramento	RD-5	5.0	0.21	1
0500600015	South Sacramento	RD-5	5.0	0.16	1
0500600016	South Sacramento	RD-5	5.0	0.21	1
0500600013	South Sacramento	RD-5	5.0	0.23	1
0500600019	South Sacramento	RD-5	5.0	0.16	1
0500600020	South Sacramento	RD-5	5.0	0.16	1
0500600021	South Sacramento	RD-5	5.0	0.17	1
0500600017	South Sacramento	RD-5	5.0	0.16	1
0500600018	South Sacramento	RD-5	5.0	0.18	1
0500322049	South Sacramento	RD-5	5.0	0.23	1

0500322050	South Sacramento	RD-5	5.0	0.13	1
0500322051	South Sacramento	RD-5	5.0	0.13	1
0500322052	South Sacramento	RD-5	5.0	0.15	1
0500331002	South Sacramento	RD-5	5.0	2.35	9
0500331003	South Sacramento	RD-5	5.0	2.35	9
0500331022	South Sacramento	RD-5	5.0	0.51	2
0500331023	South Sacramento	RD-5	5.0	0.96	4
0500331024	South Sacramento	RD-5	5.0	1.46	6
0500331025	South Sacramento	RD-5	5.0	0.96	4
0500331026	South Sacramento	RD-5	5.0	2.44	10
0500331059	South Sacramento	RD-5	5.0	0.15	1
0500331060	South Sacramento	RD-5	5.0	0.15	1
0500331061	South Sacramento	RD-5	5.0	0.75	3
0500351017	South Sacramento	RD-5	5.0	0.33	1
0500351030	South Sacramento	RD-5	5.0	0.15	1
0500351031	South Sacramento	RD-5	5.0	0.16	1
0500351032	South Sacramento	RD-5	5.0	0.12	1
0500391006	South Sacramento	RD-5	5.0	1.10	4
0500401002	South Sacramento	RD-5	5.0	1.10	4
0500401008	South Sacramento	RD-5	5.0	1.55	6
0500401009	South Sacramento	RD-5	5.0	1.10	4
0500500085	South Sacramento	RD-5	5.0	0.68	2
0500500088	South Sacramento	RD-5	5.0	0.37	1
0500500089	South Sacramento	RD-5	5.0	0.93	3
0500500090	South Sacramento	RD-5	5.0	0.50	2
0500600001	South Sacramento	RD-5	5.0	0.18	1
0500600002	South Sacramento	RD-5	5.0	0.12	1
0500600008	South Sacramento	RD-5	5.0	0.19	1
0500600012	South Sacramento	RD-5	5.0	0.31	1
0500620001	South Sacramento	RD-5	5.0	0.22	1
0500620002	South Sacramento	RD-5	5.0	0.17	1

0500620003	South Sacramento	RD-5	5.0	0.24	1
0500620004	South Sacramento	RD-5	5.0	0.53	2
0510120035	South Sacramento	RD-5	5.0	2.15	9
0510150091	South Sacramento	RD-5	5.0	0.36	1
0600290056	Cordova	RD-5	5.0	0.25	1
0600290066	Cordova	RD-5	5.0	0.28	1
0600400001	Cordova	RD-5	5.0	0.13	1
0640072040	Vineyard	RD-5	5.0	28.80	122
0650310004	Vineyard	RD-5	5.0	1.98	8
0650060022	South Sacramento	RD-5	5.0	15.86	67
0650290022	Vineyard	RD-5	5.0	4.60	22
0650260018	Vineyard	RD-5	5.0	7.50	32
0650260017	Vineyard	RD-5	5.0	9.50	40
0650080109	Vineyard	RD-5	5.0	36.86	152
0650111007	Vineyard	RD-5	5.0	0.29	1
0650260005	Vineyard	RD-5	5.0	1.98	9
0650260006	Vineyard	RD-5	5.0	2.86	13
0650260015	Vineyard	RD-5	5.0	9.73	41
0650270020	Vineyard	RD-5	5.0	5.35	23
0650350081	Vineyard	RD-5	5.0	0.23	1
0650350080	Vineyard	RD-5	5.0	0.13	1
0650360027	Vineyard	RD-5	5.0	0.15	1
0650360026	Vineyard	RD-5	5.0	0.14	1
0660070018	Vineyard	RD-5	5.0	9.70	41
0660070049	Vineyard	RD-5	5.0	21.20	90
0660070050	Vineyard	RD-5	5.0	13.44	57
0670090005	Cordova	RD-5	5.0	41.50	150
0670090019	Cordova	RD-5	5.0	87.30	455
0670090021	Cordova	RD-5	5.0	71.80	379
0670030072, 074, 076	Cordova	RD-5	5.0	29.80	158

0670030072, 074, 076	Cordova	RD-5	5.0	21.85	127
0670030072, 074, 076	Cordova	RD-5	5.0	16.74	116
0670030072, 074, 076	Cordova	RD-5	5.0	19.38	112
0670030072, 074, 076	Cordova	RD-5	5.0	19.37	128
0670030072, 074, 076	Cordova	RD-5	5.0	20.50	102
0660100024	Vineyard	RD-5	5.0	10.03	42
0730190025	Cosumnes	RD-5	5.0	13.80	58
0730410022	Cosumnes	RD-5	5.0	0.06	1
0730530038	Cosumnes	RD-5	5.0	0.12	1
0730530039	Cosumnes	RD-5	5.0	0.12	1
0730540012	Cosumnes	RD-5	5.0	0.27	1
0730540057	Cosumnes	RD-5	5.0	0.09	1
0730620058	Cosumnes	RD-5	5.0	0.08	1
0730640016	Cosumnes	RD-5	5.0	0.15	1
0730690019	Cosumnes	RD-5	5.0	0.15	1
0730690021	Cosumnes	RD-5	5.0	0.15	1
0730710012	Cosumnes	RD-5	5.0	0.30	1
0730820011	Cosumnes	RD-5	5.0	2.59	11
0730820016	Cosumnes	RD-5	5.0	0.36	1
0730820017	Cosumnes	RD-5	5.0	0.43	1
0730820025	Cosumnes	RD-5	5.0	0.33	1
0730820032	Cosumnes	RD-5	5.0	0.39	1
0730830007	Cosumnes	RD-5	5.0	0.49	2
0730830010	Cosumnes	RD-5	5.0	0.38	1
0730830028	Cosumnes	RD-5	5.0	0.31	1
0730830033	Cosumnes	RD-5	5.0	0.42	1
0730860019	Cosumnes	RD-5	5.0	0.34	1
0730870011	Cosumnes	RD-5	5.0	0.28	1
0730870018	Cosumnes	RD-5	5.0	0.36	1

0740300056	Cordova	RD-5	5.0	0.26	1
0740316024	Cordova	RD-5	5.0	1.89	8
0750010087	Cordova	RD-5	5.0	0.28	1
0750010088	Cordova	RD-5	5.0	0.20	1
0750010089	Cordova	RD-5	5.0	0.87	1
1150020013	South Sacramento	RD-5	5.0	1.00	4
1150020014	South Sacramento	RD-5	5.0	1.00	4
1150020015	South Sacramento	RD-5	5.0	1.00	4
1150020016	South Sacramento	RD-5	5.0	1.00	4
1150020017	South Sacramento	RD-5	5.0	2.00	8
1150020018	South Sacramento	RD-5	5.0	2.00	8
1150040080	Vineyard	RD-5	5.0	0.82	3
1150061006	South Sacramento	RD-5	5.0	1.22	5
1150061007	South Sacramento	RD-5	5.0	1.22	5
1150061025	South Sacramento	RD-5	5.0	0.84	3
1150061034	South Sacramento	RD-5	5.0	0.61	2
1150062023	South Sacramento	RD-5	5.0	0.30	1
1150062024	South Sacramento	RD-5	5.0	0.14	1
1150062025	South Sacramento	RD-5	5.0	0.14	1
1150062026	South Sacramento	RD-5	5.0	3.08	13
1150073001	South Sacramento	RD-5	5.0	1.78	7
1150073010	South Sacramento	RD-5	5.0	0.73	3
1150073011	South Sacramento	RD-5	5.0	0.84	3
1150073012	South Sacramento	RD-5	5.0	0.94	3
1150073013	South Sacramento	RD-5	5.0	1.87	7
1150091014[(4)]	Vineyard	RD-5	5.0	8.84	50
1150091016[(4)]	Vineyard	RD-5	5.0	4.77	20
1150091017[(4)]	Vineyard	RD-5	5.0	5.00	20
1150120017	Vineyard	RD-5	5.0	2.46	11
1150120024	Vineyard	RD-5	5.0	4.19	18
1150120025	Vineyard	RD-5	5.0	4.09	17

1150191005	South Sacramento	RD-5	5.0	0.27	1
1151810046	South Sacramento	RD-5	5.0	0.19	1
1151810048	South Sacramento	RD-5	5.0	0.99	4
1151950018	South Sacramento	RD-5	5.0	0.26	1
1151950019	South Sacramento	RD-5	5.0	0.26	1
1150201008	South Sacramento	RD-5	5.0	0.69	2
1150201011	South Sacramento	RD-5	5.0	0.31	1
1150201018	South Sacramento	RD-5	5.0	6.98	29
1150202008	South Sacramento	RD-5	5.0	0.51	2
1150202019	South Sacramento	RD-5	5.0	0.50	2
1150210003	South Sacramento	RD-5	5.0	2.00	8
1150210004	South Sacramento	RD-5	5.0	1.04	4
1150210010	South Sacramento	RD-5	5.0	4.13	17
1150210018	South Sacramento	RD-5	5.0	1.04	4
1150210019	South Sacramento	RD-5	5.0	1.34	5
1150210020	South Sacramento	RD-5	5.0	1.02	4
1150210021	South Sacramento	RD-5	5.0	1.05	4
1150210035	South Sacramento	RD-5	5.0	1.25	5
1150261001	Vineyard	RD-5	5.0	0.15	1
1150112050	South Sacramento	RD-5	5.0	0.85	3
1151890009	South Sacramento	RD-5	5.0	13.18	56
1151970001	South Sacramento	RD-5	5.0	0.25	1
1151970003	South Sacramento	RD-5	5.0	0.31	1
1151970004	South Sacramento	RD-5	5.0	1.00	4
1190030016	Delta	RD-5	5.0	0.11	1
1210070014	Vineyard	RD-5	5.0	8.70	37
1211250001	Vineyard	RD-5	5.0	0.18	1
1211250002	Vineyard	RD-5	5.0	0.16	1
1211250003	Vineyard	RD-5	5.0	0.16	1
1211250004	Vineyard	RD-5	5.0	0.15	1
1211250005	Vineyard	RD-5	5.0	0.15	1

1211250006	Vineyard	RD-5	5.0	0.15	1
1211250007	Vineyard	RD-5	5.0	0.15	1
1211250008	Vineyard	RD-5	5.0	0.14	1
1211250009	Vineyard	RD-5	5.0	0.21	1
1211250010	Vineyard	RD-5	5.0	0.26	1
1211250011	Vineyard	RD-5	5.0	0.21	1
1211250012	Vineyard	RD-5	5.0	0.20	1
1211250013	Vineyard	RD-5	5.0	0.18	1
1211250014	Vineyard	RD-5	5.0	0.17	1
1211250015	Vineyard	RD-5	5.0	0.18	1
1211250016	Vineyard	RD-5	5.0	0.18	1
1211250017	Vineyard	RD-5	5.0	0.18	1
1211250018	Vineyard	RD-5	5.0	0.18	1
1211250019	Vineyard	RD-5	5.0	0.18	1
1211250020	Vineyard	RD-5	5.0	0.18	1
1211250021	Vineyard	RD-5	5.0	0.19	1
1211250022	Vineyard	RD-5	5.0	0.19	1
1211250023	Vineyard	RD-5	5.0	0.13	1
1211250024	Vineyard	RD-5	5.0	0.13	1
1211250025	Vineyard	RD-5	5.0	0.13	1
1211250026	Vineyard	RD-5	5.0	0.13	1
1211250027	Vineyard	RD-5	5.0	0.13	1
1211250028	Vineyard	RD-5	5.0	0.13	1
1211250029	Vineyard	RD-5	5.0	0.14	1
1211250030	Vineyard	RD-5	5.0	0.25	1
1211250031	Vineyard	RD-5	5.0	0.13	1
1211250032	Vineyard	RD-5	5.0	0.13	1
1211250033	Vineyard	RD-5	5.0	0.14	1
1211250034	Vineyard	RD-5	5.0	0.16	1
1211250035	Vineyard	RD-5	5.0	0.17	1
1211250036	Vineyard	RD-5	5.0	0.17	1

1211250037	Vineyard	RD-5	5.0	0.20	1
1211250038	Vineyard	RD-5	5.0	0.16	1
1211250039	Vineyard	RD-5	5.0	0.15	1
1211250040	Vineyard	RD-5	5.0	0.15	1
1211250041	Vineyard	RD-5	5.0	0.23	1
1211250042	Vineyard	RD-5	5.0	0.24	1
1211250043	Vineyard	RD-5	5.0	0.16	1
1211250044	Vineyard	RD-5	5.0	0.17	1
1211250045	Vineyard	RD-5	5.0	0.17	1
1211250046	Vineyard	RD-5	5.0	0.16	1
1211250047	Vineyard	RD-5	5.0	0.18	1
1211260001	Vineyard	RD-5	5.0	0.19	1
1211260002	Vineyard	RD-5	5.0	0.18	1
1211260003	Vineyard	RD-5	5.0	0.18	1
1211260004	Vineyard	RD-5	5.0	0.24	1
1211260005	Vineyard	RD-5	5.0	0.18	1
1211260006	Vineyard	RD-5	5.0	0.18	1
1211260007	Vineyard	RD-5	5.0	0.39	1
1211260008	Vineyard	RD-5	5.0	0.20	1
1211260009	Vineyard	RD-5	5.0	0.20	1
1211260010	Vineyard	RD-5	5.0	0.18	1
1211260011	Vineyard	RD-5	5.0	0.15	1
1211260012	Vineyard	RD-5	5.0	0.14	1
1211260013	Vineyard	RD-5	5.0	0.21	1
1211260014	Vineyard	RD-5	5.0	0.25	1
1211260015	Vineyard	RD-5	5.0	0.20	1
1211260016	Vineyard	RD-5	5.0	0.17	1
1211260017	Vineyard	RD-5	5.0	0.13	1
1211260018	Vineyard	RD-5	5.0	0.13	1
1211260019	Vineyard	RD-5	5.0	0.13	1
1211260020	Vineyard	RD-5	5.0	0.13	1

1211260021	Vineyard	RD-5	5.0	0.13	1
1211260022	Vineyard	RD-5	5.0	0.13	1
1211260023	Vineyard	RD-5	5.0	0.13	1
1211260024	Vineyard	RD-5	5.0	0.13	1
1211260025	Vineyard	RD-5	5.0	0.13	1
1211260026	Vineyard	RD-5	5.0	0.13	1
1211260027	Vineyard	RD-5	5.0	0.13	1
1211260028	Vineyard	RD-5	5.0	0.13	1
1211260029	Vineyard	RD-5	5.0	0.14	1
1211260030	Vineyard	RD-5	5.0	0.25	1
1211260031	Vineyard	RD-5	5.0	0.13	1
1211260032	Vineyard	RD-5	5.0	0.13	1
1211260033	Vineyard	RD-5	5.0	0.14	1
1211260034	Vineyard	RD-5	5.0	0.16	1
1210110061	Vineyard	RD-5	5.0	3.50	14
1210290088	Vineyard	RD-5	5.0	0.16	1
1211050043	Vineyard	RD-5	5.0	0.12	1
1220050018	Vineyard	RD-5	5.0	4.00	17
1220120010	Vineyard	RD-5	5.0	1.37	5
1220690066	Vineyard	RD-5	5.0	0.51	2
1220700088	Vineyard	RD-5	5.0	0.23	1
1220790003	Vineyard	RD-5	5.0	5.18	22
1220790004	Vineyard	RD-5	5.0	2.97	12
1220790005	Vineyard	RD-5	5.0	14.96	63
1220790006	Vineyard	RD-5	5.0	8.60	36
1220790007	Vineyard	RD-5	5.0	6.52	27
1220790008	Vineyard	RD-5	5.0	4.86	20
1220790012	Vineyard	RD-5	5.0	10.79	45
1220790013	Vineyard	RD-5	5.0	5.75	24
1280230045	Cosumnes	RD-5	5.0	0.44	1
1280260049	Cosumnes	RD-5	5.0	0.29	1

1320093011	Delta	RD-5	5.0	0.11	1
1320093012	Delta	RD-5	5.0	0.09	1
1320093013	Delta	RD-5	5.0	0.10	1
1320093014	Delta	RD-5	5.0	0.09	1
1320094004	Delta	RD-5	5.0	0.14	1
1320094007	Delta	RD-5	5.0	0.13	1
1320094024	Delta	RD-5	5.0	0.19	1
1320095006	Delta	RD-5	5.0	0.10	1
1320095019	Delta	RD-5	5.0	0.20	1
1320101002	Delta	RD-5	5.0	0.09	1
1320101014	Delta	RD-5	5.0	0.15	1
1320101018	Delta	RD-5	5.0	0.15	1
1320102002	Delta	RD-5	5.0	0.11	1
1320102003	Delta	RD-5	5.0	0.11	1
1320102013	Delta	RD-5	5.0	0.09	1
1320102016	Delta	RD-5	5.0	0.15	1
1320104008	Delta	RD-5	5.0	0.15	1
1320104011	Delta	RD-5	5.0	0.09	1
1320104015	Delta	RD-5	5.0	0.15	1
1320104021	Delta	RD-5	5.0	0.24	1
1320112006	Delta	RD-5	5.0	3.76	16
1320106007	Delta	RD-5	5.0	3.76	16
1320112006	Delta	RD-5	5.0	2.00	8
1320113005	Delta	RD-5	5.0	0.11	1
1320113006	Delta	RD-5	5.0	0.16	1
1320162019	Delta	RD-5	5.0	0.30	1
1320162020	Delta	RD-5	5.0	0.26	1
1320175003	Delta	RD-5	5.0	0.13	1
1420092018	Delta	RD-5	5.0	0.17	1
1420092025	Delta	RD-5	5.0	0.25	1
1420172011	Delta	RD-5	5.0	0.23	1

1420172017	Delta	RD-5	5.0	0.20	1
1420173051	Delta	RD-5	5.0	0.25	1
2020070015	Rio Linda/Elverta	RD-5	5.0	22.30	73
2020080038	Rio Linda/Elverta	RD-5	5.0	17.00	72
2020080047	Rio Linda/Elverta	RD-5	5.0	45.00	105
2020080048	Rio Linda/Elverta	RD-5	5.0	22.20	94
2020112005	Rio Linda/Elverta	RD-5	5.0	0.34	1
2020112021	Rio Linda/Elverta	RD-5	5.0	0.67	3
2020112034	Rio Linda/Elverta	RD-5	5.0	0.24	1
2020114003	Rio Linda/Elverta	RD-5	5.0	0.41	1
2020114004	Rio Linda/Elverta	RD-5	5.0	0.39	1
2020114005	Rio Linda/Elverta	RD-5	5.0	0.34	1
2020114006	Rio Linda/Elverta	RD-5	5.0	0.30	1
2020114007	Rio Linda/Elverta	RD-5	5.0	0.26	1
2020114011	Rio Linda/Elverta	RD-5	5.0	0.24	1
2020114012	Rio Linda/Elverta	RD-5	5.0	0.24	1
2020114013	Rio Linda/Elverta	RD-5	5.0	0.24	1
2020115002	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115003	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115016	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115018	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115019	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115020	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115021	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115022	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115025	Rio Linda/Elverta	RD-5	5.0	0.54	2
2020115030	Rio Linda/Elverta	RD-5	5.0	0.11	1
2020115032	Rio Linda/Elverta	RD-5	5.0	0.67	2
2020116006	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020116011	Rio Linda/Elverta	RD-5	5.0	0.35	1
2860370002	Arden Arcade	RD-5	5.0	0.25	1

2860300080	Arden Arcade	RD-5	5.0	0.21	1
2860300079	Arden Arcade	RD-5	5.0	0.24	1
2860300062	Arden Arcade	RD-5	5.0	0.23	1
2860180037	Arden Arcade	RD-5	5.0	0.21	1
2860180036	Arden Arcade	RD-5	5.0	0.21	1
2860092020	Arden Arcade	RD-5	5.0	0.25	1
2830300076	Arden Arcade	RD-5	5.0	0.32	1
2830300075	Carmichael & Old Foothill Farms	RD-5	5.0	0.96	4
2830272027	Carmichael & Old Foothill Farms	RD-5	5.0	1.66	7
2830221009	Carmichael & Old Foothill Farms	RD-5	5.0	0.22	1
2830102012	Carmichael & Old Foothill Farms	RD-5	5.0	0.26	1
2830090055	Carmichael & Old Foothill Farms	RD-5	5.0	0.28	1
2830090054	Carmichael & Old Foothill Farms	RD-5	5.0	0.18	1
2830081009	Carmichael & Old Foothill Farms	RD-5	5.0	0.38	1
2820211047	Carmichael & Old Foothill Farms	RD-5	5.0	0.23	1
2820211045	Carmichael & Old Foothill Farms	RD-5	5.0	0.2	1
2820211044	Carmichael & Old Foothill Farms	RD-5	5.0	0.17	1
2820141013	Carmichael & Old Foothill Farms	RD-5	5.0	0.5	1
2820062028	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2810051003	Arden Arcade	RD-5	5.0	0.19	1
2790203007	Arden Arcade	RD-5	5.0	0.56	2
2790201032	Arden Arcade	RD-5	5.0	0.24	1
2790191024	Arden Arcade	RD-5	5.0	0.3	1
2790122020	Arden Arcade	RD-5	5.0	0.23	1
2790122019	Arden Arcade	RD-5	5.0	0.23	1
2790122018	Arden Arcade	RD-5	5.0	0.23	1
2790122017	Arden Arcade	RD-5	5.0	0.25	1

2790110071	Arden Arcade	RD-5	5.0	0.18	1
2780182036	Arden Arcade	RD-5	5.0	0.21	1
2780182035	Arden Arcade	RD-5	5.0	0.21	1
2780111006	Arden Arcade	RD-5	5.0	0.16	1
2730311085	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2730311056	Carmichael & Old Foothill Farms	RD-5	5.0	0.34	1
2730091078	Carmichael & Old Foothill Farms	RD-5	5.0	0.27	1
2730070029	Carmichael & Old Foothill Farms	RD-5	5.0	0.18	1
2730030028	Carmichael & Old Foothill Farms	RD-5	5.0	0.27	1
2730030024	Carmichael & Old Foothill Farms	RD-5	5.0	0.27	1
2720271031	Carmichael & Old Foothill Farms	RD-5	5.0	0.16	1
2720220051	Carmichael & Old Foothill Farms	RD-5	5.0	0.2	1
2720210095	Carmichael & Old Foothill Farms	RD-5	5.0	0.21	1
2720210094	Carmichael & Old Foothill Farms	RD-5	5.0	0.21	1
2720210093	Carmichael & Old Foothill Farms	RD-5	5.0	0.21	1
2720210092	Carmichael & Old Foothill Farms	RD-5	5.0	0.23	1
2720190034	Carmichael & Old Foothill Farms	RD-5	5.0	0.34	1
2720171027	Carmichael & Old Foothill Farms	RD-5	5.0	0.99	4
2720171024	Carmichael & Old Foothill Farms	RD-5	5.0	0.84	3
2720130067	Carmichael & Old Foothill Farms	RD-5	5.0	0.16	1
2720130065	Carmichael & Old Foothill Farms	RD-5	5.0	0.21	1
2720130064	Carmichael & Old Foothill Farms	RD-5	5.0	0.16	1
2720130063	Carmichael & Old Foothill Farms	RD-5	5.0	0.15	1
2720130023	Carmichael & Old Foothill Farms	RD-5	5.0	0.2	1

2720121062	Carmichael & Old Foothill Farms	RD-5	5.0	0.26	1
2720121050	Carmichael & Old Foothill Farms	RD-5	5.0	0.16	1
2720090128	Carmichael & Old Foothill Farms	RD-5	5.0	0.15	1
2720070060	Carmichael & Old Foothill Farms	RD-5	5.0	0.37	1
2720020116	Carmichael & Old Foothill Farms	RD-5	5.0	0.15	1
2720020111	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2720020055	Carmichael & Old Foothill Farms	RD-5	5.0	0.14	1
2710313073	Carmichael & Old Foothill Farms	RD-5	5.0	0.18	1
2710033077	Carmichael & Old Foothill Farms	RD-5	5.0	0.12	1
2710033076	Carmichael & Old Foothill Farms	RD-5	5.0	0.17	1
2710033075	Carmichael & Old Foothill Farms	RD-5	5.0	0.15	1
2710033074	Carmichael & Old Foothill Farms	RD-5	5.0	0.17	1
2610470017	Orangevale	RD-5	5.0	0.24	1
2610470001	Orangevale	RD-5	5.0	0.27	1
2600500003	Carmichael & Old Foothill Farms	RD-5	5.0	0.14	1
2600500002	Carmichael & Old Foothill Farms	RD-5	5.0	0.13	1
2600370026	Carmichael & Old Foothill Farms	RD-5	5.0	0.28	1
2600360058	Carmichael & Old Foothill Farms	RD-5	5.0	0.14	1
2600360057	Carmichael & Old Foothill Farms	RD-5	5.0	0.15	1
2600350052	Carmichael & Old Foothill Farms	RD-5	5.0	0.21	1
2600212019	Carmichael & Old Foothill Farms	RD-5	5.0	0.29	1
2600164004	Carmichael & Old Foothill Farms	RD-5	5.0	0.24	1
2600163045	Carmichael & Old Foothill Farms	RD-5	5.0	0.33	1
2590113030	Orangevale	RD-5	5.0	0.25	1

2580212077	Carmichael & Old Foothill Farms	RD-5	5.0	0.23	1
2580110052	Carmichael & Old Foothill Farms	RD-5	5.0	1.14	4
2580110036	Carmichael & Old Foothill Farms	RD-5	5.0	1.58	6
2580091036	Carmichael & Old Foothill Farms	RD-5	5.0	0.42	1
2580091026	Carmichael & Old Foothill Farms	RD-5	5.0	0.29	1
2580091008	Carmichael & Old Foothill Farms	RD-5	5.0	0.3	1
2580052012	Carmichael & Old Foothill Farms	RD-5	5.0	1.15	4
2550290029	Arden Arcade	RD-5	5.0	0.12	1
2550182032	Arden Arcade	RD-5	5.0	0.16	1
2540123005	Arden Arcade	RD-5	5.0	0.34	1
2530310043	Fair Oaks	RD-5	5.0	0.81	3
2480140012	Fair Oaks	RD-5	5.0	0.25	1
2480140003	Fair Oaks	RD-5	5.0	0.11	1
2480072007	Fair Oaks	RD-5	5.0	0.42	1
2480011043	Fair Oaks	RD-5	5.0	0.83	3
2480011010	Fair Oaks	RD-5	5.0	0.94	3
2470260019	Carmichael & Old Foothill Farms	RD-5	5.0	0.45	1
2470060038	Carmichael & Old Foothill Farms	RD-5	5.0	0.4	1
2460250020	Fair Oaks	RD-5	5.0	0.92	3
2460213024	Fair Oaks	RD-5	5.0	0.37	1
2450232015	Carmichael & Old Foothill Farms	RD-5	5.0	0.17	1
2440302018	Fair Oaks	RD-5	5.0	1.25	5
2440301002	Fair Oaks	RD-5	5.0	0.29	1
2440293015	Fair Oaks	RD-5	5.0	0.45	1
2440283012	Fair Oaks	RD-5	5.0	0.2	1
2440283011	Fair Oaks	RD-5	5.0	0.18	1
2440283008	Fair Oaks	RD-5	5.0	0.13	1
2440283007	Fair Oaks	RD-5	5.0	0.5	1

2440282024	Fair Oaks	RD-5	5.0	0.49	1
2440282023	Fair Oaks	RD-5	5.0	0.46	1
2440275020	Fair Oaks	RD-5	5.0	0.76	3
2440274003	Fair Oaks	RD-5	5.0	0.87	3
2440271009	Fair Oaks	RD-5	5.0	0.64	2
2440263026	Fair Oaks	RD-5	5.0	0.33	1
2440263008	Fair Oaks	RD-5	5.0	0.48	2
2440262018	Fair Oaks	RD-5	5.0	0.57	2
2440242011	Fair Oaks	RD-5	5.0	0.26	1
2440242007	Fair Oaks	RD-5	5.0	0.26	1
2440241033	Fair Oaks	RD-5	5.0	0.25	1
2440220026	Fair Oaks	RD-5	5.0	1.36	5
2440220017	Fair Oaks	RD-5	5.0	0.24	1
2440215018	Fair Oaks	RD-5	5.0	0.3	1
2440190017	Fair Oaks	RD-5	5.0	0.61	2
2440190014	Fair Oaks	RD-5	5.0	0.51	2
2440190013	Fair Oaks	RD-5	5.0	0.37	1
2440183017	Fair Oaks	RD-5	5.0	0.42	1
2440182008	Fair Oaks	RD-5	5.0	0.23	1
2440174035	Fair Oaks	RD-5	5.0	0.12	1
2440142005	Fair Oaks	RD-5	5.0	0.11	1
2440141018	Fair Oaks	RD-5	5.0	0.21	1
2440092030	Fair Oaks	RD-5	5.0	0.14	1
2440082009	Fair Oaks	RD-5	5.0	1.46	6
2440041039	Fair Oaks	RD-5	5.0	0.14	1
2440041025	Fair Oaks	RD-5	5.0	0.15	1
2440022017	Fair Oaks	RD-5	5.0	0.27	1
2420640004	Fair Oaks	RD-5	5.0	0.54	2
2420640001	Fair Oaks	RD-5	5.0	0.65	2
2420630002	Fair Oaks	RD-5	5.0	0.28	1
2420480021	Fair Oaks	RD-5	5.0	0.23	1

2420450031	Fair Oaks	RD-5	5.0	0.28	1
2420450025	Fair Oaks	RD-5	5.0	0.22	1
2420440023	Fair Oaks	RD-5	5.0	0.26	1
2420410077	Fair Oaks	RD-5	5.0	0.18	1
2420410076	Fair Oaks	RD-5	5.0	0.23	1
2420400013	Fair Oaks	RD-5	5.0	0.3	1
2420372002	Fair Oaks	RD-5	5.0	0.26	1
2420321009	Fair Oaks	RD-5	5.0	0.2	1
2420310009	Fair Oaks	RD-5	5.0	0.34	1
2420273009	Fair Oaks	RD-5	5.0	0.59	2
2420440023	Fair Oaks	RD-5	5.0	0.26	1
2420410077	Fair Oaks	RD-5	5.0	0.18	1
2420410076	Fair Oaks	RD-5	5.0	0.23	1
2420400013	Fair Oaks	RD-5	5.0	0.3	1
2420372002	Fair Oaks	RD-5	5.0	0.26	1
2420321009	Fair Oaks	RD-5	5.0	0.2	1
2420310009	Fair Oaks	RD-5	5.0	0.34	1
2420273005	Fair Oaks	RD-5	5.0	0.43	1
2420273004	Fair Oaks	RD-5	5.0	0.51	1
2420273001	Fair Oaks	RD-5	5.0	0.26	1
2420231062	Fair Oaks	RD-5	5.0	0.67	2
2420203019	Fair Oaks	RD-5	5.0	1	4
2420195011	Fair Oaks	RD-5	5.0	0.85	3
2420195004	Fair Oaks	RD-5	5.0	0.47	2
2420193041	Fair Oaks	RD-5	5.0	0.29	1
2420193037	Fair Oaks	RD-5	5.0	0.47	2
2420182017	Fair Oaks	RD-5	5.0	0.81	3
2420181036	Fair Oaks	RD-5	5.0	1.29	5
2420173051	Fair Oaks	RD-5	5.0	0.27	1
2420173018	Fair Oaks	RD-5	5.0	0.48	2
2420102030	Fair Oaks	RD-5	5.0	0.71	3

2420101044	Fair Oaks	RD-5	5.0	0.2	1
2420095068	Fair Oaks	RD-5	5.0	0.27	1
2420042027	Fair Oaks	RD-5	5.0	0.27	1
2400240011	Carmichael & Old Foothill Farms	RD-5	5.0	9.44	40
2400062089	Carmichael & Old Foothill Farms	RD-5	5.0	0.45	1
2400050052	Carmichael & Old Foothill Farms	RD-5	5.0	0.22	1
2400050051	Carmichael & Old Foothill Farms	RD-5	5.0	0.22	1
2400050050	Carmichael & Old Foothill Farms	RD-5	5.0	0.22	1
2390330008	Carmichael & Old Foothill Farms	RD-5	5.0	0.31	1
2390330007	Carmichael & Old Foothill Farms	RD-5	5.0	0.41	1
2390081034	Carmichael & Old Foothill Farms	RD-5	5.0	1.47	6
2390070042	Carmichael & Old Foothill Farms	RD-5	5.0	0.3	1
2360281019	Carmichael & Old Foothill Farms	RD-5	5.0	0.29	1
2360060022	Carmichael & Old Foothill Farms	RD-5	5.0	1.18	5
2360051073	Carmichael & Old Foothill Farms	RD-5	5.0	1.33	5
2360022001	Carmichael & Old Foothill Farms	RD-5	5.0	0.26	1
2350490037	Orangevale	RD-5	5.0	0.47	2
2350261050	Orangevale	RD-5	5.0	0.17	1
2350261049	Orangevale	RD-5	5.0	0.18	1
2350212029	Fair Oaks	RD-5	5.0	0.2	1
2350191057	Fair Oaks	RD-5	5.0	0.69	2
2350091031	Orangevale	RD-5	5.0	0.34	1
2350034065	Orangevale	RD-5	5.0	0.18	1
2350034018	Orangevale	RD-5	5.0	0.29	1
2330690007	Fair Oaks	RD-5	5.0	0.23	1
2330142066	Fair Oaks	RD-5	5.0	0.79	3

2300532017	Carmichael & Old Foothill Farms	RD-5	5.0	1.29	5
2300491001	Carmichael & Old Foothill Farms	RD-5	5.0	0.6	2
2300134029	Carmichael & Old Foothill Farms	RD-5	5.0	0.49	2
2300134028	Carmichael & Old Foothill Farms	RD-5	5.0	0.24	1
2300021009	Carmichael & Old Foothill Farms	RD-5	5.0	0.07	1
2280670017	North Highlands/Foothill Farms	RD-5	5.0	0.12	1
2280670016	North Highlands/Foothill Farms	RD-5	5.0	0.15	1
2280460076	Carmichael & Old Foothill Farms	RD-5	5.0	0.3	1
2280480043	Carmichael & Old Foothill Farms	RD-5	5.0	1.78	4
2280431040	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2280431038	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2280402022	North Highlands/Foothill Farms	RD-5	5.0	0.14	1
2280402020	North Highlands/Foothill Farms	RD-5	5.0	0.15	1
2280402019	North Highlands/Foothill Farms	RD-5	5.0	0.26	1
2280393003	North Highlands/Foothill Farms	RD-5	5.0	0.14	1
2280332019	North Highlands/Foothill Farms	RD-5	5.0	0.18	1
2280252029	North Highlands/Foothill Farms	RD-5	5.0	0.93	1
2280233006	Carmichael & Old Foothill Farms	RD-5	5.0	0.3	1
2280233005	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2230012083	Orangevale	RD-5	5.0	0.29	1

2230012082	Orangevale	RD-5	5.0	0.25	1
2230012060	Orangevale	RD-5	5.0	0.27	1
2230012053	Orangevale	RD-5	5.0	3.85	16
2230012047	Orangevale	RD-5	5.0	1.7	7
2200414016	North Highlands/Foothill Farms	RD-5	5.0	0.45	1
2200025002	Carmichael & Old Foothill Farms	RD-5	5.0	1.8	7
2190051010	North Highlands/Foothill Farms	RD-5	5.0	0.17	1
2180262001	North Highlands/Foothill Farms	RD-5	5.0	0.24	1
2140280009	Rio Linda/Elverta	RD-5	5.0	0.24	1
2140092001	Rio Linda/Elverta	RD-5	5.0	0.41	1
2140062040	Rio Linda/Elverta	RD-5	5.0	4.86	20
2140061040	Rio Linda/Elverta	RD-5	5.0	2.35	9
2070279004	Rio Linda/Elverta	RD-5	5.0	0.14	1
2070100020	Rio Linda/Elverta	RD-5	5.0	0.6	2
2070100016	Rio Linda/Elverta	RD-5	5.0	0.39	1
2070080066	Rio Linda/Elverta	RD-5	5.0	4.84	20
2070070029	Rio Linda/Elverta	RD-5	5.0	0.46	1
2070070028	Rio Linda/Elverta	RD-5	5.0	0.3	1
2070070003	Rio Linda/Elverta	RD-5	5.0	0.95	4
2070030012	Rio Linda/Elverta	RD-5	5.0	0.45	1
2070030006	Rio Linda/Elverta	RD-5	5.0	0.52	2
2070022009	Rio Linda/Elverta	RD-5	5.0	1.5	6
2060450003	Rio Linda/Elverta	RD-5	5.0	0.25	1
2060450002	Rio Linda/Elverta	RD-5	5.0	0.29	1
2060430002	Rio Linda/Elverta	RD-5	5.0	0.15	1
2060430001	Rio Linda/Elverta	RD-5	5.0	0.18	1
2060420009	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060420002	Rio Linda/Elverta	RD-5	5.0	0.13	1

2060410060	Rio Linda/Elverta	RD-5	5.0	0.18	1
2060410059	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410058	Rio Linda/Elverta	RD-5	5.0	0.18	1
2060410057	Rio Linda/Elverta	RD-5	5.0	0.2	1
2060410056	Rio Linda/Elverta	RD-5	5.0	0.17	1
2060410055	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410054	Rio Linda/Elverta	RD-5	5.0	0.15	1
2060410053	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410052	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410051	Rio Linda/Elverta	RD-5	5.0	0.18	1
2060410050	Rio Linda/Elverta	RD-5	5.0	0.19	1
2060410049	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410048	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410047	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410046	Rio Linda/Elverta	RD-5	5.0	0.15	1
2060410045	Rio Linda/Elverta	RD-5	5.0	0.16	1
2060410044	Rio Linda/Elverta	RD-5	5.0	0.16	1
2060410043	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410042	Rio Linda/Elverta	RD-5	5.0	0.16	1
2060410041	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410040	Rio Linda/Elverta	RD-5	5.0	0.19	1
2060410039	Rio Linda/Elverta	RD-5	5.0	0.2	1
2060410038	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410037	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410036	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410035	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410034	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410033	Rio Linda/Elverta	RD-5	5.0	0.19	1
2060360078	Rio Linda/Elverta	RD-5	5.0	0.16	1
2060360077	Rio Linda/Elverta	RD-5	5.0	0.16	1
2060360076	Rio Linda/Elverta	RD-5	5.0	0.29	1

2060304023	Rio Linda/Elverta	RD-5	5.0	0.11	1
2060304022	Rio Linda/Elverta	RD-5	5.0	0.09	1
2060304019	Rio Linda/Elverta	RD-5	5.0	0.3	1
2060291013	Rio Linda/Elverta	RD-5	5.0	0.43	1
2060291005	Rio Linda/Elverta	RD-5	5.0	2.32	9
2060271053	Rio Linda/Elverta	RD-5	5.0	0.5	2
2060271043	Rio Linda/Elverta	RD-5	5.0	0.56	2
2060253022	Rio Linda/Elverta	RD-5	5.0	0.26	1
2060210052	Rio Linda/Elverta	RD-5	5.0	0.48	2
2060070022	Rio Linda/Elverta	RD-5	5.0	0.24	1
2060061015	Rio Linda/Elverta	RD-5	5.0	0.46	1
2060050008	Rio Linda/Elverta	RD-5	5.0	0.21	1
2060050007	Rio Linda/Elverta	RD-5	5.0	0.21	1
2060050006	Rio Linda/Elverta	RD-5	5.0	0.21	1
2060050005	Rio Linda/Elverta	RD-5	5.0	2.22	9
2060036032	Rio Linda/Elverta	RD-5	5.0	0.18	1
2060036031	Rio Linda/Elverta	RD-5	5.0	0.12	1
2060036030	Rio Linda/Elverta	RD-5	5.0	0.12	1
2060036027	Rio Linda/Elverta	RD-5	5.0	0.19	1
2060036026	Rio Linda/Elverta	RD-5	5.0	0.21	1
2060035061	Rio Linda/Elverta	RD-5	5.0	3.56	15
2060035002	Rio Linda/Elverta	RD-5	5.0	3	12
2031590119	Antelope	RD-5	5.0	0.18	1
2030392045	Rio Linda/Elverta	RD-5	5.0	0.19	1
2030100085	Antelope	RD-5	5.0	0.36	1
2030080039	Rio Linda/Elverta	RD-5	5.0	49.53	143
2030080038	Rio Linda/Elverta	RD-5	5.0	53.16	45
2030080021	Rio Linda/Elverta	RD-5	5.0	1.15	4
2030040008	Rio Linda/Elverta	RD-5	5.0	4.96	48
2030040007	Rio Linda/Elverta	RD-5	5.0	42.32	91
2030010014	Rio Linda/Elverta	RD-5	5.0	77.83	275

2020261003	Rio Linda/Elverta	RD-5	5.0	0.3	1
2020261002	Rio Linda/Elverta	RD-5	5.0	0.3	1
2020261001	Rio Linda/Elverta	RD-5	5.0	0.32	1
2020170025	Rio Linda/Elverta	RD-5	5.0	33.21	141
2020170024	Rio Linda/Elverta	RD-5	5.0	143.17	391
2020170019	Rio Linda/Elverta	RD-5	5.0	69.4	227
2020123013	Rio Linda/Elverta	RD-5	5.0	0.75	3
2020122031	Rio Linda/Elverta	RD-5	5.0	0.25	1
2020122030	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020122029	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020122021	Rio Linda/Elverta	RD-5	5.0	0.34	1
2020122020	Rio Linda/Elverta	RD-5	5.0	0.36	1
2020122019	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020118016	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020116018	Rio Linda/Elverta	RD-5	5.0	0.3	1
		Total		**1517.71 Acres**	**6010 Units**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) RD-5 zoned sites on the Above Moderate Inventory will have access to infrastructure during the Housing Element period.

(2) Unless indicated by Footnote (4), these sites are undeveloped and were included in the previous Housing Element inventory

(3) RD-5 zoning permits five dwelling units per acre and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

(4) These are new parcels that were not previously included in the inventory. They will have access to services during the Housing Element Period.

TABLE C-12 ABOVE MODERATE INVENTORY ZONING: RESIDENTIAL (A-2)[(1)(2)] GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity [(3)]
0730090062	Cosumnes	A-2	0.5	117.62	58
0730180027	Cosumnes	A-2	0.5	202.71	101
0730180029	Cosumnes	A-2	0.5	39.81	19
0730190047	Cosumnes	A-2	0.5	9.48	4
0730460007	Cosumnes	A-2	0.5	0.32	1
0730460014	Cosumnes	A-2	0.5	17.93	8
0730790023	Cosumnes	A-2	0.5	238.36	119
0730800003	Cosumnes	A-2	0.5	218.03	109
0730800006	Cosumnes	A-2	0.5	11.03	5
0730800007	Cosumnes	A-2	0.5	3.01	1
0730800008	Cosumnes	A-2	0.5	92.75	46
0730800009	Cosumnes	A-2	0.5	65.08	32
1260070005	Cosumnes	A-2	0.5	10	5
1260070034	Cosumnes	A-2	0.5	2.87	1
1260070047	Cosumnes	A-2	0.5	3.05	1
1260070062	Cosumnes	A-2	0.5	2.27	1
1260070063	Cosumnes	A-2	0.5	2.27	1
1260070074	Cosumnes	A-2	0.5	10.45	5
1260070095	Cosumnes	A-2	0.5	4.18	2
1260070097	Cosumnes	A-2	0.5	2.47	1
1260070098	Cosumnes	A-2	0.5	2.47	1
1260070101	Cosumnes	A-2	0.5	2.46	1
1260070102	Cosumnes	A-2	0.5	2.45	1
1260070103	Cosumnes	A-2	0.5	2.04	1
1260141007	Cosumnes	A-2	0.5	2.19	1

1260141008	Cosumnes	A-2	0.5	2.45	1
1260220005	Cosumnes	A-2	0.5	2.32	1
1260230001	Cosumnes	A-2	0.5	3.65	1
1260230008	Cosumnes	A-2	0.5	0.18	1
1260241004	Cosumnes	A-2	0.5	7.16	3
1260500002	Cosumnes	A-2	0.5	0.95	1
1260500004	Cosumnes	A-2	0.5	1.07	1
1260540002	Cosumnes	A-2	0.5	1.22	1
1320030080	Delta	A-2	0.5	2.33	1
1340143005	Cosumnes	A-2	0.5	3.7	1
1340143008	Cosumnes	A-2	0.5	1.43	1
1340160032	Cosumnes	A-2	0.5	2	1
1340173007	Cosumnes	A-2	0.5	2.44	1
1340322005	Cosumnes	A-2	0.5	1.95	1
1360060034	Cosumnes	A-2	0.5	2.61	1
1360101041	Cosumnes	A-2	0.5	3.99	1
1360101067	Cosumnes	A-2	0.5	3	1
1360110028	Cosumnes	A-2	0.5	2	1
1360110100	Cosumnes	A-2	0.5	1.33	1
1360170047	Cosumnes	A-2	0.5	0.93	1
1360340005	Cosumnes	A-2	0.5	3.11	1
1380041001	Southeast	A-2	0.5	0.5	1
1380042016	Southeast	A-2	0.5	0.14	1
1380043010	Southeast	A-2	0.5	0.18	1
1380043011	Southeast	A-2	0.5	0.14	1
1380043012	Southeast	A-2	0.5	0.14	1
1380043013	Southeast	A-2	0.5	0.14	1
1380043014	Southeast	A-2	0.5	0.14	1
1380043015	Southeast	A-2	0.5	0.14	1
1380043016	Southeast	A-2	0.5	0.14	1
1380043017	Southeast	A-2	0.5	0.14	1

1380043018	Southeast	A-2	0.5	0.14	1
1380043019	Southeast	A-2	0.5	0.28	1
1380043022	Southeast	A-2	0.5	0.2	1
1380054016	Southeast	A-2	0.5	2.86	1
1380054017	Southeast	A-2	0.5	3.14	1
1500071056	Southeast	A-2	0.5	2.17	1
1500071057	Southeast	A-2	0.5	2.18	1
1500071058	Southeast	A-2	0.5	2.47	1
1520031016	Southeast	A-2	0.5	0.15	1
1520190031	Southeast	A-2	0.5	0.36	1
1520190032	Southeast	A-2	0.5	0.42	1
2240200015	Orangevale	A-2	0.5	1.75	1
2240540034	Orangevale	A-2	0.5	2.04	1
2240560042	Orangevale	A-2	0.5	1.63	1
		Total		**1136.71 Acres**	**572 Units**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) A-2 zoned sites on the Above Moderate Inventory will not have access to infrastructure (water, sewer) during the Housing Element period.

(2) These sites are vacant and were included in the previous Housing Element inventory

(3) A-2 zoning permits one dwelling unit per 2 acres and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-13 ABOVE MODERATE INVENTORY ZONING: RESIDENTIAL DENSITY 7 (RD-7)[1] GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)[3]					
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity [2]
0500500053	South Sacramento	RD-7	7.0	0.54	3
0640072003	Vineyard	RD-7	7.0	10.50	83
0650070061	Vineyard	RD-7	7.0	19.64	117
0650070006	Vineyard	RD-7	7.0	9.80	62
0660070017	Vineyard	RD-7	7.0	8.44	50
0660070051	Vineyard	RD-7	7.0	17.32	103
0660200003	Vineyard	RD-7	7.0	13.92	82
0650042042	Vineyard	RD-7	7.0	14.90	89
1220050017	Vineyard	RD-7	7.0	9.92	59
1220050018	Vineyard	RD-7	7.0	6.12	36
1220050032	Vineyard	RD-7	7.0	5.82	34
1220050033	Vineyard	RD-7	7.0	0.43	2
1220790021	Vineyard	RD-7	7.0	7.00	42
1220790013	Vineyard	RD-7	7.0	0.42	2
2020070013	Rio Linda/Elverta	RD-7	7.0	20.00	119
2020080005	Rio Linda/Elverta	RD-7	7.0	31.16	126
2020080007	Rio Linda/Elverta	RD-7	7.0	6.40	31
2020080019	Rio Linda/Elverta	RD-7	7.0	10.00	59
2020080020	Rio Linda/Elverta	RD-7	7.0	10.00	59
2020080053	Rio Linda/Elverta	RD-7	7.0	20.00	91
2020080056	Rio Linda/Elverta	RD-7	7.0	9.55	56
2020080058	Rio Linda/Elverta	RD-7	7.0	5.00	25
2020080059	Rio Linda/Elverta	RD-7	7.0	9.36	55
2030100108[4]	Antelope	RD-7	7.0	16.07	96
2030100105[4]	Antelope	RD-7	7.0	8.41	50

2030100106[4]	Antelope	RD-7	7.0	7.04	42
2030110064	Antelope	RD-7	7.0	0.63	3
2030260016	Antelope	RD-7	7.0	3.00	17
2030260064	Antelope	RD-7	7.0	23.01	136
2030720074	Antelope	RD-7	7.0	0.59	3
2030730073	Antelope	RD-7	7.0	0.02	1
2031270108	Antelope	RD-7	7.0	0.16	1
2031350061	Antelope	RD-7	7.0	1.60	9
2032010004	Antelope	RD-7	7.0	0.11	1
2080122001	North Highlands/Foothill Farms	RD-7	7.0	5.94	35
0670030072, 074, 076[4]	Cordova	RD-7	7.0	16.95	125
0670030072, 074, 076[4]	Cordova	RD-7	7.0	15.08	121
0670030072, 074, 076[4]	Cordova	RD-7	7.0	15.38	123
0670030072, 074, 076[4]	Cordova	RD-7	7.0	28.07	208
1220010014	Vineyard	RD-7	7.0	0.37	1
2440275006	Fair Oaks	RD-7	7.0	0.28	1
		Total		**388.93 Acres**	**2358 Units**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) RD-7 zoned sites on the Above Moderate Inventory will have access to infrastructure during the Housing Element period.
(2) RD-7 zoning permits seven dwelling units per acre and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.
(3) Unless indicated by Footnote 4 these parcels are undeveloped and included in the previous inventory.
(4) These are new parcels that were not previously included in the inventory. These Parcels are located in the Mather South Master Plan Area.

Tables C-14 through C-19 and C-21 through C-23 provide the Moderate Land Inventory.

TABLE C-14 MODERATE INVENTORY ZONING: RESIDENTIAL 10 (RD-10) (1)(2) GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (MODERATE INCOME LEVEL)(					
Community	**APN**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity(3)**
South Sacramento	0200083003	RD-10	10.0	0.25	2
South Sacramento	0200313026	RD-10	10.0	0.13	1
South Sacramento	0220033010	RD-10	10.0	0.23	2
South Sacramento	0220104031	RD-10	10.0	0.33	2
South Sacramento	0260021023	RD-10	10.0	0.22	2
South Sacramento	0260021039	RD-10	10.0	0.22	2
South Sacramento	0260021040	RD-10	10.0	0.19	2
South Sacramento	0260041009	RD-10	10.0	0.44	3
South Sacramento	0260041010	RD-10	10.0	0.22	2
South Sacramento	0260094003	RD-10	10.0	0.26	2
South Sacramento	0260300038	RD-10	10.0	1.60	13
South Sacramento	0370011055	RD-10	10.0	2.04	17
South Sacramento	0370011080	RD-10	10.0	0.76	6
South Sacramento	0370011006	RD-10	10.0	0.23	2
South Sacramento	0370011008	RD-10	10.0	0.49	3
South Sacramento	0370171016	RD-10	10.0	0.16	2
South Sacramento	0370231002	RD-10	10.0	4.75	40
South Sacramento	0390052027	RD-10	10.0	0.83	7

South Sacramento	0390072002	RD-10	10.0	1.88	15
South Sacramento	0390091006	RD-10	10.0	0.86	7
South Sacramento	0390233033	RD-10	10.0	0.18	2
South Sacramento	0400320041	RD-10	10.0	0.65	6
South Sacramento	0430042028	RD-10	10.0	0.21	2
South Sacramento	0430061016	RD-10	10.0	0.26	2
South Sacramento	0430062021	RD-10	10.0	0.34	3
South Sacramento	0430062022	RD-10	10.0	0.31	2
South Sacramento	0500292003	RD-10	10.0	0.23	2
South Sacramento	0500292005	RD-10	10.0	0.22	2
South Sacramento	0500293005	RD-10	10.0	0.23	2
South Sacramento	0500341007	RD-10	10.0	0.62	5
South Sacramento	0500341011	RD-10	10.0	0.28	2
South Sacramento	0500492025	RD-10	10.0	0.21	2
South Sacramento	0510160005	RD-10	10.0	1.36	11
South Sacramento	0510030012	SPA RD-10	10.0	5.89	41
South Sacramento	0510352018	RD-10	10.0	0.17	2
Vineyard	0650310006	RD-10	10.0	5.42	46
Vineyard	0660090010	RD-10	10.0	3.10	26
Vineyard	0660100034	RD-10	10.0	5.00	42
Vineyard	0660100035	RD-10	10.0	4.61	39
Cordova	0720231092, 093, 099 (Glenborough)	RD-10	10.0	77.90	662
South Sacramento	1150330042	RD-10	10.0	0.29	2
Vineyard	1211150030	RD-10	10.0	0.07	1
Vineyard	1211150029	RD-10	10.0	0.06	1
Vineyard	1211150028	RD-10	10.0	0.05	1
Vineyard	1211240060	RD-10	10.0	0.42	4
Vineyard	1211240009	RD-10	10.0	0.06	1

Vineyard	1211240008	RD-10	10.0	0.06	1
Vineyard	1211240001	RD-10	10.0	0.08	1
Vineyard	1211240002	RD-10	10.0	0.06	1
Vineyard	1211240003	RD-10	10.0	0.06	1
Vineyard	1211240004	RD-10	10.0	0.06	1
Vineyard	0660100005	RD-10	10.0	0.06	1
Vineyard	1211240006	RD-10	10.0	0.06	1
Vineyard	1211240007	RD-10	10.0	0.06	1
Vineyard	1211240049	RD-10	10.0	0.06	1
Vineyard	1211240050	RD-10	10.0	0.05	1
Vineyard	1211240051	RD-10	10.0	0.05	1
Vineyard	1211240052	RD-10	10.0	0.05	1
Vineyard	1211240053	RD-10	10.0	0.05	1
Vineyard	1211240054	RD-10	10.0	0.05	1
Vineyard	1211240055	RD-10	10.0	0.05	1
Vineyard	1211240056	RD-10	10.0	0.05	1
Vineyard	1211240057	RD-10	10.0	0.05	1
Vineyard	1211240058	RD-10	10.0	0.05	1
Vineyard	1211240059	RD-10	10.0	0.06	1
Vineyard	1211240027	RD-10	10.0	0.06	1
Vineyard	1211240028	RD-10	10.0	0.05	1
Delta	1460160037	RD-10	10.0	0.60	5
Delta	1460170069	RD-10	10.0	2.59	22
Delta	1460170068	RD-10	10.0	5.00	42
Delta	1460180042	RD-10	10.0	0.86	7
Delta	1460180044	RD-10	10.0	8.17	69
Delta	1460180063	RD-10	10.0	0.42	3
Delta	1460180075	RD-10	10.0	3.28	27
Delta	1460180071	RD-10	10.0	0.50	4
Delta	1460340013	RD-10	10.0	0.10	1
Delta	1460340048	RD-10	10.0	0.44	3
Delta	1460340049	RD-10	10.0	0.37	3
Delta	1460350014	RD-10	10.0	0.15	1
Delta	1460360069	RD-10	10.0	0.07	1
Delta	1460360070	RD-10	10.0	0.40	1
Delta	1460360075	RD-10	10.0	0.03	1
Delta	1460360084	RD-10	10.0	0.05	1
Delta	1460360088	RD-10	10.0	0.05	1
Delta	1460360092	RD-10	10.0	0.10	1
Delta	1460360093	RD-10	10.0	0.12	1
Delta	1460370012	RD-10	10.0	0.05	1
Delta	1460370028	RD-10	10.0	0.08	1
Delta	1460370029	RD-10	10.0	0.08	1
Delta	1460370042	RD-10	10.0	0.11	1
Delta	1460390005	RD-10	10.0	0.13	1
Delta	1460390008	RD-10	10.0	0.15	1

Delta	1460390012	RD-10	10.0	0.10	1
Delta	1460390032	RD-10	10.0	0.13	1
Delta	1460390041	RD-10	10.0	0.17	1
North Highlands	2220024001	RD-10	10.0	6.02	51
North Highlands	2220024041	RD-10	10.0	3.94	33
North Highlands	2280091015	RD-10	10.0	0.81	6
North Highlands	2280091025	RD-10	10.0	0.30	2
North Highlands	2280091030	RD-10	10.0	0.33	2
North Highlands	2280182004	RD-10	10.0	0.35	2
North Highlands	2280500054	RD-10	10.0	0.19	2
North Highlands	2280500055	RD-10	10.0	0.22	2
Carmichael & Old Foothill Farms	2300133025	RD-10	10.0	0.19	2
Carmichael & Old Foothill Farms	2300133026	RD-10	10.0	0.20	2
Carmichael & Old Foothill Farms	2360360024	RD-10	10.0	0.27	2
Carmichael & Old Foothill Farms	2360254009	RD-10	10.0	1.75	15
Carmichael & Old Foothill Farms	2400141033	RD-10	10.0	1.00	8
Carmichael & Old Foothill Farms	2400560047	RD-10	10.0	0.20	2
Fair Oaks	2420410033	RD-10	10.0	0.15	1
Fair Oaks	2440013023	RD-10	10.0	0.24	2
Fair Oaks	2440013024	RD-10	10.0	0.25	2
Fair Oaks	2440360018	RD-10	10.0	0.61	5
Fair Oaks	2440360021	RD-10	10.0	0.30	2
Fair Oaks	2440360058	RD-10	10.0	0.05	1
Carmichael & Old Foothill Farms	2450222030	RD-10	10.0	2.19	18

Carmichael and Old Foothill Farms	2450240014	RD-10	10.0	1.48	12
Carmichael and Old Foothill Farms	2450240026	RD-10	10.0	1.33	11
Carmichael and Old Foothill Farms	2450240028	RD-10	10.0	0.49	4
Carmichael & Old Foothill Farms	2580225022	RD-10	10.0	0.62	5
Carmichael & Old Foothill Farms	2600480029	RD-10	10.0	0.19	2
Fair Oaks	2610010051	RD-10	10.0	1.33	11
Orangevale	2230252016	RD-10	10.0	0.25	2
Orangevale	2610210019	RD-10	10.0	1.31	11
Carmichael & Old Foothill Farms	2710170034	RD-10	10.0	0.15	2
Carmichael & Old Foothill Farms	2710170035	RD-10	10.0	0.15	2
Carmichael & Old Foothill Farms	2720011071	RD-10	10.0	0.18	2
Carmichael & Old Foothill Farms	2720011072	RD-10	10.0	0.19	2
Carmichael & Old Foothill Farms	2720011073	RD-10	10.0	0.19	2
Carmichael & Old Foothill Farms	2720200022	RD-10	10.0	0.48	4
Carmichael & Old Foothill Farms	2720312020	RD-10	10.0	0.67	5
Carmichael & Old Foothill Farms	2730301018	RD-10	10.0	0.36	3
Arden Arcade	2850183020	RD-10	10.0	0.07	1
Carmichael & Old Foothill Farms	2580021049	RD-10	10.0	0.18	2

Carmichael & Old Foothill Farms	2580021050	RD-10	10.0	0.18	2
Carmichael & Old Foothill Farms	2580021051	RD-10	10.0	0.16	2
Carmichael & Old Foothill Farms	2580021052	RD-10	10.0	0.16	2
Cordova(4)	0670030076,072,073 (Mather South)portions	RD-10	10.0	27.70	277
Carmichael & Old Foothill Farms	2450240001	SPA RD10	10.0	0.85	6
			Total	**207.92**	**1801**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) RD-10 zoned sites on the Moderate Inventory will have access to infrastructure during the Housing Element period.
(2) Unless indicated by Footnote 4 these parcels are undeveloped and included in the previous inventory
(3) RD-10 zoning permits 10 dwelling units per acre and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.
(4) These are new parcels that were not previously included in the inventory. These Parcels are located in the Mather South Master Plan Area.

TABLE C-15 MODERATE INVENTORY ZONING: RESIDENTIAL 15 (RD-15) GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (MODERATE INCOME LEVEL)							
Community	**APN**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity**	**Candidate Rezone Site**	**Capacity if Rezoned**
Vineyard(2)(3)(5)(6)(7)	0640080043	RD-20 (15 du/ac min.)	15.0	9.50	143	Y	160
Vineyard(2)(3)(4)(5)(6)	0650080110	RD-20 (15 du/ac min.)	15.0	4.77	64	Y	72
Cordova(1)(2)(3)	072360009,0723360017,0723360036 (Glenborough)	RD15	15.0	29.50	376		
Cordova(1)(2)(3)	0720231106 (Easton Place)	RD15	15.0	6.70	100		
Cordova(1)(2)(3)	0723360022 (Easton Place)	RD15	15.0	20.50	308		
South Sacramento(2)(3)	0390011006, 008, 021, 033, 042, 043	RD15	15.0	11.84	131		
			Total	**82.81**	**1122**		

(1) The moderate income -level development capacity for these sites is based on the Master Plans. These sites are also listed on the lower-income Tables.
(2) These sites will have access to infrastructure during the Housing Element period.
(3) These sites are vacant and were included in the previous Housing Element.
(4) These are new parcels that were not previously included in the inventory.
(5) Capacity at 20 units per acre if rezoned.
(6) This site is a candidate site for rezoning to accommodate the RHNA shortfall. This will be a separate action.

TABLE C-16 MODERATE INVENTORY ZONING: RESIDENTIAL 20 (RD-20) GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30 DU/AC) ASSUMED LAND USE: MULTIPLE FAMILY RESIDENTIAL (MODERATE INCOME LEVEL)[(2)(3)]							
Community	**APN**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity**	**Candidate Rezone Site**	**Capacity if Rezoned**
South Sacramento	0200253007	RD20 (SPA)	20.0	0.26	2		
South Sacramento	0200242014	RD20	20.0	0.30	2		
South Sacramento	0200242016	RD20	20.0	0.57	2		
South Sacramento	0200242024	RD20	20.0	0.29	2		
South Sacramento	0200253009	RD20	20.0	0.17	2		
South Sacramento	0200253010	RD20 (SPA)	20.0	0.19	2		
South Sacramento	0220233009	RD20	20.0	0.22	2		
South Sacramento	0220233010	RD20	20.0	0.20	2		
South Sacramento	0220233019	RD20	20.0	0.24	2		
South Sacramento	0220233020	RD20	20.0	0.20	2		
South Sacramento	0260102015	RD20	20.0	0.46	2		
Delta[(4)]	1420097026	RD20	20.0	0.17	2		
South Sacramento	0260102016	RD20	20.0	0.46	2		
South Sacramento	0260252002	RD20	20.0	0.14	2		
South Sacramento	0260283019	RD20	20.0	0.59	6		
South Sacramento	0370011034	RD20	20.0	0.06	1		
South Sacramento	0370182005	RD20	20.0	0.13	2		
South Sacramento	0370182006	RD20	20.0	0.13	2		

South Sacramento	0370182007	RD20	20.0	0.14	2		
South Sacramento	0390052012	RD20	20.0	0.55	6		
South Sacramento	0390052056	RD20	20.0	0.40	2		
South Sacramento	0390063008	RD20	20.0	0.75	8		
South Sacramento[4]	0430070005	SPA Old Florin Town	20.0	2.80	37	Y	37
South Sacrament[5][6]o[7][9]	0430070034	SPA Old Florin Town	20.0	15.93	40	Y	40
South Sacramento	0430230020	SPA Old Florin Town	20.0	2.43	72	Y	72
South Sacramento[5][6]	0430230022	SPA Old Florin Town	20.0	4.70	128	Y	128
South Sacramento[5][6]	0510061018	SPA Old Florin Town	20.0	2.26	32	Y	32
South Sacramento	0500351009	RD20	20.0	0.22	2		
South Sacramento	0510200017	RD20	20.0	0.71	8		
South Sacramento	0510200018	RD20	20.0	0.72	8		
South Sacramento	0510467048	RD20	20.0	0.07	2		
Vineyard	0660210022	RD20	20.0	0.23	2		
Delta	1190050005	RD20	20.0	0.14	2		
Delta	1190050007	RD20	20.0	0.09	2		
Delta	1420096006	RD20	20.0	0.17	2		
Delta	1420096007	RD20	20.0	0.14	2		
Delta[4]	1320162047	Courtland SPA RD20	20.0	2.45	34		
North Highlands	2080142022	RD20	20.0	0.38	2		

North Highlands	2280042044	RD20	20.0	0.20	2		
North Highlands	2280042045	RD20	20.0	0.20	2		
Carmichael & Old Foothill Farms	2280210061	RD20	20.0	0.21	2		
North Highlands	2280610019	RD20	20.0	0.56	6		
Carmichael & Old Foothill Farms	2290050063	RD20	20.0	0.15	2		
Carmichael & Old Foothill Farms	2300051010	RD20	20.0	0.50	6		
Carmichael & Old Foothill Farms	2300690026	RD20	20.0	0.11	2		
Carmichael & Old Foothill Farms	2450190021	RD20	20.0	0.45	2		
Carmichael & Old Foothill Farms	2580060016	RD20	20.0	0.04	2		
Carmichael & Old Foothill Farms	2580300013	RD20	20.0	0.77	8		
Carmichael & Old Foothill Farms	2600031029	RD20	20.0	0.55	6		
Arden Arcade[4]	2850340001	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340002	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340003	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340004	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340005	RD20	20.0	0.06	1		
Arden Arcade[4]	2850340006	RD20	20.0	0.03	1		
Arden Arcade[4]	2850340007	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340008	RD20	20.0	0.05	1		

Arden Arcade[4]	2850340009	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340010	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340035	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340036	RD20	20.0	0.05	1		
Arden Arcade[4]	285340037	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340038	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340039	RD20	20.0	0.05	1		
Arden Arcade[4]	285340040	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340041	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340042	RD20	20.0	0.08	1		
Arden Arcade[4]	2850340020	RD20	20.0	0.03	1		
Arden Arcade[4]	2850340021	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340022	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340023	RD20	20.0	0.05	1		
Arden Arcade[4]	285340024	RD20	20.0	0.05	1		
Arden Arcade[4]	285340031	RD20	20.0	0.06	1		
Arden Arcade[4]	285340032	RD20	20.0	0.06	1		
Arden Arcade[4]	2850340033	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340030	RD20	20.0	0.06	1		
Arden Arcade	2850102005	RD20	20.0	0.41	2		
Arden Arcade	2850102006	RD20	20.0	0.41	2		
Arden Arcade	2850102015	RD20	20.0	0.40	2		
Arden Arcade	2850102017	RD20	20.0	0.29	2		
Arden Arcade	2850140017	RD20	20.0	0.23	2		
Arden Arcade	2850140021	RD20	20.0	0.41	2		
Arden Arcade	2860070025	RD20	20.0	0.24	1		

Arden Arcade	2860141008	RD20	20.0	0.89	10		
Arden Arcade	2860151053	RD20	20.0	0.12	1		
Antelope(4)	2030070075	RD20	20.0	1.89	35		
Antelope(4)	2030070138	RD20	20.0	1.61	30		
Antelope(4)	2030070139	RD20	20.0	1.16	21		
North Highlands(4)	2400141035	RD20	20.0	0.29	2		
North Highlands(4)	2400141036	RD20	20.0	1.31	20		
Arden Arcade(4)	2540072027	RD20	20.0	0.15	2		
Arden Arcade(4)	2540072026	RD20	20.0	0.15	2		
Arden Arcade	2850062010	RD20	20.0	0.41	2		
Arden Arcade(4)	2780230029	RD20	20.0	0.40	2		
Arden Arcade(4)	2780230030	RD20	20.0	0.23	2		
Vineyard(1) (5)(6) (8)	0660070052	RD20	20.0	15.64	200	Y	200
Cordova(1)(4)(9)	0750020015	RD-20	20.0	14.65	75		
Cordova(1) (4)	07300400036,042	RD-20	20.0	626.40	400		
South Sacramento(4)	0390052060	RD20	20.0	0.98	10		
			Total	**713.85**	**1326**		

(1) The moderate income -level development capacity for these sites is based on the Master Plans. These sites are also listed on the lower income Tables.
(2) These sites will have access to infrastructure during the Housing Element period.
(3) Unless indicated by Footnote 4, these sites are vacant and were included in the previous Housing Element.
(4) These are new parcels that were not previously included in the inventory.
(5) Capacity at 20 units per acre if rezoned.
(6) This site is a candidate site for rezoning to accommodate the RHNA shortfall. This will be a separate action.
(7) This is a separate legal parcel that was vacant in the last housing element (APN: 043007022). This portion is still vacant and is 4.76 acres, but a new APN: has been issued for this parcel and the adjacent parcel that is developed with a place of worship.
(8) These parcels are also on Table C-28 Large Parcels.
(9) This parcel is also on Table C-29 Non-Vacant Parcels.

TABLE C-17 MODERATE INVENTORY ZONING: RESIDENTIAL 25 (RD-25) GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (23-40 DU/AC) ASSUMED LAND USE: MULTIPLE FAMILY RESIDENTIAL (MODERATE INCOME LEVEL)(2)(3)							
Community	**APN**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity**	**Candidate Rezone Site**	**Capacity if Rezoned**
Cordova(1)(4)	0670090005, 021 (NewBridge)	RD-25	25.0	19.90	506		
North Highlands(4)(5)(6)	2150062057	SPA (North Watt Ave.) Town Center Dist. RM-1	25.0	2.13	37	Y	30
Antelope(3)	2032160072	RD-25	25.0	6.90	10		
			Total	**28.93**	**553**		

(1) The moderate income -level development capacity for these sites is based on the Master Plans. These sites are also listed on the lower income Tables.
(2) The sites will have access to infrastructure during the Housing Element period.
(3) Unless indicated by Footnote 4, these sites are vacant and were included in the previous Housing Element.
(4) These are new vacant parcels that were not previously included in the inventory.
(5) Capacity at 20 units per acre if rezoned.
(6) This site is a candidate site for rezoning to accommodate the RHNA shortfall. This will be a separate action.

TABLE C-18 MODERATE INVENTORY ZONING: RESIDENTIAL 30 (RD-30) GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30 DU/AC) ASSUMED LAND USE: MULTIPLE FAMILY RESIDENTIAL (MODERATE INCOME LEVEL)(2)(3)(4)					
Community	**APN**	**Zoning**	**Maximum Density**	**Acreage(5)**	**Realistic Development Capacity**
South Sacramento	0370174003	RD30	30.0	0.17	2
South Sacramento	0370174004	RD30	30.0	0.18	2
South Sacramento	1151870003	RD30	30.0	0.08	2
South Sacramento	1151870004	RD30	30.0	0.08	2
South Sacramento	1151870005	RD30	30.0	0.08	2
South Sacramento	1151870006	RD30	30.0	0.10	2
South Sacramento	1151870007	RD30	30.0	0.09	2
South Sacramento	1151870008	RD30	30.0	0.10	2
South Sacramento	1151870009	RD30	30.0	0.08	2
South Sacramento	1151870010	RD30	30.0	0.08	2
South Sacramento	1151870011	RD30	30.0	0.08	2
South Sacramento	1151870024	RD30	30.0	0.06	2
Carmichael & Old Foothill Farms	2280450010	RD30	30.0	0.19	4
Fair Oaks	2440120004	RD30	30.0	0.17	2
Arden Arcade	2540031048	RD30	30.0	0.27	4
Arden Arcade	2540071025	RD30	30.0	0.45	8
Carmichael & Old Foothill Farms	2560340001	RD20/30	30.0	0.52	6
Arden Arcade	2660040046	RD30	30.0	0.42	4
Arden Arcade	2660040062	RD30	30.0	0.41	4
Arden Arcade	2710153006	RD30	30.0	0.50	8
Arden Arcade	2780012003	RD30	30.0	0.17	2
Arden Arcade	2780171013	RD30	30.0	0.45	6
Arden Arcade	2780240071	RD30	30.0	0.12	2
Arden Arcade	2790171049	RD30	30.0	0.30	4
Arden Arcade	2850084007	RD30	30.0	0.57	2
Arden Arcade	2850201011	RD30	30.0	0.08	2
Carmichael & Old Foothill Farms	2890590032	RD30	30.0	0.19	2
Fair Oaks(4)	2330281057	RD30	30.0	0.17	2
Arden Arcade(4)	2540081007	RD30	30.0	0.16	1
Arden Arcade(4)	2710270024	RD30	30.0	0.45	8
Fair Oaks(4)	2440220026	Fair Oaks Village SPA	30.0	1.36	26

Cosumnes(1)(4)	0730190069	RD-30	30.0	17.8	150
Fair Oaks(4)	2440120016	Fair Oaks Village SPA	30.0	0.84	15
			Total	**27.4**	**248**

(1) These sites and development capacity indicates the number of units identified for moderate development capacity in addition to the units being counted on the affordable inventory.
(2) These sites will have access to infrastructure during the Housing Element period.
(3) Unless indicated by Footnote 4, these sites are undeveloped and were included in the previous Housing Element.
(4) These are new vacant parcels that were not previously included in the inventory.
(5) Although these sites meet the default density to provide housing for lower income inventory they are not included because they are smaller than 0.5-acres or they will not develop with an affordable development.

TABLE C-19 MODERATE INVENTORY ZONING: RESIDENTIAL 40 (RD-40) GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (31-50 DU/AC) ASSUMED LAND USE: MULTIPLE FAMILY RESIDENTIAL (MODERATE INCOME LEVEL) (1)(2)					
Community	**APN**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity**
Carmichael & Old Foothill Farms	2600050027	RD40	40.0	0.84	16
Arden Arcade	2660394002	RD40	40.0	0.31	4
Arden Arcade	2660394003	RD40	40.0	0.31	4
Carmichael & Old Foothill Farms	2720190006	RD40	40.0	0.17	2
Carmichael & Old Foothill Farms	2720190063	RD40	40.0	0.19	2
Carmichael & Old Foothill Farms(3)	2600091008	RD40	40.0	0.81	30
Carmichael & Old Foothill Farms	2720190066	RD40	40.0	0.12	2
Carmichael & Old Foothill Farms	2720181003	RD40	40.0	0.71	14
			Total	**1.91**	**29**

(1) These sites will have access to infrastructure during the Housing Element period.

(2) Unless indicated by Footnote 3, these sites are vacant and were included in the previous Housing Element.

(3) These are new vacant parcels that were not previously included in the inventory.

TABLE C-20		
ACCESSORY DWELLING UNIT INCOME CATEGORY AND UNITS		
Income Category	**Percent**	**Number of Units**
ELI	15%	60
VLI	6%	24
LI	35%	140
Moderate	43%	172
Above Moderate	1%	4
Total	**100%**	**400**

TABLE C-21 MODERATE INVENTORY ZONING: MOBILEHOME PARK (RM-1) GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (MODERATE INCOME LEVEL) (1)(2)					
Community	**APN**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity**
South Sacramento	0640071051	RM-1	8.5	4.22	30
South Sacramento(3)	1180102002	RM-1	8.5	9.70	70
			Total	**13.92**	**100**

(1) These sites will have access to infrastructure during the Housing Element period.

(2) Unless indicated by Footnote 3, these sites are undeveloped and were included in the previous Housing Element.

(3) These are new vacant parcels that were not previously included in the inventory.

TABLE C-22 MODERATE INVENTORY ZONING: RESIDENTIAL 20 AND 25 (RD-20 and RD-25) ASSUMED LAND USE: MULTIPLE FAMILY AFFORDABLE FROM PREVIOUS INVENTORY (MODERATE INCOME LEVEL)[1][2]									
Community	**Assessor Parcel Number**	**General Plan Designation**	**Zoning Designation (Current)**	**Minimum Density Allowed (units/acre)**	**Max Density Allowed (units/acre)**	**Parcel Size (Gross Acres)**	**Moderate Income Capacity**	**Candidate Rezone Site**	**Capacity if Rezoned**
South Sacramento[3][4]	0510160014	Medium Density residential	RD-20	15	23	1.68	24	Y	24
South Sacramento[3][4]	0390241001	Low Density Residential	RD-20	15	23	2.14	36	Y	36
Vineyard[3][4]	0650260004	Medium Density Residential	RD-20	15	23	1.32	18	Y	18
Cordova[3][4]	0750440024	Transit Oriented Development	RD-20	15	23	2.45	37	Y	37
South Sacramento[3][4]	0510640049	Commercial/ Office	RD-20	15	20	2.26	22	Y	22
South Sacramento[3][4]	0390072016	Medium Density Residential	RD-20	15	23	1.39	18	Y	18
Rio Linda/Elverta[3][4]	2140092019	Agricultural-Residential	RD-20	15	23	1.52	21	Y	21
Carmichael/Old Foothill Farms[3][4][5]	2300091056	Low Density Residential	RD-20	15	23	1.32	24	Y	24
Carmichael/Old Foothill Farms[3][4][5]	2200311019	Medium Density Residential	RD-20	15	23	0.89	16	Y	16
South Sacramento[3][4]	0390041004	Medium Density Residential	RD-20	15	23	1.67	26	Y	26

South Sacramento[3][4]	0390054001	Medium Density Residential	RD-20	15	23	3.51	36	Y	36
South Sacramento[3][4]	0500311028	Medium Density Residential	RD-20	15	23	4.39	70	Y	70
South Sacramento[3][4]	1151980003	Medium Density Residential	RD-20	15	23	3.64	55	Y	55
North Highlands[3][4][5][6]	2200780001	Medium Density Residential	RD-20	15	20	10.46	84	Y	84
South Sacramento[3][4][5]	0260102023	Medium Density Residential	RD-20	15	20	2.13	23	Y	23
Rio Linda/Elverta[3][4]	2140160061	Medium Density Residential	RD-20	15	23	3.54	43	Y	43
South Sacramento[3][4][5]	0500010077	Medium Density Residential	RD-20	15	23	2.08	19	Y	19
Carmichael/Old Foothill Farms[3][4]	2300051009	Commercial/ Offices	RD-20/LC	15	23/46	1.1	18	Y	18
Vineyard[3][4]	0650080057	Low Density Residential	RD-20/O	15	23	9.39	146	Y	146
Antelope[3][4][6]	2030260064	Low Density Residential	RD-20/O/RD-7	15	23	40	77	Y	77
Vineyard[3][4][6]	0660100024	Low Density Residential	RD-20/RD-3/RD-5	15	23	39.69	160	Y	160
Rio Linda/Elverta[3][4]	2060141006	Low Density Residential	SPA (Downtown Rio Linda)	15	20	4.34	67	Y	67
Rio Linda/Elverta[3][4]	2060210016	Low Density Residential	SPA (Downtown Rio Linda)	15	20	5	75	Y	75
Rio Linda/Elverta[3][4][5]	2070300009	Medium Density Residential	SPA (Downtown Rio Linda) (RD-20)	15	20	3	18	Y	18
Rio Linda/Elverta[3][4][5][6]	2070141015	Commercial/ Offices	SPA (Downtown Rio Linda) RD-20	15	23	11.2	53	Y	53

North Highlands(3)(4)	2150062030	Transit Oriented Development	SPA (North Watt Ave. Town Center)	15	27	1.53	20	Y	20
South Sacramento(3)(4)	0200253024	Commercial/ Offices	SPA Stockton Blvd. North (RD-20)	15	23	0.89	17	Y	17
North Highlands(3)(4)	2080122066	Transit Oriented Development	SPA (North Watt Ave.) Elkhorn Dist. RM-1	15	25	3.06	43	Y	43
North Highlands(3)(4)(5)	2080132008	Transit Oriented Development	SPA (North Watt Ave.) Elkhorn Dist. RM-1	15	25	4.62	43	Y	43
					Total	170.21	1,302		1,302

(1) These sites will have access to infrastructure during the Housing Element period.
(2) These sites are vacant and were included in the previous Housing Element, if rezoned multi-family development will be permitted per Program A2 and AB1397.
(3) Capacity at 20 units per acre if rezoned.
(4) This site is a candidate site for rezoning to accommodate the RHNA shortfall. This will be a separate action.
(5) This site is underutilized and was included in the previous Housing Element, if rezoned multi-family development will be permitted per Program A2 and AB1397 see Table C-29for description of existing use.
(6) This site is greater than 10-acres and was included in the previous Housing Element see Table C-27 for a description.

TABLE C-23 MODERATE INVENTORY ZONING: RESIDENTIAL 20 AND 25 (RD-20 and RD-25) ASSUMED LAND USE: MULTIPLE FAMILY AFFORDABLE FROM PREVIOUS INVENTORY (MODERATE INCOME LEVEL) [(1)(2)]									
Community	**Assessor Parcel Number**	**General Plan Designation**	**Zoning Designation (Current)**	**Minimum Density Allowed (units/acre)**	**Max Density Allowed (units/acre)**	**Parcel Size (Gross Acres)**	**Moderate Income Capacity**	**Candidate Rezone Site**	**Capacity if Rezoned**
South Sacramento[(3)(4)]	0510630021	Medium Density Residential	RD-20	15	23	3.21	54	Y	54
South Sacramento[(3)(4)]	0650060035	Medium Density Residential	RD-20	15	23	8.4	72	Y	72
Vineyard[(3)(4) (6)]	0660070052	Medium Density Residential	RD-20	15	23	15.64	200	Y	200
Vineyard[(3)(4)]	1220790020	Low Density Residential	RD-20	15	23	6.92	120	Y	120
Antelope[(3)(4)]	2030120089	Low Density Residential	RD-20	15	23	9.69	160	Y	160
Arden Arcade[(3)(4)(7)]	2940180008	Medium Density Residential	RD-20	15	23	0.85	19	Y	19
Arden Arcade[((3)(4)7)]	2940180013	Medium Density Residential	RD-20	15	23	0.78		Y	
Cordova[(3)(4) (5)(6)]	0750020015	Transit Oriented Development	RD-20/O	15	23	14.65	200	Y	200
Antelope[(3)(4)]	2032160072	Medium Density	RD-25	19	28	6.9	130	Y	103

		Residential							
					Total	67.04	955		928

(1) These sites will have access to infrastructure during the Housing Element period.
(2) These sites are undeveloped and were included in the previous Housing Element, if rezoned multi-family development will be permitted per Program A2 and AB1397.
(3) Capacity at 20 units per acre if rezoned.
(4) These sites are candidate sites for rezoning to accommodate the RHNA shortfall. This will be a separate action.
(5) This is an underutilized parcel developed with an SFR and was included in the previous Housing Element, if rezoned multi-family development will be permitted per Program A2 and AB1397 see Table C-29 for description of existing use.
(6) This site is greater than 10-acres and was included in the previous Housing Element see Table C-27 for a description.
(7) These site are adjacent and under the same ownership and are anticipated to be merged. The realistic development capacity includes both parcels.

TABLE C-24 LOWER-INCOME INVENTORY[7]											
Community	APN	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Lower Income Capacity	Total Capacity	Used in prior Housing Element
Arden Arcade	2850140033		Medium Density Residential	RD-30	22	33	1.2	Vacant	23	23	Y
Cordova[1]	0750040025	A	Low Density Residential	SPA (Folsom Blvd.)	15	23	1.27	Vacant	7	59	Y
Cordova[1]	0750040040	A	Low Density Residential	SPA (Folsom Blvd.)	15	23	0.96	Vacant			N
North Highlands	2150092008		Transit Oriented Development	SPA (North Highlands Town Center)	20	60	2.2	Vacant	83	83	Y
North Highlands	2150182001		Transit Oriented Development	SPA (North Highlands Town Center)	20	60	1.62	Vacant	63	63	Y
North Highlands	2150182004		Transit Oriented Development	SPA (North Highlands Town Center)	20	60	2.75	Vacant	109	109	Y
North Highlands	2150182032		Transit Oriented Development	SPA (North Highlands Town Center)	20	60	2.3	Vacant	84	84	Y

North Highlands	2080142020	B	Transit Oriented Development	SPA (North Watt Ave.) Elkhorn Dist. Center	30	40	1.93	Vacant	42	42	Y
North Highlands	2080142022	B	Transit Oriented Development	SPA (North Watt Ave.) Elkhorn Dist. Center	30	40	0.38	Vacant			Y
North Highlands	2080142030		Transit Oriented Development	SPA (North Watt Ave.) Elkhorn Dist. Center	30	40	4.59	Vacant	81	81	Y
North Highlands	2080142036		Transit Oriented Development	SPA (North Watt Ave.) Elkhorn Dist. Center	30	40	2.31	Vacant	61	61	Y
Cordova[3]	0730040036,042		High Density Residential	Cordova Hills Master Plan (HDR 2)	30	40	9	Vacant	150	150	N
Carmichael / Old Foothill Farms[2][4]	2580310035		Transit Oriented Development	Fair Oaks Blvd. Central SPA SC/LC	20	46	3.06	Non vacant commercial business	36	36	N
Carmichael / Old Foothill Farms	2580180018	C	Transit Oriented Development	Fair Oaks Blvd. Main SPA RMU	20	50	0.72	Vacant	27	27	N
Carmichael / Old Foothill Farms	2580180019	C	Transit Oriented Development	Fair Oaks Blvd. Main SPA RMU	20	50	0.57	Vacant			N

South Sacramento	1150130084		Commercial/Offices	Calvine Rd/Highway 99 SPA (GC)	15	46	4.07	Vacant	47	47	N
Carmichael / Old Foothill Farms	2730330016		Transit Oriented Development	Fair Oaks Blvd. Main SPA CMU	20	50	1.22	Vacant	23	23	N
South Sacramento[(2)]	0500341010		Commercial/Offices	GC	15	46	1.02	Vacant	12	12	N
South Sacramento[(2)]	0500341008		Commercial/Offices	GC	15	35	1.31	Vacant	10	10	N
South Sacramento[(2)]	0390300022		Commercial/Offices	GC	15	46	2.47	Vacant	29	29	N
South Sacramento[(2)]	1150061030		Commercial/ Offices	GC	15	30	1.24	Vacant	9	9	N
Orangevale[(2)]	2610210020		Low Density Residential	Greenback Lane SPA (LC)	15	46	2.23	Vacant	26	26	Y
South Sacramento[(2)]	0500293011		Commercial/ Offices	LC	15	46	4.63	Vacant	53	53	Y
South Sacramento[(2)]	0500470026		Commercial/ Offices	LC	15	46	1.88	Vacant	22	22	Y
South Sacramento[(2)]	0510010084		Commercial/ Offices	LC	15	35	1.06	Vacant	8	8	Y

South Sacramento[2]	0510200058		Commercial/ Offices	LC	15	35	2.35	Vacant	18	18	Y
Cordova[2]	0780450023		Commercial/ Offices	LC	15	46	2.49	Vacant	29	29	Y
South Sacramento[2]	1180300001		Commercial/ Offices	LC	15	46	6.92	Overflow parking	80	80	Y
Delta[2]	1420080086		Commercial/ Offices	LC	15	35	1.47	Vacant	11	11	Y
Rio Linda/ Elverta[2]	2150140031		Commercial/ Offices	LC	15	46	1.36	Vacant	16	16	Y
North Highlands[2]	2190032008		Commercial/ Offices	LC	15	46	1.51	Vacant	18	18	Y
North Highlands[2]	2190032009		Commercial/ Offices	LC	15	46	1.2	Vacant	14	14	Y
Carmichael / Old Foothill Farms[2][4]	2280151033		Commercial/ Offices	LC	15	35	1.74	Overflow parking	13	13	Y
North Highlands[2]	2400011029		Commercial/ Offices	LC	15	46	1.13	Vacant	13	13	Y
South Sacramento[2][4]	1180131051	B	Commercial/ Offices	LC	15	46	0.88	Vacant	23	23	N
South Sacramento[2]	1180131055	B	Commercial/ Offices	LC	15	46	0.52	Vacant			N
South Sacramento[2]	1180131052	B	Commercial/ Offices	LC	15	46	0.54	Vacant			N

Cordova[2]	0780190032		Transit Oriented Development	LC	15	46	1.52	Vacant	18	18	N
South Sacramento[2][4]	0500391010		Commercial/ Offices	LC	15	46	1.3	Non vacant, residential	16	16	Y
Carmichael / Old Foothill Farms[1]	0390011020	F	Commercial/ Offices	LC	11	15.2	0.33	Vacant			Y
Carmichael / Old Foothill Farms[1]	0390011034	F	Commercial/ Offices	LC	11	15.2	0.28	Vacant			Y
North Highlands[2]	2190034003		Commercial/ Offices	LC	15	35	2.84	Vacant	21	21	Y
Carmichael / Old Foothill Farms[2]	2400232064		Commercial/ Offices	TC	15	35	1.55	Vacant	18	18	N
Carmichael / Old Foothill Farms[2]	2660032009		Commercial/ Offices	W. Auburn Blvd. SPA (Neighborhood Connectivity Zone)	15	30	3.71	Vacant	28	28	N
South Sacramento[2][3]	0430220031		Commercial/ Offices	SC	15	46	14.49	Vacant	166	166	N
South Sacramento[2]	0430220015		Commercial/ Offices	SC	15	46	3.17	Vacant	36	36	Y

South Sacramento[2]	1150430075		Commercial/ Offices	SC	15	46	2.39	Vacant	28	28	Y
Vineyard[2]	1210430019		Commercial/ Offices	SC	15	35	1.02	Vacant	8	8	Y
South Sacramento[2]	1150430076		Commercial/ Offices	SC	15	46	1.44	Vacant	17	17	N
Vineyard[2][3]	1210060025		Commercial/ Offices	SC	15	33	1.6	Vacant	12	12	N
Vineyard[2]	1210430020		Commercial/ Offices	SC	15	35	1.14	Vacant	9	9	N
Antelope[2]	2030110109		Commercial/ Offices	SC	15	46	4.53	Vacant	52	52	Y
Antelope[2]	2030110150		Commercial/ Offices	SC	15	46	2.53	Vacant	29	29	Y
Antelope[2]	2030110149		Commercial/ Offices	SC	15	46	3.08	Vacant	36	36	Y
South Sacramento[1]	0390011006	F	Commercial/ Offices	RD-15/LC	11	15.2	1.88	Vacant	12	12	Y
South Sacramento[1]	0390011013		Medium Density Residential	RD-20 and RD-5	5 and 15	5 and 36	7.03	Vacant	126	126	Y
South Sacramento	0420012035		Medium Density Residential	RD-30	22	33	1.06	Vacant	23	23	Y
Cosumnes[3]	0730190069		Medium Density Residential	RD-30	22	33	17.8	Vacant	150	300	Y
Carmichael / Old	2400062034		Low Density Residential	RD-30	22	33	3.57	Vacant	81	81	N

Foothill Farms											
Fair Oaks	2440151006		Medium Density Residential	RD-30	22	33	1.25	Vacant	30	30	N
Carmichael / Old Foothill Farms	2450011012		Transit Oriented Development	RD-40	30	44	6.45	Vacant	200	200	Y
North Highlands	2000400004		Transit Oriented Development	SPA North Watt Ave. (Elkhorn District Center)	30	33	7.38	Vacant	124	124	Y
Cordova[4]	0680580008		Transit Oriented Development	SPA (Butterfield Light Rail Station RD-40)	96	110	3.62	Non vacant parking lot	96	96	Y
Cordova[3]	0723360002		Transit Oriented Development	SPA (Easton RD-80, RD-60)	40,50	60,80	30.5	Vacant	318	318	Y
South Sacramento[5]	0260073014	D	Medium Density Residential	Stockton Blvd. Central SPA (RM-1/RD-20)	15	33	2.54	Vacant	52	52	N
South Sacramento	0260073017	D	Medium Density Residential	Stockton Blvd. Central SPA (LC)	15	46	1.28	Vacant	15	15	N
Carmichael / Old Foothill Farms[2][4]	2300222045		Transit Oriented Development	Fair Oaks Blvd. Central SPA (LC)	20	46	1.77	Non vacant parking lot	21	21	N

Cordova[(3)(6)]	0670030076		HDR, MDR , LDR, MU	Mather South Master Plan (EC)20		20	179	Vacant	200	200	N
Cordova[(3)]	0670090019		HDR, MDR , LDR, MU	NewBridge Specific Plan	23	40	121.68	Non vacant rendering plant	220	220	N
South Sacramento	0260110010		MDR	RD-30	22	30	.85	Vacant	18		Y
Arden Arcade	2680210060		MDR	RD-30	22	30	.59	Vacant	10		Y
Arden Arcade	2851900070		MDR	RD-30	22	30	.73	Vacant	16		Y
Carmichael /Old Foothill Farms	2600050027		HDR	RD-40	30	40	.84	Vacant	16		Y
Carmichael /Old Foothill Farms	2720181003		HDR	RD-40	30	40	.71	Vacant	14		Y
South Sacramento[(1)]	0510030001		MDR	RD-20 (Old Florin Town SPA)	15	20	7.55	Vacant	194		Y
						Total	580.43		4,100		

(1) Site also on Table C-25 as a Previously Approved Projects

(2) Site also on Table C-26 Commercial Sites and assumes 25 percent of a site will be developed with affordable multifamily developments.

(3) Site also on Table C-27 Large Parcel Sites

(4) Site also on Table C-29 Non-Vacant Sites

(5) This site is planned for affordable development by SHRA. The entitlement has not been applied for.

(6) A 10-acre portion of this parcel is identified in the Affordable Housing Strategy for the MSMP as providing 200 affordable units. This strategy has been reviewed by SHRA and the County (7) All sites on this list will have infrastructure during the Housing Element Period.	

TABLE C-25
PREVIOUSLY APPROVED PROJECTS

Community	Name of Development	APN	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Lower Income Capacity	Total Number of Units	Status as of June 30, 2021	
Cordova	Rashaad's Apartments	0750040025 0750040040	Low Density Residential	SPA (Folsom Blvd.)	15	23	1.27; 0.96	7 VLI	59	Approved July 2020	Seven of the will be availab Low Income c Regulatory Ag SHRA.
South Sacramento	Victoria Park	0390011020 0390011034 0390011006	Commercial/ Offices	LC/RD-15	11	15.2	0.33;.28; 1.88	12 VLI	143	Approved in 2017; construction will not occur by June 30.	Develop site (retail comme apartments) a single family p 30 apartment family homes of the apartm for VLI and LI The applicant SHRA on a re agreement.
South Sacramento	Cornerstone	0390011013	Medium Density Residential	RD-20 and RD-5	5 and 15	5 and 36	7.03	18 ELI 49 VLI 40 LI	126	Approved January 2021	108 apartmen managed by I Units will be p following inco ELI, 49 VLI, 4 managers uni Humanity will single family which will ELI throu categories a res

South Sacramento(4)	Anton Power Inn	0510030001	Medium Density Residential	RD-20 (Old Florin Town SPA	15	20	7.55	194	194	Approved March 2021	194 apartmen managed by A Development available at lo levels. (ELI-L

TABLE C-26

Limited Commercial (LC), General Commercial (GC), Shopping Center (SC) Parcels for Multi-family Residential Development[(1)(2)]

Community	APN	General Plan Designation	Zoning	Maximum Density	Acreage[(1)]	Realistic Development Capacity	Existing Use
South Sacramento[(4)]	0430220031	Commercial/Office	SC	46	3.6	166	Vacant
South Sacramento	0500293011	Commercial/Office	LC	46	1.16	53	Vacant
South Sacramento	0500470026	Commercial/Office	LC	46	0.47	22	Vacant
South Sacramento	0510010084	Commercial/Office	LC	35	0.27	8	Vacant
South Sacramento	0510200058	Commercial/Office	LC	35	0.59	18	Vacant
Carmichael/Old	2580310035	Transit Oriented	Fair Oaks Blvd.	46	0.77	36	Non vacant commercial business. This acreage assumes that the commercial business

Foothill Farms (3)		Development	Central SPA SC/LC				will remain and it is subtracted from acreage available to lower-income development.
Cordova	0780450023	Commercial/Office	LC	46	0.62	29	Vacant
South Sacramento(3)	118030001	Commercial/Office	LC	46	1.73	80	Overflow church parking lot. This parcel is underutilized and it is reasonable to assume 0.25 percent may develop as affordable multi-family housing.
Delta/Walnut Grove	1420080086	Commercial/Office	LC	35	0.37	11	Vacant
Rio Linda/Elverta	2150140031	Commercial/Office	LC	46	0.34	16	Vacant
North Highlands	2190032008	Commercial/Office	LC	46	0.38	18	Vacant
North Highlands	2190032009	Commercial/Office	LC	46	0.3	14	Vacant
North Highlands	2190034003	Commercial/Office	LC	30	0.71	21	Vacant
North Highlands(3)	2280151033	Commercial/Office	LC	30	0.44	13	Non-Vacant; parking
North Highlands	2400011029	Commercial/Office	LC	46	0.28	13	Vacant

Carmichael/ Old Foothill Farms	2660032009	Commercial/ Office	W. Auburn Blvd. SPA (Neighborhood Connectivity Zone)	30	0.93	28	Vacant
Orangevale	2610210020	Commercial/Office	Greenback Ln. SPA LC	46	0.56	26	Vacant
South Sacramento	0430220015	Commercial/Office	SC	46	0.79	36	Vacant
South Sacramento	1150430075	Commercial/Office	SC	46	0.6	28	Vacant
South Sacramento	1150430076	Commercial/Office	SC	46	0.36	17	Vacant
Vineyard	1210430019	Commercial/Office	SC	35	0.26	8	Vacant
Vineyard	1210430020	Commercial/Office	SC	35	0.29	9	Vacant

Antelope	2030110109	Commercial/Office	SC	46	1.13	52	Vacant
Antelope	2030110150	Commercial/Office	SC	46	0.63	29	Vacant
Antelope	2030110149	Commercial/Office	SC	46	0.77	36	Vacant
South Sacramento	0500341010	Commercial/Office	GC	46	0.26	12	Vacant
South Sacramento	0500341008	Commercial/Office	GC	35	0.33	10	Vacant
Carmichael/ Old Foothill Farms	2300710003, 2300710004	Transit Oriented Development	LC	46	1.66	23	These sites will be merged and contain single family residences that are currently vacant. This site is under utilized and can accommodate 23 affordable units.
Carmichael/ Old Foothill Farms	2280210025, 2280210034	Commercial/Office	TC	30	0.89	26	Vacant under same ownership will be merged. Property owner expressed interest in developing affordable multi-family.
South Sacramento	1180131051	Commercial/Office	LC	46	0.49	23	Vacant

South Sacramento	1180131052	Commercial/Office	LC	46	–	–	Vacant
South Sacramento[3]	1180300001	Commercial/Office	LC	46	1.73	80	Non-Vacant; parking lot
South Sacramento	1180131055	Commercial/Office	LC	46	–	–	Vacant
Cordova	0780190032	Commercial/Office	LC	46	0.38	18	Vacant
Cordova[2]	0780450023	Commercial/ Offices	LC	46	0.62	29	Vacant
South Sacramento	0390300022	Commercial/Office	GC	46	0.62	19	Vacant
South Sacramento	1150061030	Commercial/Office	GC	35	0.31	9	Vacant
South Sacramento[3]	0500391010	Commercial/Office	LC	46	0.32	16	Non-vacant; residence. This acreage assumes that the residence will remain and it is not affordable to lower-income levels. The residence is subtracted from acreage available to lower-income development.
Carmichael/ Old Foothi	2300222045	Transit Oriented	Fair Oaks Blvd. Centra	46	0.45	21	Non vacant parking lot

ll Farms (3)		Development	l SPA (LC)				
Arden Arcade	26600320009	Commercial/Office	SPA (GC)	35	0.92	28	Vacant
North Highlands	2400232064	Commercial/Office	TC	46	0.39	18	Vacant
Vineyard	1210060025	Commercial/Office	SC	35	0.4	12	Has approved map for 6 lots and time extension largest parcel in map is 10.8 ac. other parcels are slightly larger than 1 ac.
South Sacramento	0260073017	Commercial/Office	SPA (LC)	46	0.32	15	Vacant
				Total	22.09	1144	

(1) Assumes 25 percent of a site will be developed with affordable multifamily developments.
(2) These sites are also listed in Table C-24 Lower Income Inventory
(3) These sites are also listed in Table C-29 Non-Vacant Sites
(4) These sites are also on the Large Sites Inventory.

TABLE C-27 LARGE PARCEL SITES IDENTIFIED IN SITES INVENTORY								
APN	**Master Plan Community**	**General Plan**	**Zoning**	**Acres**	**Date Of Approval of Master Plan**	**Entitlements Required**	**Master Plan Potential Units**	**Additional Notes/Analysis**
0723360002	Cordova (Easton Place SPA) Total Units: 1,194 318 affordable 376 moderate	Transit Oriented Development	RD-40, RD-50	30.5	1/28/2009 No expiration date	General Plan Amendment (Resolution 2008-1296 & Sacramento Zoning Ordinance No. SZC-2009-001)	30.5 acre parcel, but Easton Place SPA specifies 5.6 and 5.4 acres of apartments at 40-60 and 50-80 du/acre in the SPA as District T1 and T2. These sites have 318 units available at affordable income categories. Total unit capacity for the SPA is 726 units affordable and moderate units.	This site is currently large and will be subdivided into smaller lots to achieve the proposed buildout at the identified density in the approved SPA. The SPA identifies 318 units available for lower-income categories.

072336022,032, 031	Cordova (Easton SPA)	Transit Oriented Development	RD-20, RD-30	15.89	1/28/2009 No expiration date	General Plan Amendment (Resolution 2008-1296 & Sacramento Zoning Ordinance No. SZC-2009-001)	Approximately 376 units available for moderate income units due to density and plan assumptions (District T4 and T5)	The total parcel size is 15.89 acres and 12.8 acres are identified for multifamily development in two parcels of 6.1 and 6.7 acres each (District T4 and T5). The density is 15-23 du/acre and 30-45 du/acre. These parcels have an identified capacity in the plan document of 376units for specifically moderate levels.
072360009, 0723360017, 0723360036	Cordova (Glenborough)	Commercial/ Office	RD-25	581	1/28/2009 No expiration date	General Plan Amendment (Resolution 2008-1296 & Sacramento Zoning Ordinance No. SZC-2009-001)	The Master Plan assumes Glenborough will accommodate 414 affordable units with 514 total multi-family units.	This site is currently large and will be subdivided into smaller lots to achieve the proposed buildout at the identified density. A total

							This will occur in Villages J, K and Q.	of 31.6 acres is identified for multi-family residential in three areas. While the Master Plan does not provide specific acreages in this instance, based on the total acreage these parcels will each be less than 10 acres in size.
0670030076 0670030072	Cordova (Mather South) Phase One: 943 units 200 affordable 94 moderate 649 above moderate Phase Two: 954 units 183 moderate	Urban Development Area	RD-20	179 358.66	1/28/2020 No expiration date	Sacramento Zoning Ordinance No. SZC-2020-0001	Phase 1 of this Master Plan. Approximately 200 affordable units (EC)	A 10-acre portion of this parcel identified as EC in the Master Plan and the Affordable Housing Strategy for the MSMP as providing 200 affordable units. This strategy has been reviewed by SHRA and

	671 above moderate							the County and is also formalized in the Development Agreement.
0670090019	Cordova NewBridge Specific Plan Phase A: 1,136 units 220 affordable 21 moderate 895 above moderate Phase B: 1,279 units 485 moderate 794 above moderate	Extensive Industrial	NewBridge Specific Plan	121.68	10/6/2020 No expiration date		Parcels N11 and N14 in Phase A of the NewBridge Specific Plan will develop 220 affordable units as identified in the Affordable Housing Strategy	Parcels N11 and N14 will each be 5 acres and provide 220 units in Phase A of the development. These site are identified for affordable housing in the NewBridge Specific Plan Affordable Housing Plan and is also formalized in the Development Agreement and will be divided from the large parcel through development of the Specific Plan.

0730040036, 042	Cordova Cordova Hills Master Plan Town Center 1,750 total units 150 affordable on HDR 2 550 moderate 1,050 above moderate	Natural Preserve	Cordova Hills Master Plan	626.4	3/12/2013	Sacramento Zoning Ordinance No. SZC 2013-00003	An HDR 2 site is identified in the Town Center and will accommodate approximately 150 units at a density of 30 units per acre.	The Town Center identifies a 8-9-acre site with appropriate Zoning that will be further subdivided and developed.
			Total	1912.25			1402	

TABLE C-28 LARGE PARCEL SITES NOT IN MASTER PLANS IDENTIFIED IN SITES INVENTORY								
APN	**Community**	**General Plan**	**Zoning**	**Acres**	**Date Of Approval**	**Entitlements Required**	**Potential Units**	**Additional Notes/Analysis**
0730190069	Cosumnes	Medium Density Residential	RD-30	17.8	Initially part of the Zoning Ordinance Amendment for Rancho Murieta in 1987		Counting 10-acres at RD-30 to have approximately 300 units. 150 will be affordable for lower income per SHRA multi-family lending guidelines and 150 at moderate income.	This site is in the Highest Resource area and meets the AB 1397 criteria. This site has oak trees and slope therefore the assumed developable acreage is approximately 10-acres. Inventory at RD-30 Zoning assumes approximately 300 units will be developed on this site. This site is identified as providing both affordable and moderate sites as this site is ideal to

								provide a larged mixed income development. The site was included in the previous housing Element Cycle and has access to sewer, water and dry services. Per Program A8, staff will work with the property owner and affordable Housing developers to facilitate affordable housing development and parcel sizes that comply with SHRA multi-family lending guidelines.

0430220031	South Sacramento	Commercial/Offices	SC	14.49			166	In keeping with the conservative commercial methodology 166 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially. If more of the site were to develop with affordable units 200 units is the cap set by SHRA lending guidelines and would be available. This equates to roughly 4 acres of the site. Per Program A8, staff will work with the property owner and affordable

								Housing developers to facilitate affordable housing development and parcel sizes that comply with SHRA multi-family lending guidelines. This site could also be developed as a mixed use development without a map or further division.
2200780001	North Highlands	Medium Density Residential	RD-20	10.46 (4.92 acres is undeveloped and available for development)		Not in a Master Plan area	Assume 84 moderate units at base density of 20 units per acre until rezone is complete. Once rezone is complete these will be assigned to lower income units.	This site is developed with a place of worship and a 4.92-acre portion of the property is undeveloped and could accommodate housing. This is a candidate rezone site and was included

								in previous Housing Elements based upon inquiries about multi-family development. Per Program A8, staff will work with the property owner and affordable Housing developers to facilitate affordable housing development and parcel sizes that comply with SHRA multi-family lending guidelines.
2030260064	Antelope	Low Density Residential/Medium Density Residential	RD-20/O/RD-7	40 acres total (5.8 acres of the total 40 acres has RD-20 designation)		Not in a Master Plan	Assume 77 moderate units at base density of 20 until rezone is complete. Once rezone is complete these will be	This site has split zoning. Only a 5.8-acre portion has RD-20 zoning. This site is vacant and is a candidate rezone site and

							assigned to lower income units.	was included in previous Housing Elements. Per Program A8, staff will work with the property owner and affordable Housing developers to facilitate affordable housing development on the 5.8-acre portion that was previously identified for multi-family development.
0660100024	Vineyard	Low Density Residential/Medium Density Residential	RD-20/RD-3/RD-5	39.69 (8.3-acres of the total 39.69-acre parcel is zoned RD-20)	Valid tentative subdivision map	North Vineyard Station Specific Plan	Assume 77 moderate units at base density of 20 units per acre until rezone is complete. Once rezone is complete these will be assigned to	An 8.3 gross acre portion is zoned for multi-family development. A valid map has been approved and will divide the multi-family zoned property into

							lower income units	two separate parcels (4 and 4.3 acres). 7.6 net acres is available for development and no environmental constraints are on the subject area. This site is vacant and is a candidate rezone site and was included in previous Housing Elements. Per Program A8, staff will work with the property owner and affordable Housing developers to facilitate affordable housing development on these parcels.

0660070052	Vineyard	Medium Density Residential	RD-20	15.64		North Vineyard Station Specific Plan	Assume 200 moderate units at base density of 20 units per acre until rezone is complete. Once rezone is complete 150 of these units these will be assigned to lower income unit and 50 will remain at moderate.	Road easements reduce area to 13.5 acres. This site is vacant and is a candidate rezone site and was included in previous Housing Elements. This site is located in a specific plan area and zoned RD-20 to accommodate affordable housing. The Board has taken steps to facilitate development in this area. Per Program A8, staff will work with the property owner and affordable Housing developers to facilitate

								affordable housing development and parcel sizes that comply with SHRA multi-family lending guidelines.
			Total:	138.08			804	

TABLE C-29 NON-VACANT SITES[2]						
APN	**General Plan**	**Zoning**	**Maximum Density**	**Acres**	**Lower Income Capacity/Units**	**Reason For Inclusion In Sites Inventory**
1180300001	Commercial/ Offices	LC	46	6.92	80	Located in the South Sacramento Community. The existing use is an overflow parking lot for a church on an adjacent parcel and does not contain any structures. It is large enough to accommodate development and is proximate to transit at Stockton Boulevard and Massie Circle increasing the allowed density to 46 du/acre. In keeping with the conservative commercial methodology 80 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially at 46 du/ac. Assume 1.73 acres for multi-family.
2280151033	Commercial/ Offices	LC	30	1.74	13	Located in the Carmichael/Old Foothill Farms community. The existing use is an overflow parking lot. The entire site could be developed residentially, however in keeping with the conservative commercial methodology 13 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially.
0680580008	Transit Oriented Development	SPA (Butterfield Light Rail Station), RD-40	110	3.62	96	Located in the Cordova community. The existing use is a parking lot to the light rail station. The Butterfield Light Rail Station SPA was created for this parcel expressly to allow multifamily development at a range of 96 to 110 dwelling units.
2300222045[1]	Transit Oriented Development	Fair Oaks Blvd. Central SPA LC	46	1.77	21	Located in the Carmichael/Old Foothill Farms community in a moderate resource area. The existing use is a parking lot. A building on the property was demolished between 1995 and 2001. The entire site

						could be developed residentially, however in keeping with the conservative commercial methodology 21 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially. A transit stop is located at Manzanita Avenue and Cypress Avenue within 1/4 mile of the parcel.
0500391010[(1)]	Commercial/ Office	LC	46	1.3	16	Located in the South Sacramento community. The site currently has a single-family residence. The residence is assumed to remain. In keeping with the conservative commercial methodology 16 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially. There is a transit stop at Stockton Boulevard and Gerber Road less than 1/4 mile from the parcel.
2580310035	Transit Oriented Development	Fair Oaks Blvd. Central SPA (LC)	46	3.06	36	Located in the Carmichael/Foothill Farms Community in a moderate resource area. This property is 3.06-acres and is developed with a parking lot in a portion of the parcel leaving the majority of the site vacant. The entire site could be developed residentially, however in keeping with the conservative commercial methodology 36 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially. A transit stop is located on Fair Oaks Blvd. adjacent to the parcels.
2200311019[(1)]	Medium Density Residential	RD-20	20/30	0.89	16	There is a duplex on the property and it is surrounded by multifamily development. It is considered underutilized due to its size and zoning. The total size is 0.89-acres assume 0.68 developable acres minus existing duplex results in a development of similar size to surrounding area. This parcel is a candidate rezone site.

2070141015	Commercial/ Offices	SPA (Downtown Rio Linda), RD-20	20/30	11.2	53	Located in the Elverta/Rio Linda community. This parcel has split zoning of Neighborhood Mixed Use and RD-20. The Neighborhood Mixed Use portion is developed with a retail commercial use and the RD-20 portion is vacant. This site is considered underutilized due to its size, zoning and proximity to services. Assume 2.66 developable acres due to easements. This parcel is a candidate rezone site.
0500010077	Medium Density Residential	RD-20	20/30	2.08	19	Located in the South Sacramento community. The site currently has a concrete slab that was a sports court. This site is considered underutilized due to the existing zoning, lack of residences and proximity to services. Assume 0.95 acres for multifamily due to odd shape of lot. This parcel is a candidate rezone site.
0260102023[(1)]	Medium Density Residential	RD-20	20/30	2.13	23	Located in the South Sacramento Community. The site currently has a single-family residence. This parcel is underutilized given its size, existing zoning and current development with only one residence. Assume 1.13 developable acres due to existing residence and trees. This parcel is a candidate rezone site.
2300091056[(1)]	Low Density Residential	RD-20	20/30	1.32	17	Located in the Carmichael/Foothill Farms community in a moderate resource opportunity area. The site currently has a single-family residence. This parcel is underutilized given its size, existing zoning and current development with only one residence. Assume 24 units due to existing residence and trees. This parcel will be included in the County-wide rezone or other action to increase the density.

2070300009[1]	Medium Density Residential	SPA (Downtown Rio Linda), RD-20	20/30	3.0	18	Located in the Elverta/Rio Linda community. The site currently has a single-family residence and is considered underutilized due to its size and zoning. Assume 0.90 developable acres due to existing residence and flood zone. This parcel is a candidate rezone site.
0750020015[1]	Transit Oriented Development	RD-20/O	20	14.65	53	Located in the Cordova community. The site currently has a single-family residence. Assume 8.33 acres is available for multi-family. The site contains 3.15 acres that is designated as O and is not available for multifamily development. The site is underutilized given its size, existing zoning and current development with only one residence and close proximity to the Butterfield Light Rail station. This parcel is a candidate rezone site.
2200780001	Medium Density Residential	RD-20	20	10.46	84	This site is developed with a place of worship and a 4.92-acre portion of the property is undeveloped and could accommodate housing. This is a candidate rezone site and was included in previous Housing Elements based upon inquiries about multi-family development.
2080132008	Transit Oriented Development	SPA (North Watt Ave.)Elkhorn Dist. RM-1	20	4.62	~~43~~ 81	This site contains a concrete slab. This site is a candidate rezone site and was not included in the previous Housing Element.
0430070034	Medium Density Residential	Old Florin Town SPA (RD-20)	20/30	15.93	40	This is a separate legal parcel that was vacant in the last housing element (APN: 043007022). This portion is still vacant and is 4.76 acres, but a new APN: has been issued for this parcel and the adjacent parcel that is developed with a place of worship. This parcel is a candidate rezone site.

	Total	84.69	628	

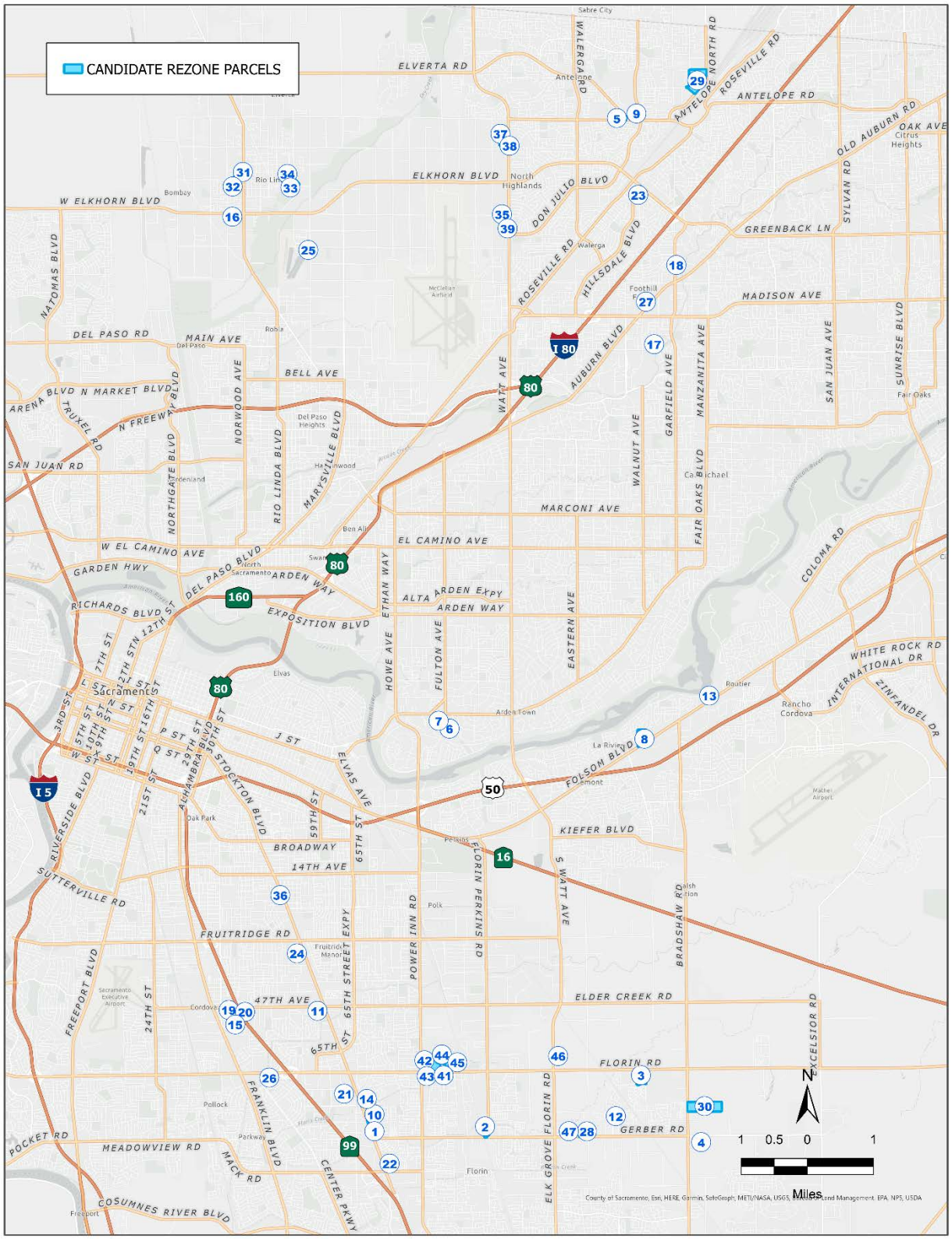
(1) Existing residential uses are assumed to remain and not be affordable to lower-income levels.

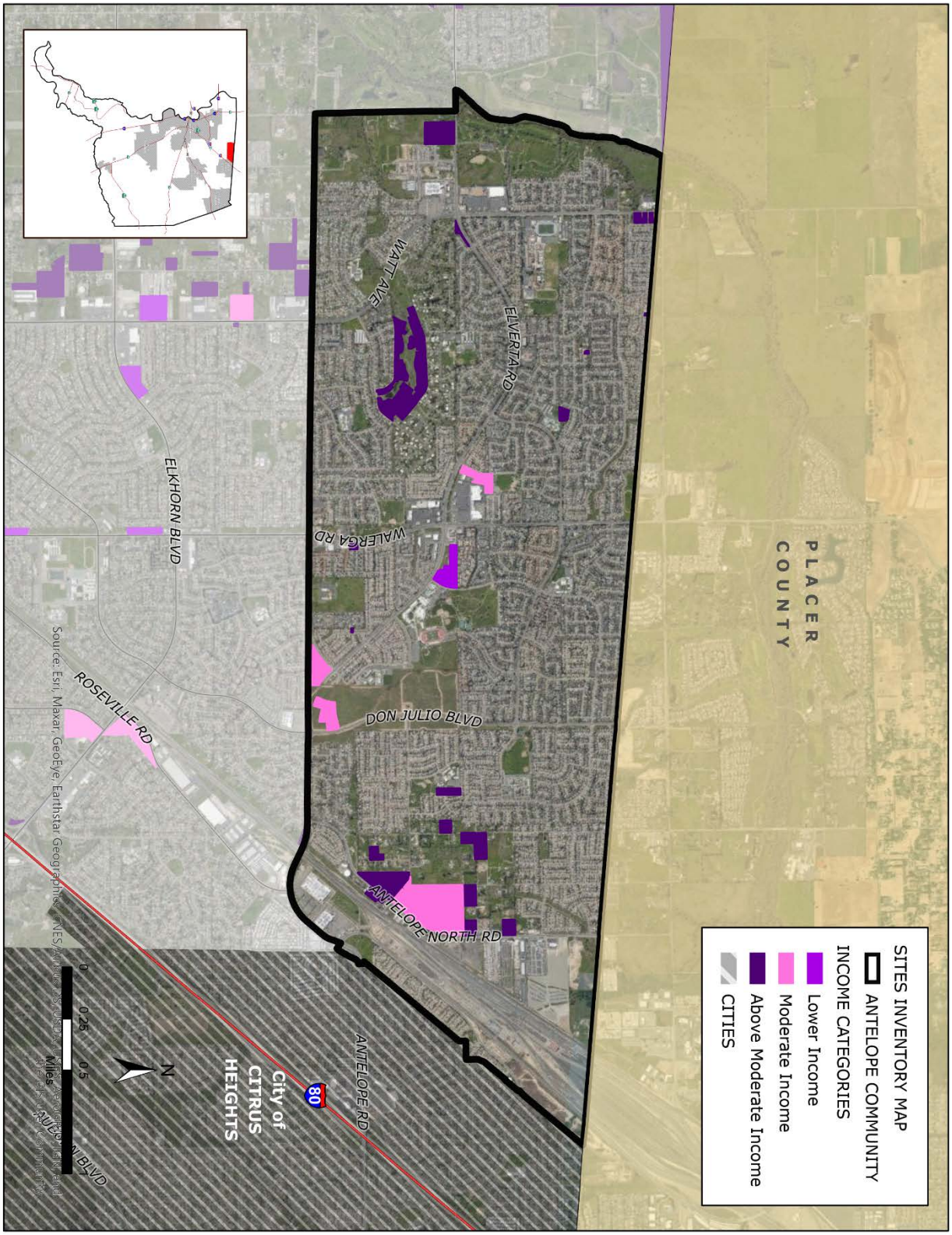
(2) None of these underutilized sites were occupied by affordable housing in the last five-years.

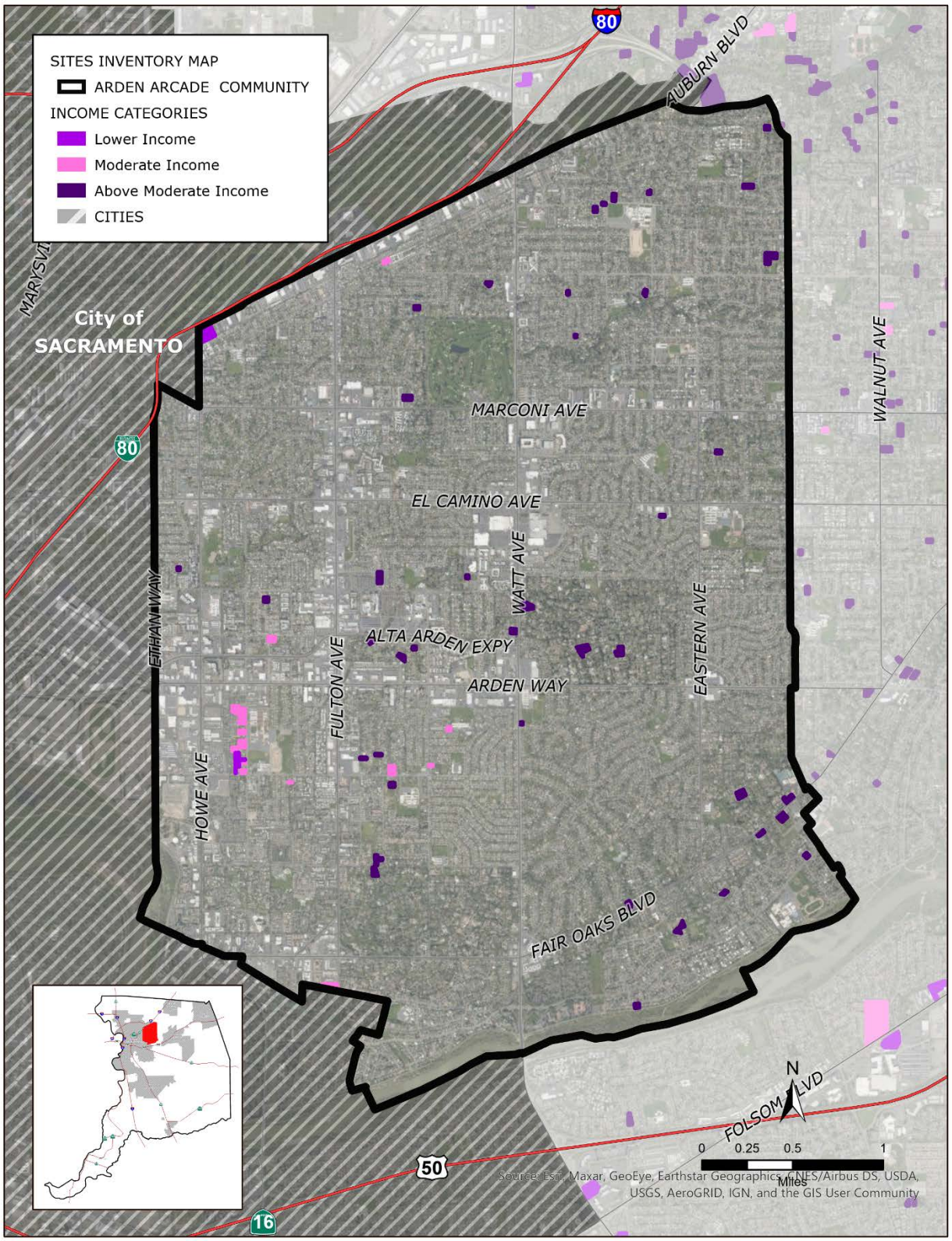
TABLE C-30 VACANT LANDS AVAILABLE FOR EMERGENCY SHELTERS AND SINGLE ROOM OCCUPANCY (NO USE PERMIT REQUIRED) ZONING: GENERAL COMMERCIAL (GC)(1)				
APN	**Community**	**Zoning**	**Acres**	**Bed Count**
2200171039	Carmichael/Old Foothill Farms	GC- General Commercial	0.93	100
		TOTAL	0.93	100

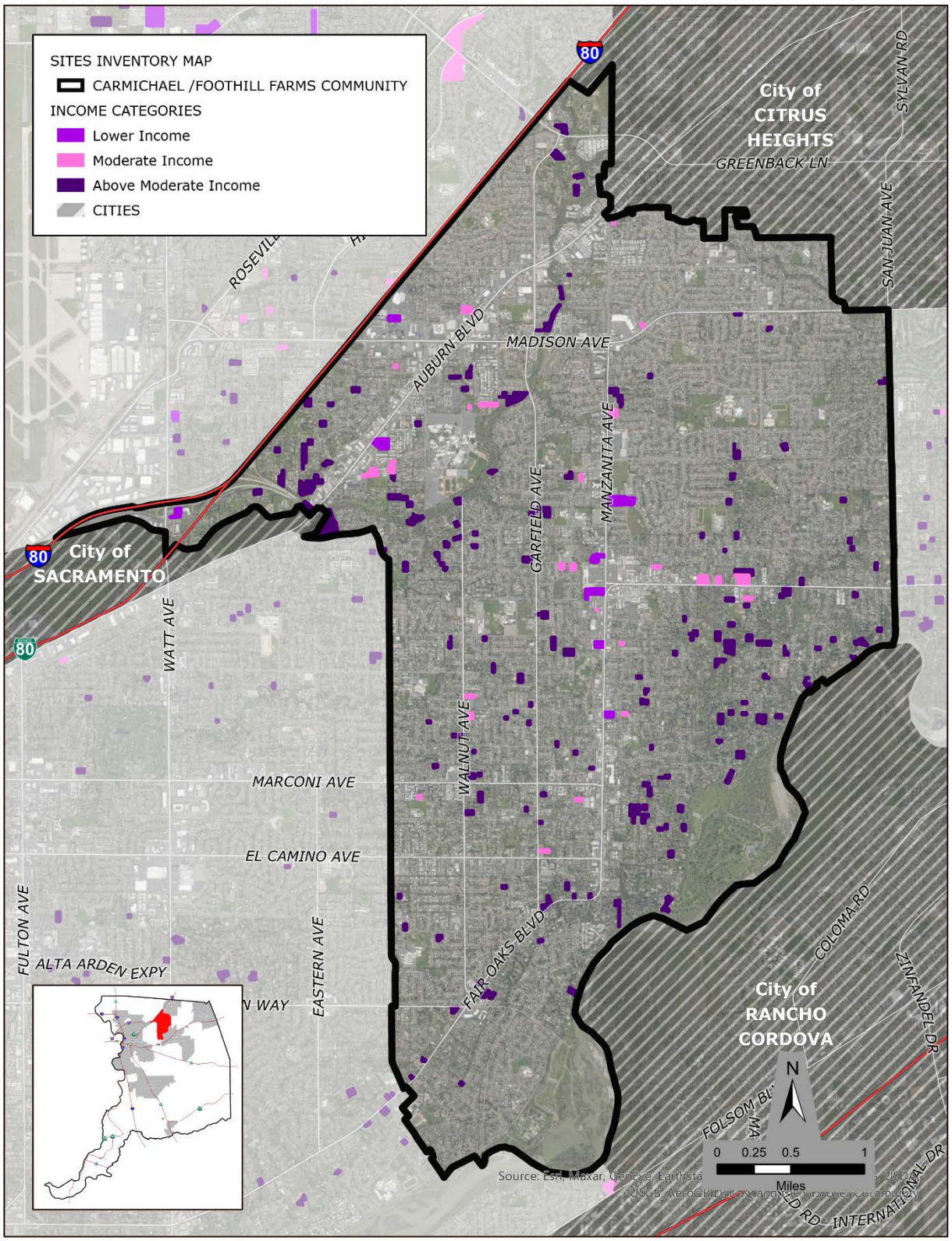
TABLE C-31 VACANT LANDS AVAILABLE FOR EMERGENCY SHELTERS AND SINGLE ROOM OCCUPANCY (NO USE PERMIT REQUIRED) ZONING: LIGHT INDUSTRIAL (M1) (1)				
APN	**Community**	**Zoning**	**Acres**	**Bed Count**
0670160097	Cordova	M-1	1.95	100
2250943016	Natomas	M-1	3.14	100
2250943035	Natomas	M-1	1.73	100
2250944042	Natomas	M-1	1.12	100
2250944043	Natomas	M-1	1.44	100
2370011060	Natomas	M-1	2.04	100
2370015010	Natomas	M-1	1.91	100
2250941027	Natomas	M-1	2.08	100
2250941028	Natomas	M-1	2.14	100
0360162048	South Sacramento	M-1	9.56	100
0670160096	Cordova	M-1	1.78	100
0630011036	Cordova	M-1	1.55	100
		TOTAL	**23.66**	**1200**

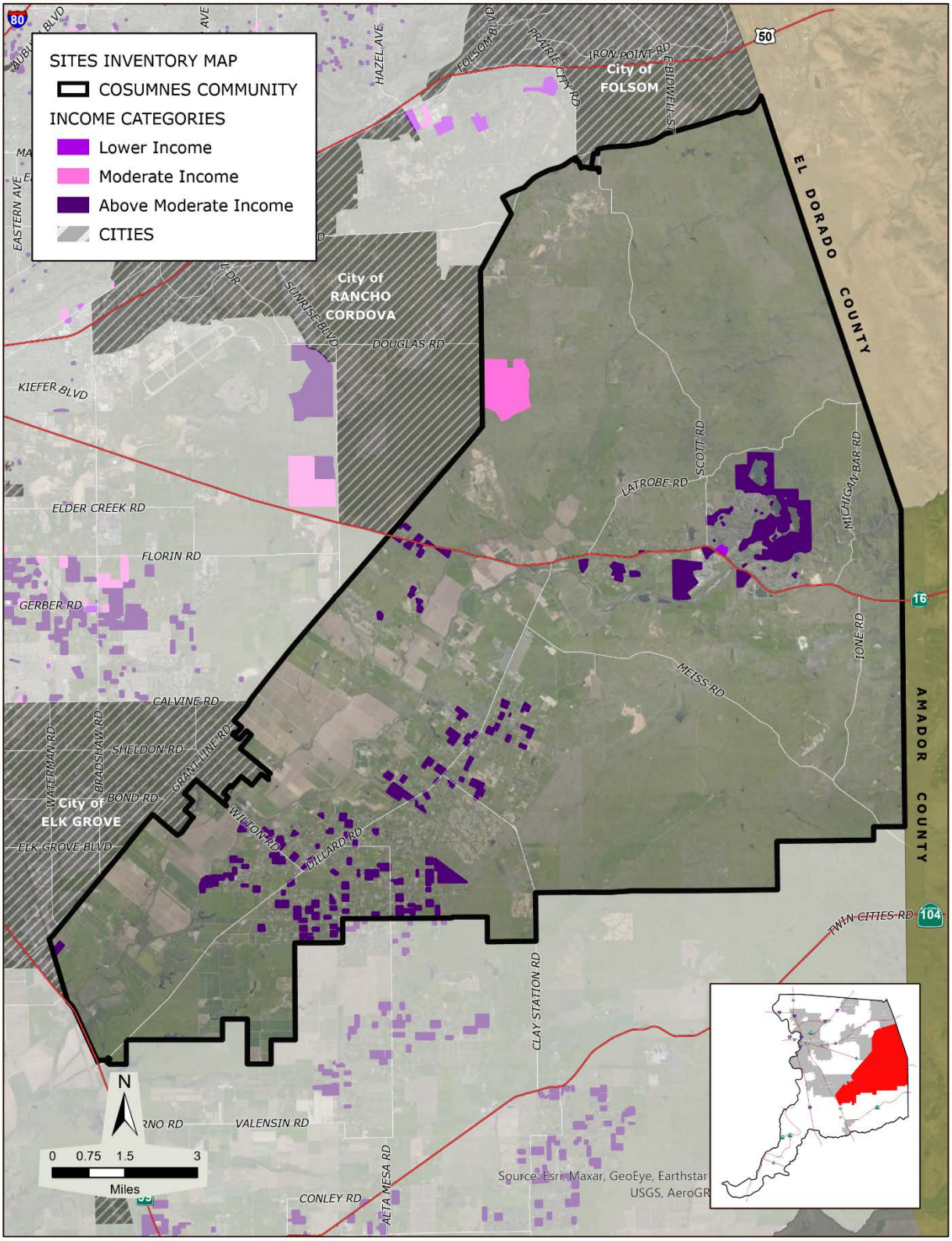
APPENDIX D: VACANT LAND INVENTORY MAPS

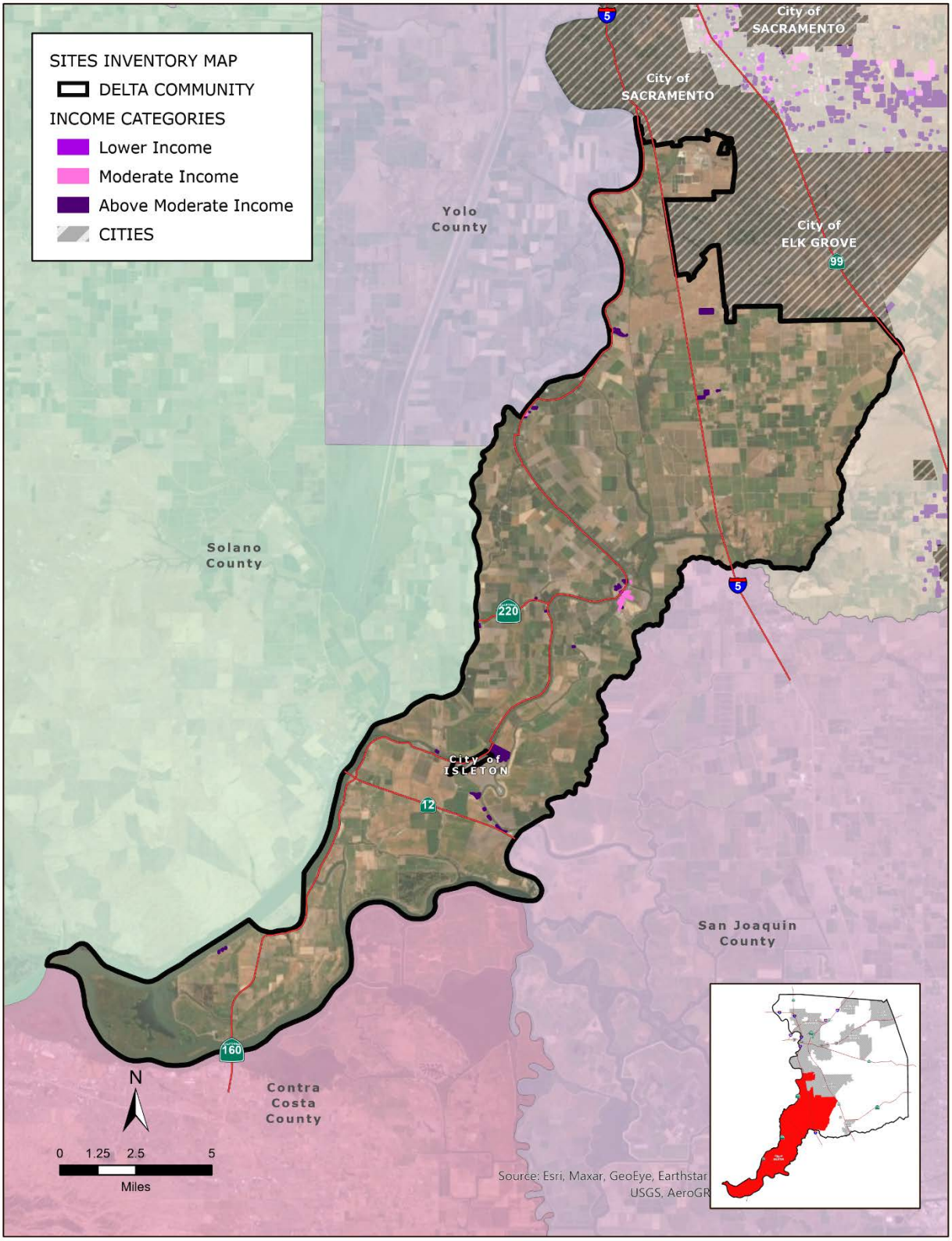


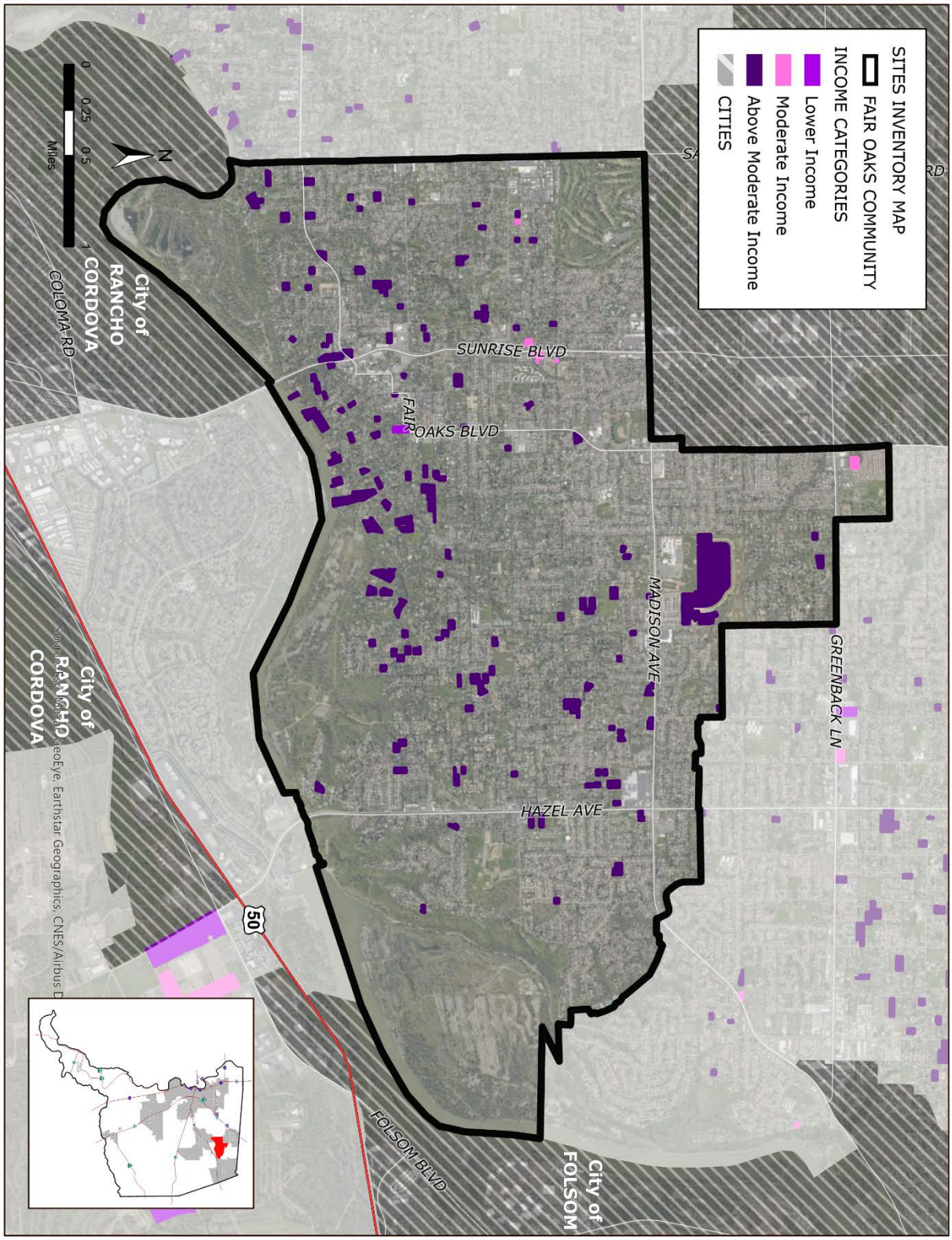

SITES INVENTORY MAP
ANTELOPE COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
PLACER COUNTY
WATT AVE
ELVERTA RD
WALERGA RD
DON JULIO BLVD
ANTELOPE NORTH RD
ANTELOPE RD
ELKHORN BLVD
ROSEVILLE RD
City of CITRUS HEIGHTS
80
N
0 0.25 0.5 1 Miles
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

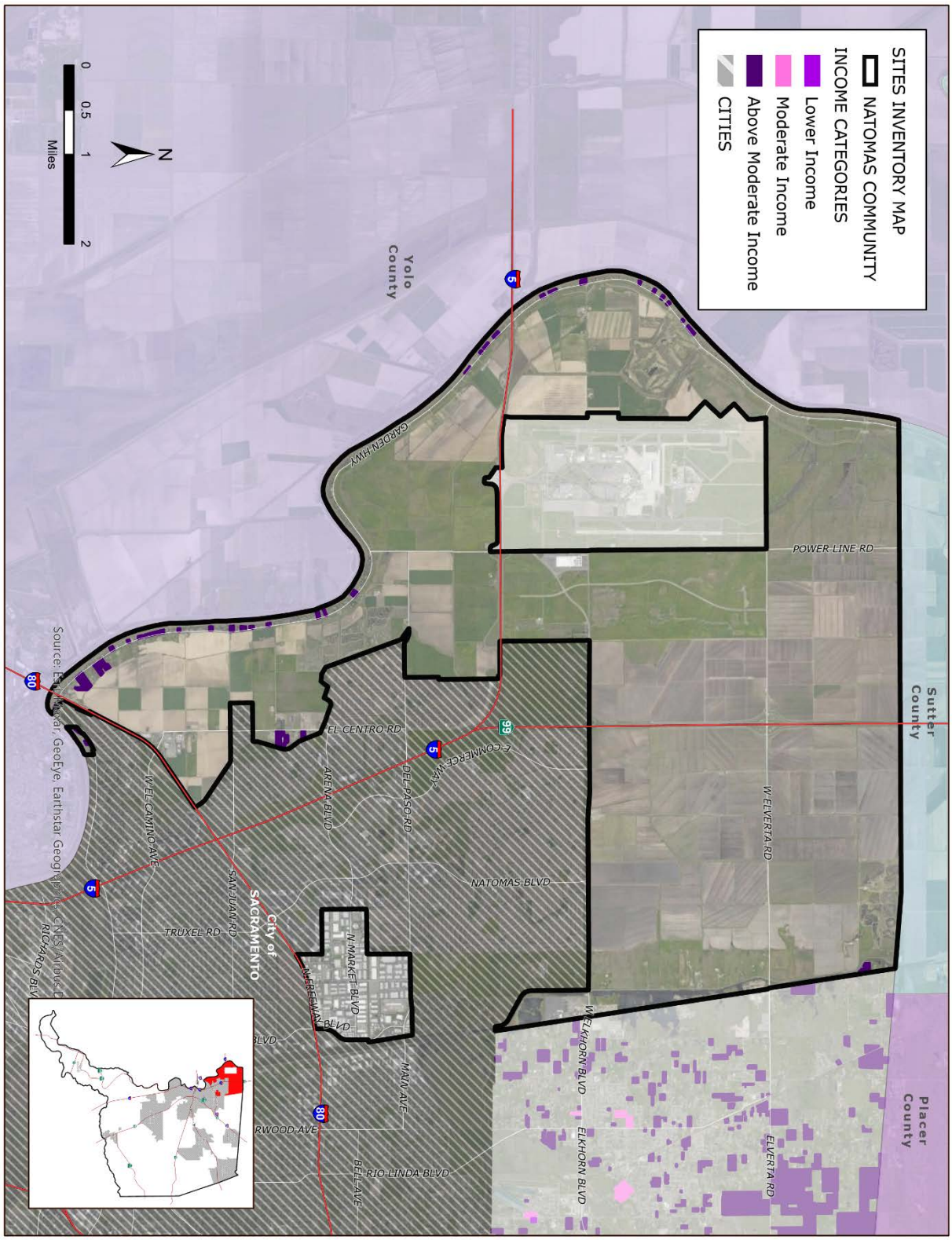

SITES INVENTORY MAP
ARDEN ARCADE COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
City of SACRAMENTO
80
AUBURN BLVD
MARCONI AVE
EL CAMINO AVE
WATT AVE
ALTA ARDEN EXPY
ARDEN WAY
FULTON AVE
EASTERN AVE
WALNUT AVE
ETHAN WAY
HOWE AVE
FAIR OAKS BLVD
FOLSOM BLVD
50
16
N
0 0.25 0.5 1
Miles
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

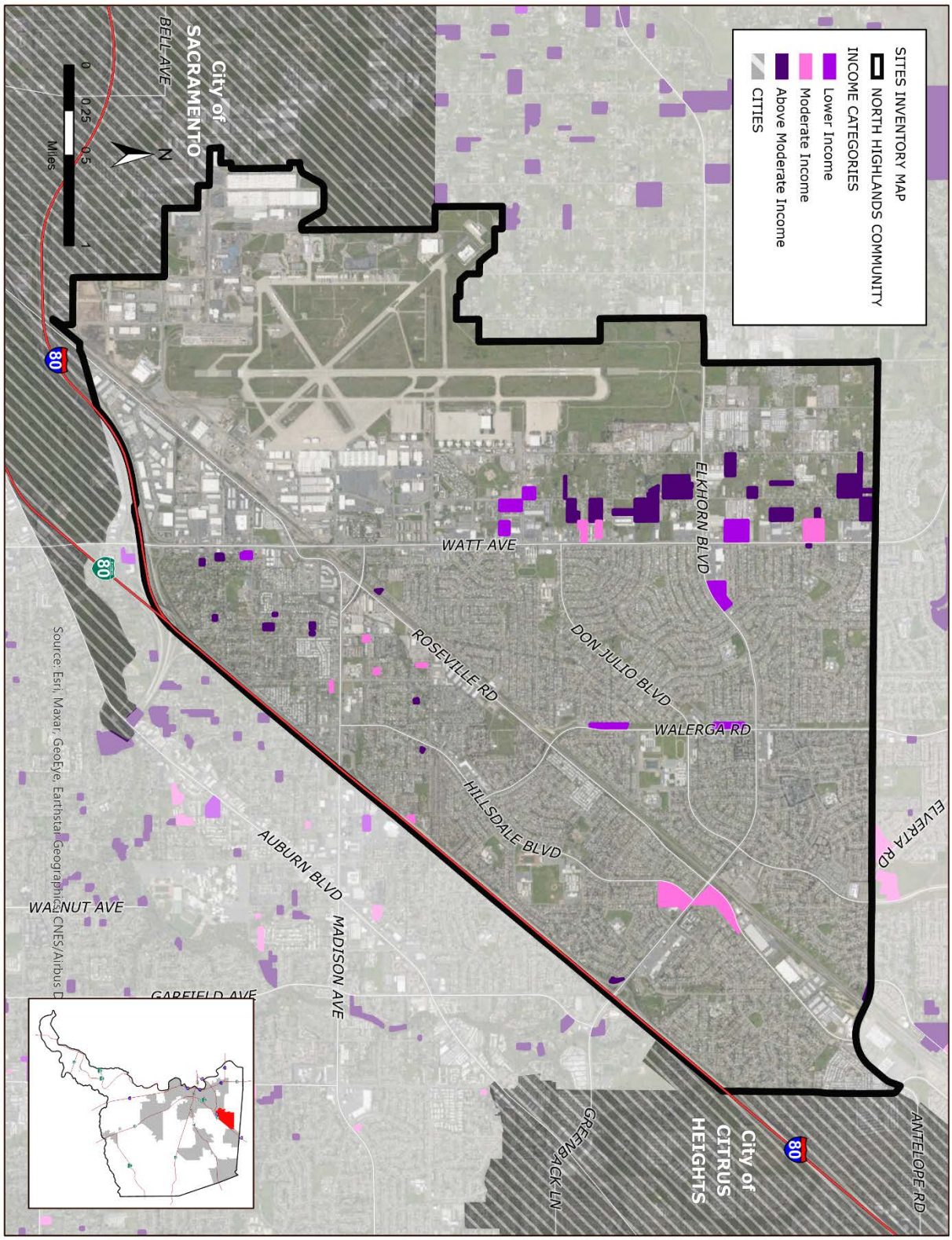

SITES INVENTORY MAP
CARMICHAEL /FOOTHILL FARMS COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
City of CITRUS HEIGHTS
City of SACRAMENTO
City of RANCHO CORDOVA
GREENBACK LN
SYLVAN RD
SAN JUAN AVE
MADISON AVE
AUBURN BLVD
GARFIELD AVE
MANZANITA AVE
WATT AVE
WALNUT AVE
MARCONI AVE
EL CAMINO AVE
FULTON AVE
ALTA ARDEN EXPY
EASTERN AVE
FAIR OAKS BLVD
COLOMA RD
ZINFANDEL DR
INTERNATIONAL DR
80
0 0.25 0.5 1
Miles
N

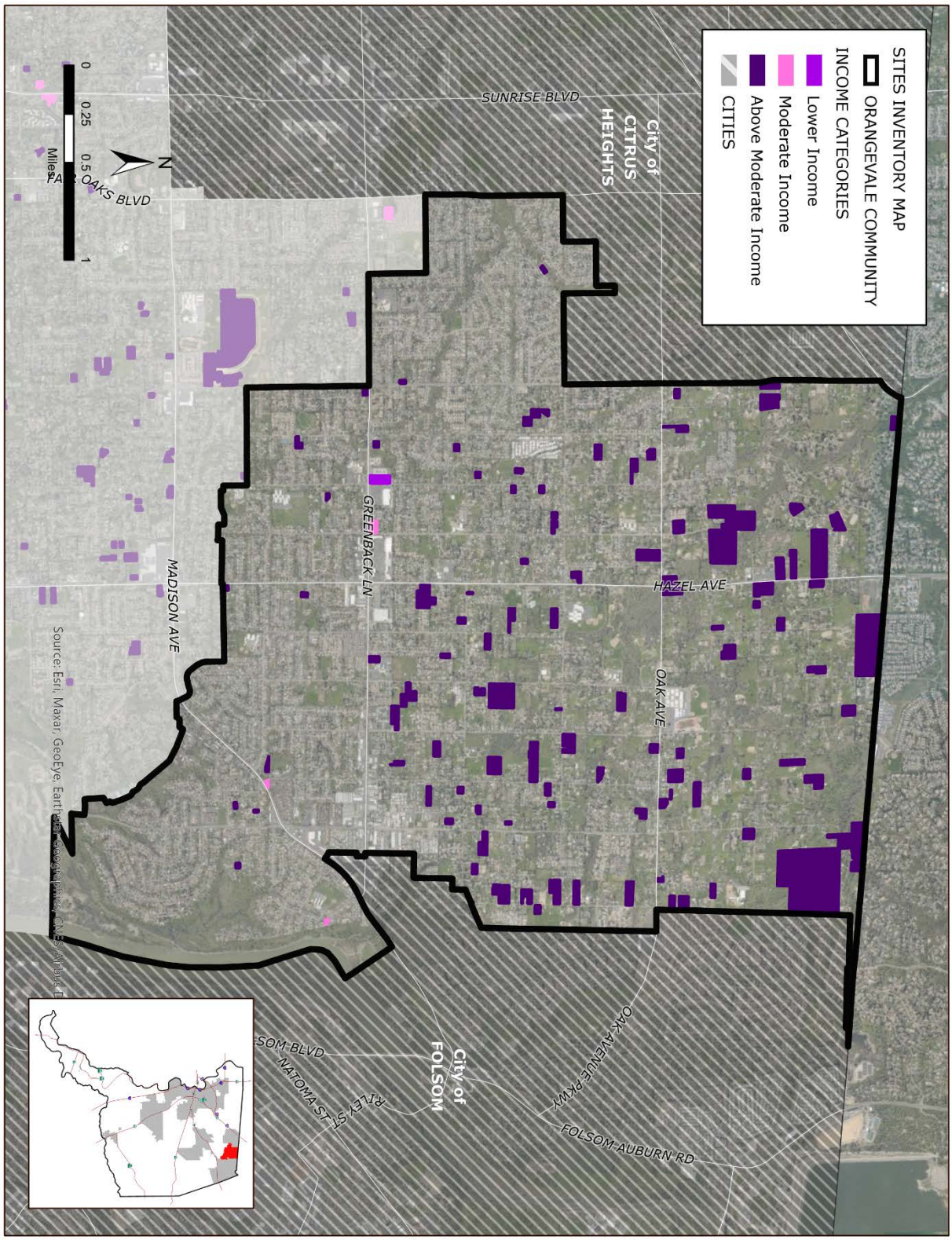

SITES INVENTORY MAP
COSUMNES COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
City of FOLSOM
City of RANCHO CORDOVA
City of ELK GROVE
EL DORADO COUNTY
AMADOR COUNTY
IRON POINT RD
PRAIRIE CITY RD
FOLSOM BLVD
HAZEL AVE
EASTERN AVE
SUNRISE BLVD
DOUGLAS RD
KIEFER BLVD
ELDER CREEK RD
FLORIN RD
GERBER RD
CALVINE RD
SHELDON RD
BOND RD
GRANT LINE RD
WATERMAN RD
BRADSHAW RD
ELK GROVE BLVD
WILTON RD
DILLARD RD
LATROBE RD
SCOTT RD
MICHIGAN BAR RD
TONE RD
MEISS RD
TWIN CITIES RD
CLAY STATION RD
VALENSIN RD
CONLEY RD
ALTA MESA RD
N
0 0.75 1.5 3
Miles
Source: Esri, Maxar, GeoEye, Earthstar
USGS, AeroGR

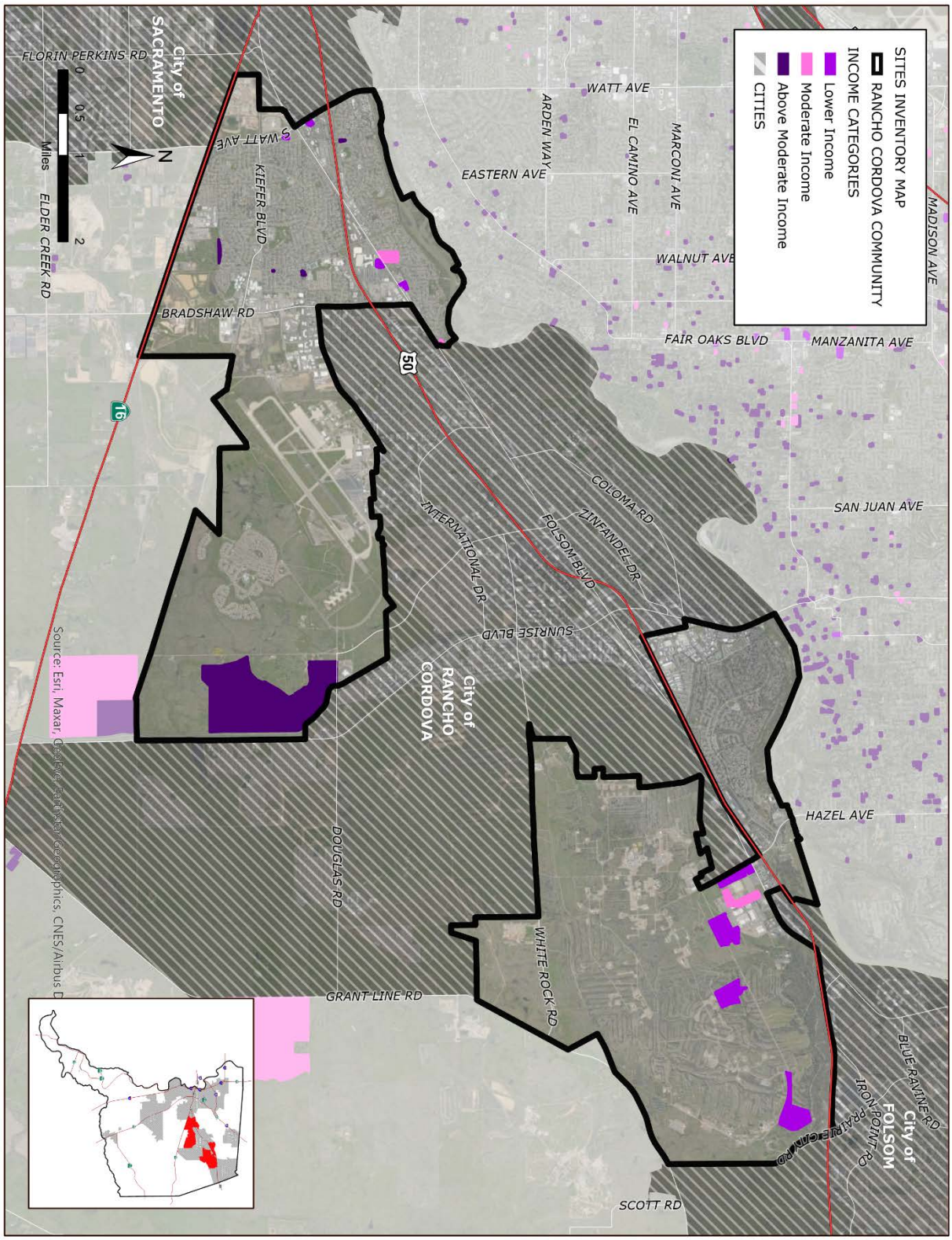

SITES INVENTORY MAP
DELTA COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
City of SACRAMENTO
City of SACRAMENTO
Yolo County
City of ELK GROVE
Solano County
City of ISLETON
San Joaquin County
Contra Costa County
N
0 1.25 2.5 5
Miles
Source: Esri, Maxar, GeoEye, Earthstar
USGS, AeroGR

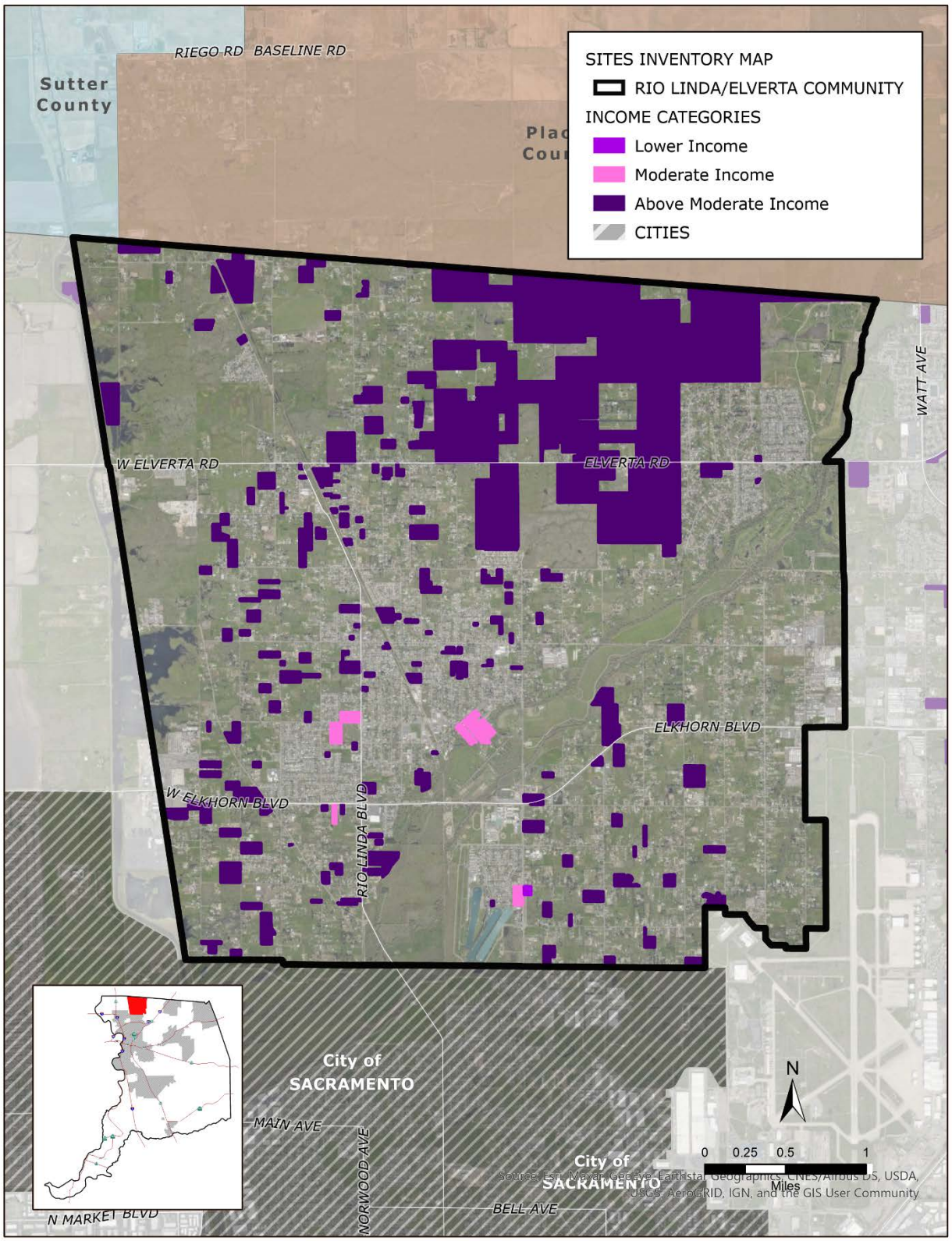

SITES INVENTORY MAP
FAIR OAKS COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
SUNRISE BLVD
FAIR OAKS BLVD
MADISON AVE
GREENBACK LN
HAZEL AVE
FOLSOM BLVD
City of FOLSOM
City of RANCHO CORDOVA
City of RANCHO CORDOVA
COLOMA RD
50
N
0 0.25 0.5 1 Miles

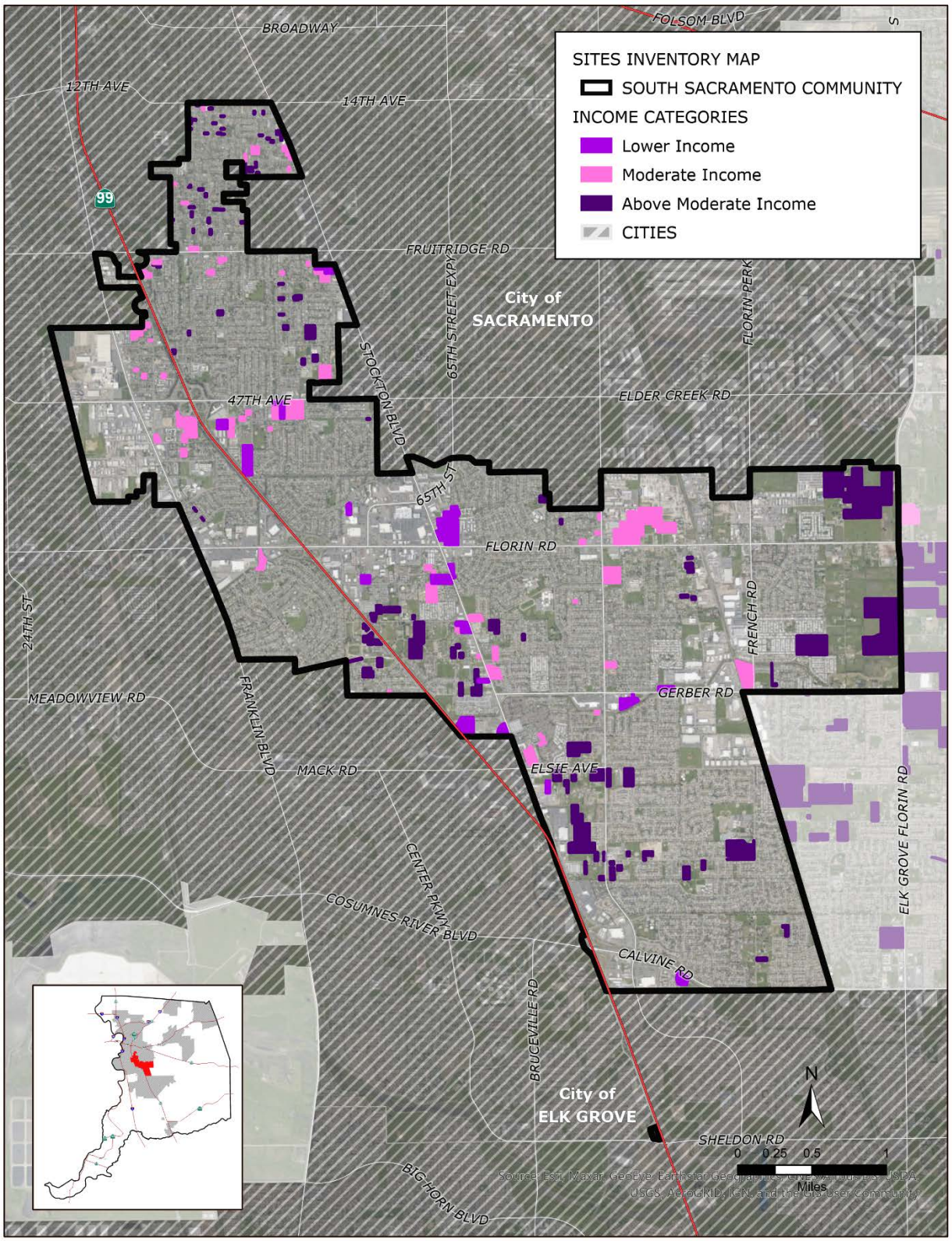

SITES INVENTORY MAP
NATOMAS COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
Sutter County
Placer County
Yolo County
City of SACRAMENTO
POWER LINE RD
W ELVERTA RD
ELVERTA RD
WELKHORN BLVD
ELKHORN BLVD
NATOMAS BLVD
DEL PASO RD
E COMMERCE WY
EL CENTRO RD
AREVA BLVD
GARDEN HWY
W EL CAMINO AVE
SAN JUAN RD
TRUXEL RD
N MARKET BLVD
INTERSTATE BLVD
MAIN AVE
RIO LINDA BLVD
BELL AVE
RICHARDS BLVD
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS
N
0 0.5 1 2
Miles

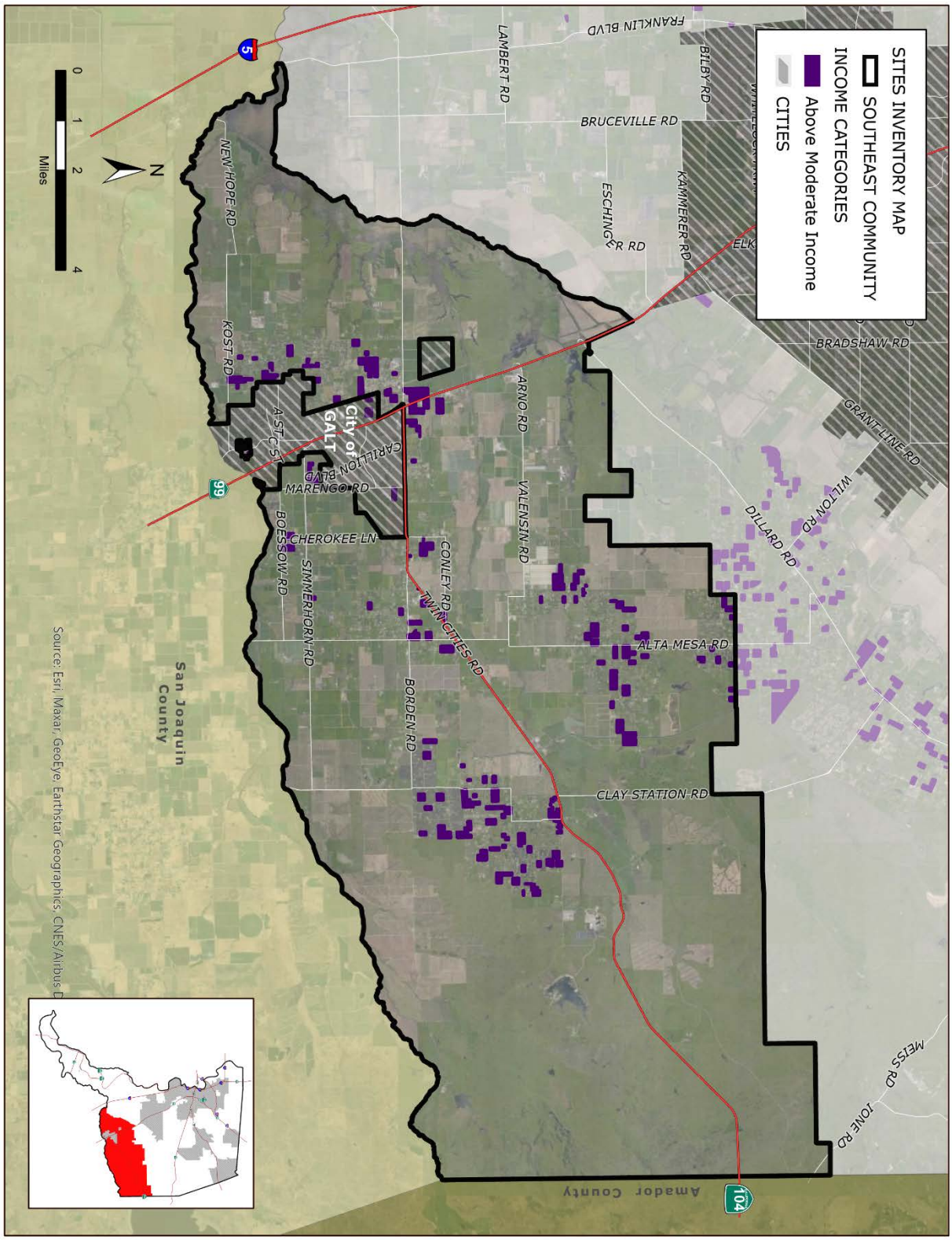

SITES INVENTORY MAP
NORTH HIGHLANDS COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
City of SACRAMENTO
City of CITRUS HEIGHTS
BELL AVE
WATT AVE
ELKHORN BLVD
DON JULIO BLVD
ROSEVILLE RD
WALERGA RD
HILLSDALE BLVD
AUBURN BLVD
MADISON AVE
WALNUT AVE
GARFIELD AVE
GREENBACK LN
ELVERTA RD
ANTELOPE RD
80
N
0 0.25 0.5 1
Miles
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus D

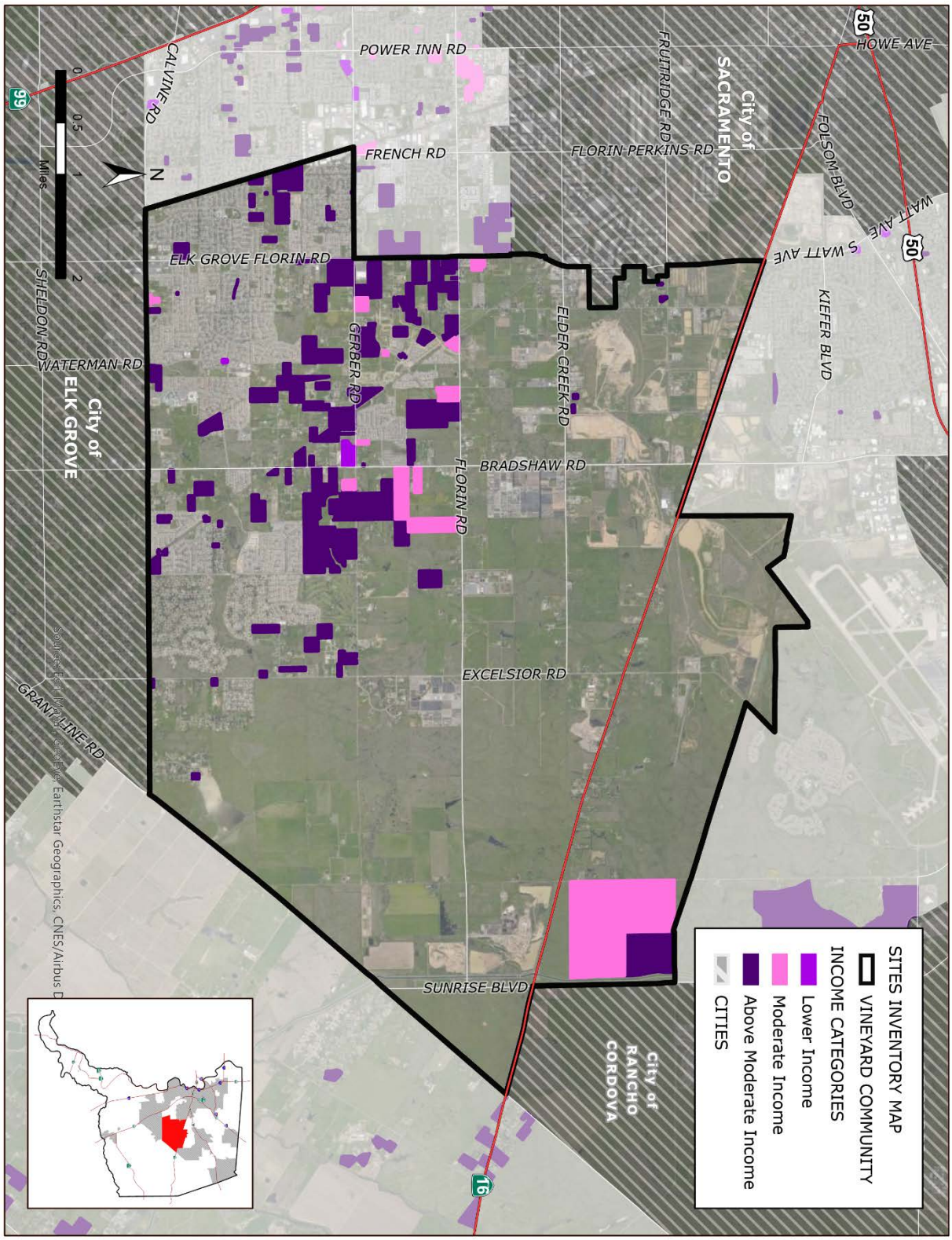

SITES INVENTORY MAP
ORANGEVALE COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
SUNRISE BLVD
City of CITRUS HEIGHTS
OAKS BLVD
GREENBACK LN
HAZEL AVE
OAK AVE
MADISON AVE
City of FOLSOM
OAK AVENUE PKWY
FOLSOM AUBURN RD
RILEY ST
NATOMA ST
SOM BLVD
N
0 0.25 0.5 1
Miles
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus D


SITES INVENTORY MAP
RANCHO CORDOVA COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
MADISON AVE
WATT AVE
ARDEN WAY
EL CAMINO AVE
MARCONI AVE
EASTERN AVE
WALNUT AVE
FAIR OAKS BLVD
MANZANITA AVE
SAN JUAN AVE
COLOMA RD
ZINFANDEL DR
FOLSOM BLVD
INTERNATIONAL DR
SUNRISE BLVD
HAZEL AVE
BLUE RAVINE RD
IRON POINT RD
PRAIRIE CITY RD
SCOTT RD
WHITE ROCK RD
GRANT LINE RD
DOUGLAS RD
City of RANCHO CORDOVA
City of FOLSOM
City of SACRAMENTO
FLORIN PERKINS RD
S WATT AVE
KIEFER BLVD
BRADSHAW RD
ELDER CREEK RD
50
16
N
0 0.5 1 2
Miles
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus D


SITES INVENTORY MAP
RIO LINDA/ELVERTA COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
Sutter County
RIEGO RD
BASELINE RD
W ELVERTA RD
ELVERTA RD
WATT AVE
ELKHORN BLVD
W ELKHORN BLVD
RIO LINDA BLVD
City of SACRAMENTO
MAIN AVE
NORWOOD AVE
BELL AVE
N MARKET BLVD
N
0 0.25 0.5 1
Miles
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


SITES INVENTORY MAP
SOUTH SACRAMENTO COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
BROADWAY
FOLSOM BLVD
12TH AVE
14TH AVE
99
FRUITRIDGE RD
65TH STREET EXPY
FLORIN PERK
City of
SACRAMENTO
STOCKTON BLVD
47TH AVE
ELDER CREEK RD
65TH ST
FLORIN RD
24TH ST
FRENCH RD
MEADOWVIEW RD
FRANKLIN BLVD
GERBER RD
MACK RD
ELSIE AVE
ELK GROVE FLORIN RD
CENTER PKWY
COSUMNES RIVER BLVD
CALVINE RD
BRUCEVILLE RD
City of
ELK GROVE
N
SHELDON RD
0 0.25 0.5 1
Miles
BIG HORN BLVD


SITES INVENTORY MAP
SOUTHEAST COMMUNITY
INCOME CATEGORIES
Above Moderate Income
CITIES
FRANKLIN BLVD
LAMBERT RD
BILBY RD
BRUCEVILLE RD
ESCHINGER RD
KAMMERER RD
ELK
BRADSHAW RD
GRANT LINE RD
WILTON RD
DILLARD RD
ARNO RD
VALENSIN RD
CONLEY RD
TWIN CITIES RD
ALTA MESA RD
BORDEN RD
CLAY STATION RD
MEISS RD
ZONE RD
NEW HOPE RD
KOST RD
A ST
C ST
City of GALT
CARILLON BLVD
MARENGO RD
CHEROKEE LN
BOESSOW RD
SIMMERHORN RD
San Joaquin County
Amador County
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus D
N
0 1 2 4
Miles
5
99
104


SITES INVENTORY MAP
VINEYARD COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
City of SACRAMENTO
City of ELK GROVE
City of RANCHO CORDOVA
HOWE AVE
FOLSOM BLVD
WATT AVE
S WATT AVE
KIEFER BLVD
FLORIN PERKINS RD
FRUITRIDGE RD
POWER INN RD
FRENCH RD
CALVINE RD
ELK GROVE FLORIN RD
GERBER RD
ELDER CREEK RD
BRADSHAW RD
FLORIN RD
EXCELSIOR RD
SUNRISE BLVD
WATERMAN RD
SHELDON RD
GRANT LINE RD
0 0.5 1 2 Miles
N
50
99
16

2021-2029 HOUSING ELEMENT SACRAMENTO COUNTY OF SACRAMENTO

Commented [GK1]: Document Layout:

Green Lettering are changes made to the Housing Element document that were in reponse to HCD and SHA comment letters in October 2021.

Blue Lettering are changes made to the Housing Element document that were made in response to HCD and SHA comment letter in February 2022.

ADOPTED ~~JULY 27~~ MONTH XX, 202~~1~~2

RESOLUTION NO. ~~2021~~2022-~~0497~~XXXX

ACKNOWLEDGEMENTS

Thank you to all the community members who provided their input and helped to make this a better Housing Element for everyone.

BOARD OF SUPERVISORS

Don Nottoli ~~Susan Frost~~, Chairperson

~~Don Nottoli~~ Rich Desmond, Vice Chairperson

Susan Frost, ~~Vice Chairperson~~

~~Rich Desmond~~

Patrick Kennedy

Phil Serna

PLANNING COMMISSION

Justin Raithel ~~James Shelby~~, Chairperson

~~Cara Martinson~~ Genevieve Wong, Vice-Chair

Cara Martinson ~~Alan Hom~~

~~Justin Raithel~~ Jofil Borja

Peter Tateishi

COUNTY ADMINISTRATION

Ann Edwards, ~~Interim~~ County Executive

HOUSING ELEMENT UPDATE TEAM

Office of Planning and Environmental Review

Leighann Moffitt, Planning Director

Leanne Mueller, Senior Planner

Kate Rose, Associate Planner

Kristi Grabow, Associate Planner

Chris Baker, Geographic Info System Analyst

All Planning and Environmental Review staff who provided input or data.

Sacramento Housing and Redevelopment Agency

Christine Weichert, Director, Development Finance

Susan Veazey, Program Manager

Ascent Environmental, Inc.

Chelsey Payne, AICP, Director of Urban Design and Planning

Rebecca Pope, Urban Planner

Chris Mundhenk, Principal – Environmental

Marianne Lowenthal, Environmental Planner

Tracy Prybyla, PACE, Administrative Professional

Table of Contents

2021-2029 Housing Element Sacramento County of Sacramento 1

Acknowledgements 1

Chapter 1: Introduction 4

Purpose of the Housing element 4
Housing Element Contents 4
Public Participation 5
General Plan Consistency 13

Chapter 2: Financial Resources 15

Funding sources 15
Institutional Structure and Coordination 20

Chapter 3: Housing Action Plan 23

Housing Goals, Policies, and Programs 23
Goal HE 1: Adequate Supply of Land for Housing 24
Goal HE 2: Reduction of Constraints to Housing Production 28
Goal HE 3: Conservation and Rehabilitation of Existing Housing and Neighborhoods 32
Goal HE 4: Improvement of Housing Opportunities for Special Needs Groups 36
Goal HE 5: Preservation of Existing Affordable Housing Stock and Provision of Affordable Housing. 42
Goal HE 6: Promote the Efficient Use of Energy in Residences and Improve the Air Quality of Sacramento County 47
Goal HE 7: Promote and Affirmatively Further Fair Housing Opportunities for County Residents 48

Chapter 4: Evaluation of Prior Achievements 52

Summary of Program Achievements 52

Chapter 5: Population, Employment and Household Characteristics 58

Population Characteristics 58
Employment Characteristics 61
Household Characteristics 64
COVID-19 Pandemic 64
Housing Occupancy 65
Housing Stock Conditions 65

Chapter 6: Housing Needs Assessment 69

Existing Housing Needs 69
Projected Housing Needs 77
Special Needs Groups 78

Chapter 7: Constraints Analysis 89

Governmental Constraints 89
Nongovernmental Constraints 119

Chapter 8: Land Inventory 123

Regional Housing Needs Allocation 123
Methodology for the Land Inventory and Capacity Analysis 129

Chapter 9: Opportunities for Energy Conservation 161

General Energy Efficiency Concepts 161
Regulatory and Policy Framework 162
Energy Efficiency Programs 167
Conclusion 168

Chapter 10: Preservation of assisted housing units 169

At-Risk Units 169
Preservation Strategies 171

Chapter 11: Assessment of Fair Housing 176

Affirmatively Furthering Fair Housing 176

Appendix A: Outreach Meeting Summaries 249
Appendix B: Program Evaluation 264
Appendix C: Vacant Land Inventory 312
Appendix D: Vacant Land Inventory Maps 473

CHAPTER 1: INTRODUCTION

PURPOSE OF THE HOUSING ELEMENT

Sacramento County's General Plan serves as a policy document to guide the development of the unincorporated area of the County. The Housing Element is one of eight mandatory elements of the General Plan.

The purpose of the Housing Element is to identify and analyze existing and projected housing needs for all income groups; to include goals, policies and programs to address the identified needs; and to provide enough sites for new housing development to occur during the 2021-2029 planning period.

HOUSING ELEMENT CONTENTS

The County's Housing Element consists of 11 individual chapters as listed below.

Chapter 1: Introduction: This chapter provides an overview of the purpose and contents of the Housing Element, a description of the public outreach process, and an analysis of consistency with other planning documents.

Chapter 2: Financial Resources: This chapter identifies financial and other resources that are available to fund the construction of new affordable housing, encourage housing rehabilitation, assist first-time homebuyers, support revitalization of lower income neighborhoods, provide various other housing services to low- and moderate-income households, and support other housing element goals. This chapter also describes the roles of the Sacramento Housing and Redevelopment Agency as well as various County departments and offices in implementing the Housing Element.

Chapter 3: Housing Action Plan: Per Government Code Section 65583(c), housing elements must contain a program that sets forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

Chapter 4: Evaluation of Prior Achievements: Per Government Code Section 65588, each local government must review the previous housing element to evaluate the effectiveness of the goals, objectives, policies, and programs; the progress in implementing the programs; and the appropriateness of goals, objectives, policies, and programs.

Chapter 5: Population, Employment and Housing Characteristics: Government Code Section 65583 (a)(1) requires the housing element to include an analysis of population and employment trends and Government Code Section 65583 (a)(2) requires the housing element to include an analysis of household characteristics.

Chapter 6: Housing Needs Assessment: Housing element law requires local governments to identify a plan to meet their existing and projected housing needs for households of all income levels. Income levels are based on household earnings as a percentage of area median income as follows: less than 50 percent includes extremely and very low-income households; less than 80 percent is low-income; 80 to 120 percent is moderate-income; and more than 120 percent is above moderate-income. Housing elements must also address groups with special housing needs such as farmworkers, large families and female-headed households, people experiencing homelessness, people with disabilities, including developmental disabilities.

Chapter 7: Constraints Analysis: The housing element must analyze governmental and nongovernmental constraints to the maintenance, improvement, or development of housing and must demonstrate efforts to remove the constraints. The requisite analysis for governmental constraints includes codes and enforcement, onsite or offsite improvement standards, constraints for people with disabilities, fees and exactions, land-use controls, processing and permitting procedures, and any other locally adopted ordinances that directly impact the cost and supply of residential development. The requisite analysis for

nongovernmental constraints includes land costs, construction costs, availability of financing, requests to develop housing at densities below that anticipated in the housing element, and the length of time between approval and submittal of application for building permits.

Chapter 8: Land Inventory: The Land Inventory Chapter includes a discussion of the Regional Housing Needs Assessment (RHNA), the methodology for the Vacant Land Inventory appendix, the housing development potential by income group, and the infrastructure and development constraints. This chapter also includes a discussion of the capacity of vacant land for emergency shelter development.

Chapter 9: Opportunity for Energy Conservation: Government Code Section 65583(a)(7) requires local governments to assess opportunities for energy conservation in residential development. The analysis could include planning and land-use, conservation incentives for the building industry and residents, as well as promoting green building and energy-efficient building standards and practices.

Chapter 10: Preservation of Housing Units: This chapter must include an inventory of at-risk units, assess the conversion risk, estimate and analyze the cost of replacement versus preservation for units at risk in the planning period, identify entities qualified to preserve at-risk units, and identify financing and subsidy resources.

Chapter 11: Assessment of Fair Housing: AB 686 (2018) requires housing elements to include an assessment of fair housing. This chapter acts as the assessment of fair housing and discusses the findings of Analysis of Impediments to Fair Housing Choice as well as the County's efforts to address systemic issues of racism and inequity.

Appendices: Appendix A provides several tables summarizing the feedback that the County received during public outreach. Appendix B is an evaluation of each program in the previous Housing Element that has provided insight in the development of new, updated programs. Appendix C is a parcel inventory of vacant and underutilized parcels in the unincorporated County that were used in summarizing the acreage and corresponding units available for residential development in Chapter 8. Appendix D provides maps of the location of the inventory of parcels.

PUBLIC PARTICIPATION

Cities and counties are required by State law (Section 65583[c][7] of the California Government Code) to "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."

Table 1 below summarizes the County's public outreach activities. Appendix A contains a more detailed list of comments and questions received during each outreach event, including the focus group meetings, community workshops and the Community Planning Advisory Committee (CPAC) presentations.

Table 1: Housing Element Outreach Strategy

Outreach Method	Target Audience	Participation	Notes
Online Surveys posted on the County website – Survey 1 and Survey 2	County residents	Received 198 survey responses	Survey 1 was based on the Analysis of Impediments to Fair Housing Survey and was used to understand residents' housing decisions and their housing experiences. This survey was available in English, Spanish, Russian, Vietnamese, Tagalog, and Chinese. Survey 2 was provided with the May 2020 Interactive Webinars. This survey was available in English and Spanish.
Focus Group Meetings	Service providers, community-based organizations and subject-matter experts	Hosted 7 focus group meetings with participation by 48 individuals from 19 organizations.	See Appendix A for a summary of comments received during the focus group meetings.
Informational Webinar	County Residents and Stakeholders	Webinar recordings have been viewed 24 times on the County's YouTube page.	County recorded an informational webinar in April in English and Spanish. The recording and accessible presentation materials were posted to the County website.
Interactive Webinars	County Residents and Stakeholders	Residents within the Arden Arcade, Fair Oaks, Citrus Heights, and Rio Linda/Elverta communities. Participation by 6 attendees on May 13 and 6 on May 27, 2020.	County hosted two interactive webinars in May 2020. The presentations were available in English and Spanish.
Virtual Public Workshops	Countywide Residents and Stakeholders. Outreach efforts focused on low-income renters.	Attended by 54 participants on November 10 and 20 participants on November 12	County hosted two workshops for both English and Spanish speakers in November 2020. See Appendix A for a summary of questions, comments, and polling question responses.

Table 1: Housing Element Outreach Strategy

Outreach Method	Target Audience	Participation	Notes
Additional Meetings	Service Providers, Subject Matter Experts, Developers or Interested Groups	Met with individuals from five organizations	Additional meetings held upon request by other organizations:: • Disability Advisory Committee • Legal Services of North California • House Sacramento • Sacramento Housing Alliance • North State Building Industry Association
Community Planning Advisory Committees (CPAC)	County Residents	CPAC members and community members	County staff presented at all 14 CPAC meetings during October and November 2020 to provide CPAC members and the public an opportunity to review proposed Housing Element programs. See Appendix A for a list of comments and questions from CPAC members.
Public Review Draft Housing Element	County Residents, Stakeholders, Interested Groups	House Sacramento, Refugee Enrichment & Development Association, Sacramento Area Congregations Together, Legal Services of Northern California and Sacramento Housing Alliance all provided comments on the draft.	The Public Review Draft Housing Element was released for public review from February 1-22, 2021. The Executive Summary and Housing Action Plan Chapter were available in Spanish. County staff proactively notified all groups that participated in the Focus Group Meetings that the documents were available.
SHRA Commission	County Residents and Stakeholders	SHRA Commissioners	The SHRA Commission reviewed the draft Housing Element on February 3, 2021.
Planning Commission Workshop and Adoption Hearing	County Residents and Stakeholders	All five Planning Commissioners and two public members participated and commented during the workshop	The Planning Commission held a public workshop on the draft Housing Element programs on July 27, 2020. The Planning Commission made a formal recommendation to the Board on the Element on May 24, 2021.

Table 1: Housing Element Outreach Strategy			
Outreach Method	**Target Audience**	**Participation**	**Notes**
Board of Supervisors Workshop and Adoption Hearing	County Residents and Stakeholders	Four out of five supervisors participated and commented during the workshop.	The Board of Supervisors held a public workshop on the proposed Housing Element programs and provided feedback on October 6, 2020. The Board of Supervisors held hearings to adopt the Element on July 27, 2021.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

As a recipient of federal housing funds, Sacramento County is required to assess barriers to fair housing choice through an Analysis of Impediments to Fair Housing Choice (AI). SHRA, acting as the Housing Authority for Sacramento County, partnered with other jurisdictions and housing authorities in the region and contracted with Root Policy Research to prepare a regional AI. The purpose of an AI is for public agencies to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. Local governments may use the AI to meet AB 686 (2018) requirements to include an assessment of fair housing in their housing elements. As a part of their research for the AI, Root Policy conducted extensive community engagement efforts, described below. The findings of the AI are discussed in more detail in the Assessment of Fair Housing chapter of this element.

The community engagement process for the Sacramento Valley AI included focus groups with residents and stakeholders, “pop up” engagement at local events, and a resident survey. Stakeholder focus groups were supplemented with in-depth interviews as needed and as opportunities arose.

In partnership with the participating jurisdictions and nonprofit organizations throughout the region, the project team facilitated six resident focus groups and six stakeholder focus groups. The 80 resident focus group participants included:

- African American mothers hosted by Her Health First (city of Sacramento, Sacramento County);
- African American and Hispanic residents hosted by Sacramento Self-Help Housing (City of Sacramento, Sacramento County);
- Low income families with children hosted by the Folsom Cordova Community Partnership/Family Resource Center (Sacramento County);
- Residents with disabilities hosted by Advocates for Mentally Ill Housing (Rocklin, Roseville);
- Residents with disabilities hosted by Resources for Independent Living (City of Sacramento); and
- Transgender residents hosted by the Gender Health Center (City of Sacramento, Sacramento County).

Stakeholder focus groups included 35 participants representing organizations operating throughout the region. For the purpose of the AI, “stakeholders” include people who work in the fields of housing, real estate and development, supportive services, fair housing advocacy, education, transportation, economic equity, and economic development. Individuals living in the region are referred to as “residents” in the AI to highlight their stories and experiences.

A total of 577 regional residents participated in engagement activities at local events. Sacramento County event locations included ACC Senior Services, Del Paso Heights Library, Mack Road Valley Hi Community Center, and Meals on Wheels congregant meal locations. A resident survey was available in Chinese, Korean, Russian, Spanish, and Vietnamese both online and accessible to participants using assistive devices (e.g., screen readers), and in a postage-paid paper mail-back format. A total of 224 Sacramento County residents participated in the resident survey. In order to facilitate additional feedback, the County released a housing element survey based on the AI resident survey and collected 187 additional responses.

FOCUS GROUP MEETINGS

From May 2020 through June 2020, the County conducted a series of focus group meetings with key stakeholders that either provide services to special needs populations or are actively engaged and/or knowledgeable regarding housing issues. The focus group meetings covered the following topics: Housing for People with Disabilities; Housing Goals, Policies, and Programs; Barriers to Housing and Services for People Experiencing Homelessness; Housing for Farmworkers; and, Housing for Seniors. During the focus group meetings, the stakeholders provided the County with a description of housing challenges for special needs groups, new program ideas, and additional data sources.

In October 2020, the County hosted two additional focus group meetings; one meeting to review Housing for the Refugee and Immigrant Community and another to report back to stakeholders on draft Goals, Policies, and Programs.

In addition to the focus group meetings, County staff met independently with other organizations including the Disability Advisory Committee, North State Building Industry Association (BIA), Sacramento Housing Alliance, Legal Services of Northern California and House Sacramento.

Some of the organizations that participated in the focus group meetings include:

- Sacramento Housing Alliance
- California Coalition for Rural Housing
- Sacramento County Adult and Aging Commission
- Legal Services of Northern California
- California Health Collaborative
- Resources for Independent Living Sacramento
- Sacramento County Disability Advisory Commission
- House Sacramento
- Sacramento Self-Help Housing, Inc.
- Turning Point Community Programs
- Hope Cooperative
- Jamboree Housing
- Consumer Self Help Center
- First Step Communities
- La Familia Counseling Center
- NorCal Resist
- California Immigrant Policy Center
- International Rescue Committee
- Sacramento Area Congregations Together

WEBINARS AND WORKSHOPS

In response to COVID-19 and the shelter-in-place orders, the County transitioned all in-person workshops with members of the public to webinars and virtual workshops. The County conducted three webinars for members of the public in May 2020 using an online platform with one for informational/background purposes and two interactive webinars. The informational webinar was recorded in English and Spanish and posted to the Housing Element webpage. During the interactive webinars, members of the public were asked about what they like about housing in their community, what housing challenges they have faced in their community, and what the County could do to meet the housing needs of their community. Despite a large number of people registered for these events, attendance at these two webinars was low. In order to get additional feedback, County staff added a recording of the interactive webinar to the website as well as a survey to allow for additional input from members of the public.

The County made several changes to the outreach strategy during the second phase of community workshops in November 2020 to ensure more participation. The County switched from the previous online platform to Zoom, which emerged as the most popular meeting platform during the COVID-19 pandemic. The change to Zoom made providing live Spanish interpretation easier during the workshops. The County also hosted gift card giveaways during both of the November 2020 workshops to encourage attendance. The County advertised these workshops through NextDoor, Facebook, the Housing Element listserv and website, and in partnership with Community Based Organizations and SHRA. These changes to the outreach strategy resulted in increased attendance; there were 54 attendees at the November 10, 2020 workshop and 22 attendees at the November 12, 2020 workshop. The County posted a recording of the workshops and a survey with the workshop polling questions. The workshops included an education component to cover Housing Element basics, an interactive component using polling questions to get feedback on proposed programs, and opportunities for questions and answers.

All public outreach materials were made available in English and Spanish, including all email notifications. The County also provided screen reader friendly versions of each of the presentations on the Housing Element website.

GENERAL COMMENTS RECEIVED

Table 2 summarizes general comments received during the outreach activities and how the comments were incorporated into the Housing Element. Appendix A contains a more detailed list of responses to comments and questions received during outreach activities.

Table 2: Comments Received and Addressed

General Comment	Source	Comment Response
Increase Housing Trust Fund (non-residential) fees; reevaluate the Affordable Housing Ordinance fee-only program (residential)	Goals Policies and Programs Focus Group Meeting	County is preparing Nexus Study to update the Housing Trust Fund fees concurrent with preparation of the Housing Element. County staff prepared program E3, which requires an evaluation of the Affordable Housing Ordinance.
Evaluation of the Affordable Housing Ordinance should happen sooner than 2023.	Virtual Public Workshops	Due to staffing resources and budget uncertainty, County staff selected a completion date of 2023. However, the County will evaluate sooner if priorities allow.
Limited affordable and accessible housing stock; incentivize development of additional accessible	Housing for People with Disabilities and Housing for Seniors Focus Group	County staff created programs D1 and D2 in direct response to this comment.

Table 2: Comments Received and Addressed		
General Comment	**Source**	**Comment Response**
units; develop a system to share new accessible units that are built with stakeholders.	Meetings and Disability Advisory Committee	
Nimbyism and xenophobia are barriers to housing and services for people experiencing homelessness; broader community education effort is needed to help the public to accept different types of housing.	Housing and Services for People Experiencing Homelessness Focus Group Meeting	County staff created program B5 in direct response to this comment.
Permit tiny homes and alternative housing types.	Housing and Services for People Experiencing Homelessness Focus Group Meeting	County staff created program D10 in direct response to this comment.
Barriers to housing for refugees and immigrants include rental requirements (security deposit, income requirements), lack of units with three or more bedrooms, lack of understanding of the system, lack of language accessibility, substandard housing conditions and fear of retaliation.	Immigrant and Refugee Community Focus Group Meeting	Addressed by programs G3, G4, G6 and E4. County staff created program G6 in direct response to this comment.
Tenant protections are needed soon due to coronavirus pandemic.	Virtual Public Workshops	The target date for program G5, Tenant Protections, is December 2024. However, County staff recognizes the immediacy of the need for tenant protections due to the coronavirus pandemic. If timing and funding becomes available, this work may commence sooner.
County should review Napa and Sonoma County codes related to farmworker housing.	Delta CMAC Meeting	County staff reviewed the Napa County and Sonoma County zoning codes and met with Sonoma County staff to discuss farmworker housing. County staff created program D6 in direct response to this comment.
Make data available to increase transparency about the impact of the Rental Housing Inspection Program.	Meeting with Sacramento Housing Alliance	County staff revised program C7 in direct response to this comment.
Be more specific in the language of program B8. Missing Middle Housing (or Naturally Occurring Affordable Housing)	Comment letter from Legal Services of Northern California	County staff revised program B8 to specify that the County will consider amendments to the Zoning Code to allow missing

Table 2: Comments Received and Addressed		
General Comment	**Source**	**Comment Response**
	(LSNC) and Sacramento Housing Alliance (SHA)	middle housing in single family zoning districts.
Identify program B8 as a key component of Housing Element Goal 7 because it will more housing types in existing single family-only neighborhoods.	Comment letter from House Sacramento	County staff revised the introduction to Goal HE 7 in the Housing Action Plan Chapter in direct response to this comment.
Develop programs that address the needs of large families and female-headed households.	Comment letter from LSNC and SHA	County staff added references to programs that will benefit Large Households and Female-Headed Households to the Housing Needs Assessment Chapter.
Require 10 percent of all new affordable rental communities to be set aside for people experiencing homelessness.	Comment letter from LSNC and SHA	County staff created program D14 in direct response to this comment.
The 48 months that refugee families receive cash aid for is not adequate. They need programs to help them secure housing beyond the 48-month period.	Comment letter from Refugee Enrichment and Redevelopment Associations	County staff added information about the Refugee Cash Assistance program and the CalWORKS program. County staff also included information about when the 48-month period of eligibility for the CalWORKS program will increase.

Table 3 below describes ongoing efforts to engage the public and stakeholders in the implementation of the housing element after its adoption.

Table 3: Ongoing Engagement Efforts		
Description of Effort	**Frequency**	**Audience**
Annual progress reports to track implementation of programs	Annually	Board of Supervisors and the public
Meetings with BIA	Monthly	Market-rate housing Developers
Meetings with affordable housing developers	Twice per planning period: June 2023 and June 2027	Affordable housing developers
Renters Helpline Meetings	Quarterly	Funding partners and service providers

GENERAL PLAN CONSISTENCY

State Housing Element law (Government Code Section 65583(c)(7)) requires the identification of "means by which consistency will be achieved with other general plan elements and community goals". The County conducted the following analysis to ensure that the Housing Element is consistent with other General Plan elements. The County will continue to review and revise the Housing Element, as necessary for consistency, when amendments are made to other elements of the General Plan.

- **Environmental Justice Element**: The Safe and Sanitary Homes section of the Environmental Justice Element includes Policy EJ-31 and several implementation measures that require the County to analyze the presence of overcrowding in EJ Communities and the causes of that overcrowding and collaborate with refugee and immigrant advocates as a part of the Housing Element. To address this policy, the County hosted a focus group meeting with service providers for the refugee and immigrant community in Sacramento County. A discussion of this meeting as well as an analysis on housing overcrowding is included in the Housing Needs Assessment Chapter of this element. There is some tension between policy EJ-32, which calls for the provision of affordable housing in EJ Communities, and policy HE 7.1.3, which calls for the provision of affordable housing in areas of opportunity. Since adoption of the EJ Element, the County became aware of a growing body of research that suggests that affordable housing be provided in opportunity areas or areas with access to resources like employment centers and high performing schools. However, other keystone EJ Element policies (such as EJ-1) are intended to address historic inequities and divestment by prioritizing EJ Communities for infrastructure and amenities, with the ultimate goal of transforming EJ Communities into areas of opportunity. This complements policy HE 7.1.3 and is consistent with the Housing Element's goal to promote and affirmatively further fair housing opportunities for County residents.

  Many programs use Environmental Justice Communities as geographic areas of focus. The EJ Element's geographic focus of analysis and policies is Environmental Justice Communities (EJ Communities) - areas that are considered disadvantaged compared to other parts of the unincorporated County. Staff used two sources to determine the extent and boundaries of Environmental Justice Communities. One source is the California Communities Environmental Health Screening Tool (more commonly known as CalEnviroScreen). The other source staff used to identify Environmental Justice Communities is the Sacramento Area Council of Governments' (SACOG) Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). State law requires SACOG to conduct an environmental justice and Title VI analysis as part of the MTP\SCS to determine whether the MTP/SCS equitably benefits low-income and minority communities (Sacramento Area Council of Governments, 181). SACOG refers to these areas as Low Income High Minority (LIHM) Areas.

  Staff combined CalEPA's disadvantaged communities with SACOG's LIHM areas to delineate Environmental Justice Communities. There are four EJ Communities: North Highlands/Foothill Farms, North Vineyard, South Sacramento and West Arden-Arcade. The North Highlands/Foothill Farms EJ Community includes Old Foothill Farms. These Environmental JusticeCommunities include Racially or Ethnicaly Concentrated Areas of Poverty (R/ECAPs) and TCAC areas of High Segregation and Poverty.

Commented [LLM2]: Details EJ communities.

- **Land Use Element**: The projected residential development evaluated in the Land Inventory chapter of this element is consistent with General Plan policies regarding the Urban Policy Area and the Urban Service Boundary.
- **Open Space and Agricultural Elements**: To maintain consistency with the Open Space and Agriculture Elements, the County did not include lands designated for open space or agriculture in the inventory (except lands zoned for agricultural/residential use). There are no sites identified in the County's inventory for residential development that conflict with open space, conservation, or agricultural policies of the General Plan. For this reason, the Housing Element is consistent with the Open Space and Agricultural Elements.

- **Safety Element**: State law requires that the safety element be reviewed and revised as necessary to address climate adaption and resiliency strategies and flood and fire hazards upon each revision of the housing element or local hazard mitigation plan (LHMP). The County is currently updating the LHMP and anticipates adopting the updates in 2022. At the time of LHMP adoption, the County will update the Safety Element to summarize and incorporate the LHMP by reference consistent with state law.

CHAPTER 2: FINANCIAL RESOURCES

This chapter presents information on funds and other resources that are available to support Sacramento County's (County's) housing programs. The County's housing programs are funded through a variety of federal, state, and local sources. These funds support the construction of new affordable housing, encourage housing rehabilitation, assist first-time homebuyers, emergency rental assistance, support revitalization of lower income neighborhoods, and provide various other housing services to low- and moderate-income households. In addition to financial resources, the County makes use of the institutional capabilities of government agencies and nonprofit organizations.

FUNDING SOURCES

This section summarizes the funding sources administered by the Sacramento Housing and Redevelopment Agency (SHRA). Since 1982, SHRA has managed and administered federal housing and community development funds on behalf of the City of Sacramento (City) and County and served as the federal housing and community development staffing entity pursuant to an agreement between the City and County. In this capacity, SHRA is the lead public agency for the City and County in affordable housing development, providing development funding, operating assistance, and mortgage assistance for a variety of affordable housing types throughout the City and County.

Table 4 presents a summary of resources available for housing programs for 2018-2020.

Table 4: SHRA Budgeted Funding by Funding Source

Funding Source	2018	2019	2020	AVERAGE
CDBG[1]	$1,443,882	$992,569	$1,666,544	$1,367,665
HOME	$3,180,255	$2,992,126	$3,283,169	$3,151,850
Housing Trust Fund[2]	$367,311	$406,770	$387,040	$387,040
Affordable Housing Fund[3]	$3,305,599	$2,214,766	$1,849,395	$2,843,627
Permanent Local Housing Allocation	N/A	N/A	$2,720,826	$2,720,826
HCV[4]	$100,749,057	$100,344,675	$109,079,844	$103,391,192
TOTAL	$109,046,104	$106,950,906	$118,986,818	$113,862,200

1. CDBG ("Community Development Block Grant") amounts represented are the portion of each year's allocation utilized for housing purposes.
2. 2020 figure projected based on 2-year average.
3. 2020 figure projected based on 5-year average.
4. HCV ("Housing Choice Voucher") revenue amounts include total housing assistance payments for the entire County, including all incorporated cities.

Housing Choice Voucher (HCV) funding makes up the majority of SHRA's funding. HCVs provide operating revenue for owners of rental housing and are not typically a resource for the creation of new housing. In recent years, however, SHRA has been committing a portion of its vouchers to affordable housing developers in the form of Project-Based Vouchers to support the development of new housing for formerly homeless households.

Revenues from HOME, Housing Trust Funds, Affordable Housing Funds, and Permanent Local Housing Allocation (Table 4) are targeted for multifamily rental gap financing through SHRA's Multifamily Lending Program. This program provides assistance for developers wishing to purchase and rehabilitate or construct new, affordable rental housing throughout the County. The Multifamily Lending and Mortgage Revenue Bond Policies which govern the loan program were updated in 2019 and the identify preservation of affordable housing at risk of loss from the affordable inventory as the first priority and new construction of affordable housing as the second priority.

FEDERAL SOURCES OF FUNDING

U.S. Department of Housing and Urban Development (HUD) Funds

Public Housing

The largest source of funding for affordable housing in Sacramento comes from the United States Department of Housing and Urban Development (HUD). HUD supports the Housing Authority's public housing units, new development and rehabilitation of affordable housing, and special needs housing through the provision of operating subsidies and capital funding. The County Housing Authority has 771 public housing units (excluding properties within the City of Sacramento), which house some of the poorest residents of the County. The vast majority of public housing residents (84 percent) are female headed households with, at least, one dependent and their average household income is just over $17,000 a year. Providing safe and secure housing for this population is extremely expensive and requires an ongoing, dedicated operating subsidy. Recent cutbacks to the public housing program at HUD are requiring public housing authorities nationwide to reconsider how they own, manage and maintain their public housing assets. In recognition of the declining federal resources, the County has approved SHRA's asset repositioning strategy, which aims to rehabilitate and redevelop current public housing, with no net loss of subsidized units.

Housing Choice Vouchers

In addition to public housing, HUD also funds Housing Choice Vouchers formerly known as Section 8. Unlike public housing, which fixes the tenant's rent to no more than 30 percent of their household income, Housing Choice Vouchers provide a subsidy to private landlords to pay the difference between what the tenant can afford with 30 percent of their family income and the fair market rent. The Housing Choice Voucher program aims to provide housing choices to lower income families, and to disperse lower income residents throughout the County. SHRA administers approximately 13,200 Housing Choice vouchers throughout Sacramento County, including the incorporated cities. The majority of these vouchers are "tenant based" – they travel with the tenant to wherever they wish to reside. However, SHRA also provides Project-Based Vouchers that provide a similar form of subsidy payment to several privately-owned affordable housing projects. Of the 13,200 vouchers, 664 are available specifically to veterans through HUD's Veterans Affairs Supportive Housing (VASH) program. SHRA issues an annual request for proposals for affordable housing providers interested in obtaining Project-Based Vouchers to serve homeless individuals and families. As of 2019, SHRA had allocated 742 vouchers specifically for housing people experiencing homelessness.

Entitlement Funds

As an entitlement county under HUD regulations, Sacramento County also receives Community Development Block Grants (CDBG), Home Investment Partnership (HOME) funds, Emergency Shelter Grants (ESG), and Housing for People with AIDS/HIV (HOPWA). Federal entitlement funds available in fiscal year 2020 (not including additional allocations relating to the Covid pandemic) are as follows:

- CDBG $5,768,029
- HOME $2,992,126
- ESG $484,844

- HOPWA $1,330,405[1]

CDGB. The majority of CDBG funds are allocated for non-housing community development projects and each HUD funding source also allows for administrative costs. According to the 2020 County Action Plan, approximately $1.2 million of the total CDBG entitlement will be allocated for housing development, preservation and homeownership. CDBG funds designated for housing support rehabilitation of owner-occupied housing and rehabilitation of multifamily rental housing. New construction of housing is not an eligible CDBG activity. CDBG funds are also available for public service activities supporting homeless programs such as shelter services and rapid rehousing.

HOME. County HOME funds are used exclusively for the new construction and rehabilitation of affordable multifamily rental housing. The County receives approximately $3.1 million in HOME funds annually, and repayments from outstanding loans are "revolved" back into the fund and provide an estimated $1.2 million, annually.

ESG and HOPWA. The Emergency Solutions (formerly Shelter) Grant (ESG) program provides people experiencing homelessness with basic shelter, essential supportive services, and rapid rehousing. ESG funds can be used for a variety of activities, including: rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of a facility, essential supportive services, and homeless prevention. The Housing for People with AIDS/HIV (HOPWA) program provides grant funds to design long-term, comprehensive strategies for meeting the housing needs of low- and moderate-income people living with HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance, and related supportive services. HOPWA funds are received by the City of Sacramento. The Sacramento Housing and Redevelopment Agency (SHRA) administers the funds on behalf of the City of Sacramento and the Counties of Sacramento, El Dorado, Placer, and Yolo.

Continuum of Care (CoC) Program

Funding is available on an annual basis through the U.S. Department of Housing and Urban Development (HUD) Notice of Funding Availability (NOFA) which is typically published in the spring of each year. Sacramento Steps Forward (SSF) is the County's Lead Agency (Grantee) coordinating the local application process on behalf of the County and its incorporated jurisdictions. SSF collaborates with a 25-member stakeholder Advisory Board. Each year the Continuum of Care (CoC) Board initiates a competitive grant application process for organizations that wish to be included in the HUD's annual Notice of Funding Availability (NOFA) competition. Most of the CoC funding received by HUD is used to maintain housing for formerly homeless individuals who were considered the most vulnerable and required long-term support to maintain housing. When the CoC receives additional funding, additional housing opportunities are available for people experiencing homelessness.

Mortgage Revenue Bonds and Low Income Housing Tax Credits

SHRA issues tax-exempt mortgage revenue bonds on behalf of the County for housing developments that restrict a portion of their units for very low-income and low-income households. The basic federal requirements are that 20 percent of the units must be restricted to very low-income households (50 percent of area median income), or 30 percent of the units restricted to low-income households (60 percent of area median income) and 10 percent for very low-income households. The funds raised as a result of the bond sales carry below market interest rates, and are usually coupled with Low-Income Housing Tax Credits to raise the equity needed for the project's affordability and feasibility.

The Low-Income Housing Tax Credit program is a federal program which provides each state an allocation of tax credits based upon population to create affordable housing for low-income households. The tax credits are incentives for private business to invest in affordable housing. Within the federal tax credit program, there are two programs - the four percent and the nine percent tax credits. The nine percent tax

[1] The City of Sacramento is the recipient of HOPWA funds for the counties of Sacramento, El Dorado, Placer, and Yolo.

credit program with its higher credit factor is more competitive and requires much deeper affordability targeting. The four percent tax credit program is used solely in conjunction with the mortgage revenue bond program. In addition to federal tax credits, California has created a state tax credit program to be used in conjunction with the federal credits.

Mortgage Credit Certificates

The Mortgage Credit Certificate (MCC) program provides financial assistance to first time homebuyers for the purchase of new or existing single-family homes. The MCC provides qualified first time homebuyers with a federal income tax credit, which reduces an individual's tax payment(s) by an amount equal to the credit. The MCC program can be used to increase homeownership, especially in targeted neighborhoods.

STATE SOURCES OF FUNDING

Proposition 1 (SB3) – Veterans and Affordable Housing Bond

Voters approved a $4 billion general obligation bond in November 2018, the proceeds of which will be used to fund existing, statewide housing programs. These funds are administered by the State Department of Housing and Community Development. Funds were allocated to the following competitive housing programs:

- Multifamily Housing Program - $1.5 billion. Provides soft-second loans (gap financing) for new construction and rehabilitation of affordable rental housing. Developers apply.
- Infill Infrastructure Grant Financing - $300 million. Provides gap funding for infrastructure improvements required for residential and mixed-use infill development. Developers apply.
- Local Housing Trust Match Grant Program - $300 million. Affordable Housing Innovation Fund to help finance local housing trust funds dedicated to the creation or preservation of affordable housing. Applicants are cities and counties with Housing Elements that are in compliance. SHRA has successfully applied for and received these funds on behalf of the County in the past.
- Transit-Oriented Development Program - $150 million. Eligible applicants include cities, counties, transit agencies and developers. Funds are to be used to facilitate the development of higher density uses within close proximity to transit stations.
- CalHome - $300 million. Funding to provide homeownership opportunities for low and very-low income homebuyers. Grants are awarded to public agencies and non-profits who offer downpayment assistance and/or home rehabilitation assistance. SHRA has been successful at applying for and receiving these funds when available in the past.

Greenhouse Gas Reduction Fund (Cap and Trade)

Proceeds from the State's Cap-and-Trade program generated through regular auctions of carbon allowances are channeled into State loan and grant programs designed to reduce greenhouse gas emissions. The Strategic Growth Council (SGC) coordinates two programs with affordable housing components:

- The Transformative Climate Communities (TCC) program funds development and infrastructure projects designed achieve major environmental, health, and economic benefits in disadvantaged communities. This program is only available to communities within certain CalEnviroScreen zones.
- The Affordable Housing and Sustainable Communities (AHSC) program is more closely aligned to the production of new housing than the TCC program. AHSC is a competitive program that relies on reductions in greenhouse gas emissions partially through the production of dense housing near transit. This fundamental purpose of the program has made obtaining AHSC funding challenging for the Sacramento region given the lack of density in contrast to regions like the Bay Area and Los Angeles basin. The source of the program resources – Cap-and-Trade funds – necessitates the integration of housing with transit and projects must demonstrate sufficient greenhouse gas reductions.

Mental Health Services Act Program

Voters approved Proposition 63 in 2004 creating the Mental Health Services Act (MHSA) to provide increased funding, personnel, and other resources to support county mental health programs. Revenues are generated by a one percent income tax on personal income in excess of one million dollars.

In 2018, voters approved the bonding of this stream of revenue for the purpose of developing permanent supportive housing for people experiencing homelessness who are also mentally ill. Up to $2 billion in bond proceeds supported by the resources generated by the MHSA will be made available to develop permanent supportive housing for persons in need of mental health services and experiencing homelessness through the No Place Like Home (NPLH) program. Each spring, the County and SHRA coordinate on a "Request to Partner" with affordable housing developers who are interested in setting aside units to serve this vulnerable population and receive housing subsidies in order to provide housing at extremely low income levels. The County submits the application to the State and has been successful in obtaining competitive NPLH funds to support the development of new, permanent supportive housing.

LOCAL SOURCES OF FUNDING

Housing Trust Fund of Sacramento County

Sacramento County adopted a local ordinance in 1989 that established an impact fee on new non-residential construction. The fees were based on an economic nexus analysis that determined that the construction of such commercial projects as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low- and low-income workers to Sacramento. Because the workers are often unable to afford housing close to their work sites, the fee-generated revenue is used to increase the supply of housing affordable to these income groups, creating the nexus or linkage between jobs and housing.

Annually, the County Housing Trust Fund provides approximately $380,000 for new construction of housing for people that are in or likely to be in the labor force. Housing Trust funds are most commonly used as "gap" loans, leveraging millions of dollars of outside resources to create affordable housing in the County.

Affordable Housing Ordinance

In 2014, the Sacramento County Board of Supervisors (Board) repealed the County's existing Ordinance, and adopted a revised Affordable Housing Ordinance (Ordinance). The 2014 Ordinance creates a standard affordable housing fee applicable to all developers (with limited exceptions) and also provides a variety of other options an applicant/developer may choose to satisfy a development project's affordable housing obligations. The County has obligated itself to use fifty-percent of the funds to produce affordable housing in large development projects in order to achieve the objective of ensuring affordable housing is distributed throughout the County including in new growth areas. To achieve this, the County is seeking sites in large development projects through Development Agreements.

Under the 2014 Ordinance, new residential development projects have the following options to comply with the affordable housing requirement:

- Pay an affordability fee on all newly constructed market-rate units;
- Comply with the development project's approved affordable housing plan if one exists under the repealed ordinance; or
- Enter into a development agreement or other form of agreement with the County, which provides for a fee credit for land dedication, construction of affordable housing units, or other mechanism that leads to the production of affordable housing in an amount at least equivalent to the affordability fee.
- Purchase Unit Credits for affordable housing units banked with SHRA.

Permanent Local Housing Allocation (PLHA)

In 2017, Senate Bill 2 created the first permanent source of affordable housing in the State of California. Revenue is generated through recording fees on real estate transactions and will, therefore, vary from year to year depending upon activity.

The majority of the funding supports the Permanent Local Housing Allocation (PLHA) which is an entitlement program for local governments with allocations based on the CDBG formula. Eligible uses are broad and include rental and ownership housing activities, and homeless services. Jurisdictions are required to integrate a homeownership component into their plans.

INSTITUTIONAL STRUCTURE AND COORDINATION

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA)

The Sacramento Housing and Redevelopment Agency (SHRA) is a Joint Powers Authority created as a public agency by the City and County of Sacramento in 1973. SHRA serves three essential functions for both the City and unincorporated County in its roles as the Housing Authority and housing department for both jurisdictions.

In its role as the Housing Authority, SHRA owns and operates 1,508 public housing units in the City and an additional 771 in the other portions of the County. It administers over 13,000 Housing Choice Vouchers throughout Sacramento County. Through the Housing Authority's efforts to reduce dependence on annual federal appropriations, the Housing Authority has repositioned several of its public housing assets into a privately-owned affordable housing model. The long-term plan is to remove all public housing from the federal platform. The Housing Authority currently owns and manages 271 affordable units comprised of tax credits, and local funds. The non-profit arm, Sacramento Housing Authority Repositioning Program Inc. (SHARP), owns and manages three additional senior housing projects (231 units) that were previously a part of the public housing inventory. By 2021, SHARP will also own and manage 124 scattered site Rental Assistance Demonstration (RAD) apartments and 215 apartments converted through the Section 18 program.

SHRA acts as the County's finance housing department, administering federal and state funding programs for the provision of affordable housing and implementing the County's Housing Trust Fund and Affordable Housing Ordinances.

SACRAMENTO COUNTY

Several departments and offices within Sacramento County assist in the planning and implementation of the Housing Element. The agencies, departments, offices, and divisions listed below focus on development, infrastructure, and supportive services and are listed as responsible departments in the Housing Action Plan Chapter of this element. In addition to these groups, the Department of Finance and Environmental Management Department have important responsibilities for implementing actions under the Housing Element.

Office of Planning and Environmental Review

The Office of Planning and Environmental Review provides a range of land use planning services, including accepting and processing land use development applications, assessing environmental impacts and preparing environmental documents, monitoring mitigation actions and oversight of Countywide policy and standards through the General Plan and Zoning Code maintenance and updating. As the primary authors of the General Plan, the Office of Planning and Environmental Review is also responsible for updating the County's Housing Element of the General Plan.

In addition to the funding sources for affordable housing development discussed above, there are several funding sources for planning efforts that the Office of Planning and Environmental Review may apply for on behalf of the County. These include the Local Early Action Planning (LEAP) grants, SB 2 Planning Grants Program, and Regional Early Action Planning (REAP) grants.

- The Local Early Action Planning (LEAP) program assists cities and counties to plan for housing through providing one-time over-the-counter, non-competitive planning grants. The Office of Planning and Environmental Review was awarded LEAP grant funds for Accessory Dwelling Units (ADUs) construction plans, ADU ordinance amendments, Housing Element Update activities, Zoning Code amendments for supportive housing, a Housing Trust Fund Nexus Study, and an Infill Program.
- The SB 2 Planning Grants program provides one-time funding and technical assistance to all eligible local governments in California to adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. The Office of Planning and Environmental Review received SB 2 Planning Grants Program funds for the Countywide Rezone Program, preparation of the Permanent Local Housing Allocation Funding Plan, and General Plan and Development Code amendments.
- The Regional Early Action Planning (REAP) program helps council of governments (COGs) and other regional entities collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional governments and entities facilitate local housing production that will assist local governments in meeting their Regional Housing Need Allocation (RHNA).

Public Works & Infrastructure Agency

Public Works & Infrastructure provides services to the residents of unincorporated Sacramento County including code enforcement, construction management and inspection, building permits and development services, garbage/recycling collection, road maintenance, clean water, and storm protection.

Department of Development & Code Services

Development and Code Services ensures that all development is consistent with State Law and Building Codes. The following divisions play a critical role in housing development in the County.

- **Building Permits and Inspection**. Building Permits and Inspection interprets and enforces California Building Codes for privately owned buildings and structures including commercial and residential new buildings, alterations, additions and/or repairs within Sacramento County's unincorporated area.
- **Code Enforcement**. Code Enforcement investigates housing, zoning and vehicle abatement laws in the unincorporated Sacramento County. Code Enforcement works to achieve voluntary compliance through notification and education. When necessary, they use legal procedures including boarding structures, removing junk and rubbish and junk vehicles, civil citations, criminal citations and demolition of dangerous buildings.
- **County Engineering**. County Engineering includes the office of the County Engineer and provides services for the building and development community and County departments. Site Improvement and Permits Section (SIPS) reviews/approves civil improvement plans and assists with various permits. Surveys Section performs County Surveyor functions and reviews survey documents for public and private projects. Special District Section oversees public infrastructure financing plans and establishes/manages special financing mechanisms including development impact fees, Mello-Roos, CFDs, and assessment districts.

Department of Transportation

Sacramento County Department of Transportation (SACDOT) is responsible for planning, improving, operating and maintaining a transportation system that serves unincorporated area citizens, regional traffic and commerce.

Social Services Agency

Social Services' mission is to create and deliver services that improve the quality of life for all Sacramento County residents. Social Services provides federal, state and local services and programs that guard public

health and the environment; prevent physical and financial abuse of the vulnerable; provide employment and safety-net services.

Department of Human Assistance

The Sacramento County Department of Human Assistance plans, implements and oversees a spectrum of programs and services designed to move people from public assistance to independence. DHA's mission of fostering self-sufficiency among those it serves touches every facet of daily life, from employment, housing and health care to transportation, education and child care.

Department of Health Services

The Department of Health Services (DHS) mission is to improve the health and wellness of Sacramento County residents. DHS has three divisions: Behavioral Health - provides alcohol/drug treatment services, and mental health services; Primary Health - provides clinic, emergency, and correctional health services; and Public Health - promotes, protects, and assures conditions for optimal health and public safety for residents.

Director of Homeless Initiatives

The Director of Homeless Initiatives provides strategic and policy leadership and direction across County Departments and works collaboratively with public and private partners to combat homelessness. As the largest provider of social services in the county and investing in a wide range of homeless and housing services, Sacramento County is committed to impactful actions that help individuals and families regain health, income, and permanent housing stability.

Interdepartmental Coordination

Commented [GK3]: Comment added per discussion of County's AFFH activities with SHA – 2/18/22

In addition to the funding sources specific to housing identified on pages 15-18, other federal and State funding programs are available to local governments to address existing infrastructure needs and other community benefits. Multiple Sacramento County departments are actively engaged in a coordinated effort to pursue grant funds to address the unique needs of the County's communities, especially Environmental Justice communities identified in the Environmental Justice Element. Investments to improve existing infrastructure and community assets such as parks and trails can spur additional infill housing development by reducing the financial burden associated with these facilities.

CHAPTER 3: HOUSING ACTION PLAN

California Government Code Section 65583 requires that the Housing Element contain a "statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing." This chapter contains Sacramento County's Action Plan, which consists of a broad range of goals, objectives, policies, and programs that address the development of sufficient housing to accommodate population growth, and to encourage the production of units in a range of prices affordable to all income groups. Goals and objectives were developed in direct response to the observed needs for the Sacramento area based on extensive community input and housing need assessments conducted during the preparation of this Housing Element. The terms used in this chapter are:

- Goal: General statement of purpose to indicate direction the County will take to address identified housing problems and needs.
- Policy: A general statement of a proposed action to guide decision-making and provide a framework for the operation of housing implementation programs.
- Implementation Program: A detailed statement of the specific action that will be taken to implement a policy.
- Objective: A general or qualitative statement of the desired outcome from implementation of a strategy or sub-strategy.
- Quantitative Objective: A statement of measurable outcome, defined numerically whenever possible.

HOUSING GOALS, POLICIES, AND PROGRAMS

Sacramento County's Housing Action Plan emphasizes seven goals that, collectively, address the availability of, affordability of, condition of, and access to housing by its general population as well as special needs groups. Each goal has its own set of policies and programs. The seven goals are:

1) Providing an adequate supply of land for housing;
2) Reducing constraints to housing production;
3) Preserving existing housing and neighborhoods;
4) Improving housing opportunities and conditions for special needs groups;
5) Providing and maintaining housing affordability;
6) Promoting the efficient use of energy in residences through alternative and innovative conservation measures, and;
7) Promoting and affirmatively furthering fair housing opportunities for Sacramento County residents.

SUMMARY OF QUANTIFIED OBJECTIVES

Table 5 summarizes the County's quantified objectives for the development, improvement, and preservation of housing for the 2021 through 2029 planning period.

Table 5: Quantified Objectives for 2021-2029

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction[1]	2,233	2,233	2,692	4,186	9,928	21,272
Rehabilitation[2]	91	547	274			912
Preservation/Conservation[3,4]	~~232~~ 732	~~813~~1,413	1,016			~~13~~,161
Total	2,556	3,593	3,082	4,186	9,928	23,345

1. New construction objective is equal to the RHNA
2. Rehabilitation objective reflects programs C1 and C2
3. Preservation/Conservation objective reflects information from the Preservation Chapter and Programs C4, C5, and C7.
4. Preservation/Conservation also includes Program D15. SHRA has issued a total of 12,500 vouchers that are available for use throughout the County and are not specific to the unincorporated County.

Commented [GK4]: New data and footnotes address Comment 4 in HCD Letter.

GOAL HE 1: ADEQUATE SUPPLY OF LAND FOR HOUSING

Provide an adequate supply of suitable sites for the development of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the County's population.

Introduction

The Sacramento Area Council of Government adopted the Regional Housing Needs Plan (RHNP) on March 19, 2020. Pursuant to the Plan, Sacramento County must have appropriate zoning in place to accommodate 21,272 new units. Of these new units, 4,466 should be affordable to very low-income households, 2,692 should be affordable to low-income households, 4,186 should be affordable to moderate-income households, and 9,928 should be affordable to above moderate-income households. Per the Land Inventory Chapter, the County has a deficit of 142 acres or ~~2,834~~ 2,884 units for lower-income households. In order to ensure that the County has enough appropriately zoned land to accommodate the number of lower-income units anticipated in the Plan, the County must rezone 164 acres (142 acres and a 15 percent buffer) of land to allow multifamily residential uses by-right, at a minimum density of 20 units per acre and a maximum density that allows at least 30 units per acre.

In addition to ensuring a sufficient supply of zoned residential land, this goal seeks to encourage residential infill development and to ensure that master plan communities provide a variety of residential densities, including RD-30.

The objectives for Goal HE-1 are as follows:

- To ensure there is sufficient land to allow for the development of adequate new housing and to ensure the availability of housing for all households in Sacramento County.
- Actively promote and facilitate the use/reuse of vacant and underutilized infill sites.

Policies

HE 1.1.1 The County will provide an adequate supply of land for housing affordable to all income groups with public services and facilities needed to facilitate the development of housing to accommodate projected housing needs based on the SACOG Regional Housing Needs Plan. The Plan requires that the County accommodate 4,466 very low-income units, 2,692 low-income units, 4,186 moderate-income units, and 9,928 above moderate-income units.

HE 1.1.2 The County will preserve the supply of sites zoned for multifamily housing.

HE 1.2.1 The County will promote and facilitate the build-out of vacant and underutilized urban land through infill and reuse activities, as appropriate, for housing.

HE 1.2.2 The County will ensure that infill projects are integrated into the surrounding neighborhoods and communities to the greatest extent feasible.

HE 1.2.3 When feasible, the County will integrate housing with compatible non-residential uses in an effort to locate affordable housing near employment opportunities and take maximum advantage of infill development opportunities.

HE 1.2.4 The County will encourage locating multiple-family projects near public transportation, shopping, recreation and other amenities.

HE 1.2.5 Where there is mutual interest, the County will work in partnership with the incorporated cities to increase residential densities along areas adjacent to their boundaries to encourage consistency between jurisdictional boundaries.

GOAL HE 1: IMPLEMENTATION PROGRAMS
Adequate Land for Housing
A1. Countywide Rezone Program: To accommodate the remaining lower-income RHNA of 2,~~834~~884 units, the County will: • Identify and rezone at least ~~164~~165 acres of land to allow multifamily residential uses by-right, at a minimum density of 20 units per acre and a maximum density that allows at least 30 units per acre. In accordance with Government Code Section 65583.2(h), at least 50 percent of the County's remaining lower income RHNA need will be accommodated on parcels designated exclusively for residential uses. Identified sites will also be large enough to accommodate at least 16 units. In accordance with Government Code Section 65583.2(i), "use by-right" shall mean that the review of the residential use may not require a conditional use permit, planned unit development permit, or discretionary local government review or approval. • Permit owner occupied and rental multifamily uses by-right in which at least 20 percent of units are affordable to lower income households. • Identify and rezone sites equivalent to ~~20-10~~ 30 percent of the remaining lower-income RHNA focused where available along commercial corridors in highest, high and moderate resource areas to affirmatively further fair housing choice. **Implements Which Policy(ies):** HE 1.1.1 and HE 1.1.2 **Responsible Department:** Office of Planning and Environmental Review **Funding:** Senate Bill 2 (SB-2) Planning Grant **Objective:** Create opportunity for rental housing affordable to lower-income households. **Target Date:** May 2024
A2. By-Right Development on Land Inventory Sites: The County will amend the Zoning Code to ensure that developments in which 20 percent or more of the units are affordable to lower income households are allowed by-right on vacant sites identified in the 4th and 5th cycle Housing Elements, non-vacant sites identified in the 5th Cycle Housing Element, and sites rezoned as part of Program A1, even if the development exceeds 150 units. **Implements Which Policy(ies):** HE 1.1.1 and HE 1.1.2 **Responsible Department:** Office of Planning and Environmental Review **Funding:** County General Fund **Objective:** Create opportunity for rental housing affordable to lower-income households. **Target Date:** May 2024

Commented [LLM5]: Modified to reflect 30 percent of the remaining RHNA will be in moderate, high and highest resource areas. Per HCD 2.14.22 letter.

Commented [GK6]: These revisions are reflective of Comment 1, Bullet 3 – Sites Inventory of the 10/28/21 HCD Letter.

A3. Annual Monitoring of Vacant Multifamily Parcels: To monitor whether the County has an adequate supply of land for low- and moderate-income level housing, an annual report will be prepared showing the inventory of vacant multifamily parcels and summarizing any additions or losses to the inventory. This report and the Annual Progress Report shall be made available to the public through the Office of Planning and Environmental Review's website.

Implements Which Policy(ies): HE 1.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Inventory monitoring and make available inventory information and Annual Progress Reports annually.

Target Date: Annually, 2021-2029

A4. Master Plans and Multifamily Housing: The County will adopt master plans, including specific and comprehensive plans, which provide a variety of residential densities, including those densities that support multifamily housing. To facilitate the development of housing for lower-income households, master plan communities must:

- Develop a minimum of 30 percent of the proposed dwelling units at a density of at least 30 dwelling units per acre (RD-30) or greater.
- Include multifamily zoned (RD-30+) parcels 3 to 10 acres in size.
- Pursuant to General Plan Policy LU-120, master plan will contribute their "fair share" of adequate sites for the lower income inventory.
- Provide a variety of housing types and densities, including single-family homes, duplexes, triplexes, accessory dwelling units, townhomes, condominiums, apartments and similar multi-family units, in a variety of settings including both residential neighborhoods and mixed use nodes.

Commented [GK7]: These modifications reflect Comment 1, Bullet 5 – Goals and Actions to support fair housing.

Implements Which Policy(ies): HE 1.1.1, HE 7.1.3

Responsible Department: Office of Planning and Environmental Review

Funding: Planning Entitlement Fees

Quantitative Objective: Require a minimum of 30 percent of the proposed dwelling units in master plans approved during the planning period (estimated at two master plans) to be developed at a density of at least 30 dwelling units per acre. Include multifamily zoned parcels between 3 and 10 acres in size in master plans. Provide housing of various types and densities to address issues of segregation and increasing housing choice.

Target Date: Ongoing, 2021-2029

A5. Evaluate the Need/Ability of Adopted Master Plans to Increase Multifamily Densities: The County will evaluate both the need to and the ability to amend adopted master plans to increase minimum densities in multifamily areas to RD-30 densities.

Implements Which Policy(ies): HE 1.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Quantitative Objective: Determine need and the ability to amend adopted master plans to increase allowable densities.

Target Date: June 2025

Use of Infill and Underutilized Sites
A6. Infill Program: The County will further work on a program to encourage infill development in the County that will ultimately increase and accelerate the production of housing by identifying and assessing infill sites and removing identified barriers through accomplishing the following tasks. Incentivizing infill in the moderate, high and highest opportunity areas will enhance housing mobility and affordability in high opportunity areas. • Define infill sites. • Assess/develop a comprehensive inventory of residential and commercial infill sites. • Analyze existing regulations and codes to assess the impediments to development. • Develop incentives/strategies to maximize infill opportunities in the unincorporated areas of Sacramento County, especially Environmental Justice Communities and Moderate, High, and Highest Resource areas of the County. • Analyze and address disconnects between the Zoning Code and the Design Guidelines. • Identify and provide incentives to develop Business Professional Office (BP), Limited Commercial (LC) and Shopping Center (SC) zoned properties with multi-family residential projects. **Implements Which Policy(ies):** HE 1.2.1, HE 1.2.2 **Responsible Department:** Office of Planning and Environmental Review **Funding:** Local Early Action Planning (LEAP) Grant **Objective:** Further work on a program to encourage infill development in the County that will ultimately increase and accelerate the production of housing by 200 units by identifying and assessing infill sites and removing identified barriers. Provide incentives to increase the amount of multifamily housing developed in BP, LC and SC zoned properties. **Target Date:** June 2024
A7. Grants for Infill Development: The County will continue to pursue grant opportunities that remove or reduce barriers to infill development. **Implements Which Policy(ies):** HE 1.2.1 **Responsible Department:** Office of Planning & Environmental Review **Funding:** County General Fund, Grants **Qualitative Objective:** The County will continue to apply for grants for infill projects as grant opportunities become available. **Target Date:** The County will review grant opportunities annually and apply as funds are available on an ongoing basis from 2021-2029.
A8. Facilitate Affordable Housing on Large Sites. The County shall encourage property owners and affordable housing developers to target and market the availability of sites with the best potential for development by facilitating meetings between willing property owners of large sites and willing affordable housing developers. To assist in the development of housing for lower-income households on larger sites (e.g., more than 10 acres), by ~~striving to~~ the County will streamline the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development such as one to 10 acres. The County shall focus on facilitating parcel sizes that comply with SHRA Multifamily Lending and Mortgage Revenue Bond Policies. The County shall also ~~explore~~ develop mechanisms to require developers of large sites to construct, entitle, or dedicate land for projects affordable to lower-income households early in the development process. Mechanisms may include affordable housing strategies pursuant to the Affordable Housing Ordinance, such as,

Commented [LLM8]: Modified to address HCD 2.14.22 letter.

Commented [LLM9]: Revision in orange made to address SHA 2.7.22 and HCD2.14.22 comments.

dedication of land to SHRA for concurrent development of deed restricted affordable housing. Target the production of 1,000 lower income units through this program by 2029.

Commented [GK10]: Revisions made to reflect Comment 2 – Large Sites.

Implements Which Policy(ies): HE 1.1.1 and HE 1.1.2

Responsible Department: Office of Planning & Environmental Review

Funding: County General Fund

Qualitative Objective: Create opportunity for housing affordable to lower-income households on large sites.

Target Date: Assisting and streamlining is ongoing, 2021-2029. ~~Exploring~~ Developing new requirements will take place by May 2024.

GOAL HE 2: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION

Removal or reduction of governmental and non-governmental constraints to facilitate the provision of housing for households of all income levels.

Introduction

The Housing Constraints Analysis Chapter identifies serval factors that may serve as barriers to housing development such as the Neighborhood Preservation Areas and Special Planning Areas, public concerns or "NIMBYism", and permit and development impact fees. This goal also seeks to reduce these barriers by reducing permit processing times, increasing "by right" housing opportunities, and reducing fees and providing incentives. The objectives of Goal HE-2 are as follows:

- To streamline the governmental review process to assist in the reduction of processing times associated with housing production.
- To ensure that development standards continue to represent the best means to achieve land use policy objectives while reducing the cost of producing housing.
- To reduce housing costs associated with permit and development impact fees while ensuring sufficient funding for public services and facilities.

Policies

HE 2.1.1 The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.

HE 2.1.2 The Office of Planning and Environmental Review shall provide expedited review for projects in which at least 20 percent of the units are affordable to very low- and low-income households, as certified by the Sacramento Housing and Redevelopment Agency.

HE 2.2.1 The County will incentivize density for residential projects.

HE 2.2.2 The County will provide flexibility of development standards, or flexibility within the adopted development ordinances, to accommodate residential projects that provide housing that helps to address identified needs in the County.

HE 2.3.1 The County will strive to balance "full cost recovery" for planning and environmental review with the need to maintain reasonable fees that impact housing affordability.

HE 2.3.2 The County will continue to defer and/or waive development impact fees for residential projects that have at least a minimum number of housing units on sites that are affordable to very low- and low-income households, as certified by Sacramento Housing and Redevelopment Agency up to the approved annual quota of the number of units.

GOAL HE-2: IMPLEMENTATION PROGRAMS

Reduction in Permit Processing Times
B1. Meet with Housing Developers on Development Approval Timelines, ~~and~~ Process Improvements and Opportunities for Support: The County will meet with market-rate, affordable housing developers to evaluate development approval timelines; identify process improvements; identify opportunities for development and supporting applications for financing; housing for special need groups (such as developmental disabilities) and any other issues related to the development of market-rate and affordable housing including extremely low income housing. The County will provide market-rate and affordable housing developers with a reasonable opportunity for review and comment on proposed planning and environmental review fee increases in advance of Board of Supervisors action. **Implements Which Policy(ies):** HE 2.1.1, HE 2.3.1 **Responsible Department:** Office of Planning & Environmental Review **Funding:** County General Fund **Objective:** Meet with affordable housing developers annually to identify opportunities for development, support applications for financing, and discuss ways to reduce uncertainty, risk, and delay in the planning, environmental, and permitting process. Attend regular coordination meetings with the Building Industry Association. Periodically review fee schedules and mitigate the cost when the County has the authority and ability to do so. **Target Date:** Meetings with affordable housing developers: annually. Meetings with BIA: monthly. Consultation with housing developers prior to increasing fees: ongoing, 2021-2029.
B2. Project Review Committee. The Project Review Committee (PRC) will continue to meet regularly to identify project issues early in the development process. The PRC is comprised of officials and staff from agencies that are involved in the development process. **Implements Which Policy(ies):** HE 2.1.1 **Responsible Department:** Office of Planning & Environmental Review **Funding:** Planning Entitlement Fees **Objective:** Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process. **Target Date:** Ongoing, 2021-2029
B3. Expediting and Aiding the Processing of Affordable Housing Projects: The County will expedite planning entitlements and building permits and aide developers of affordable housing projects by prioritizing them within reasonable timeframes to ensure meeting applicant's funding due dates. The County will explore creation of a program to subsidize pre-application meetings for affordable housing projects. **Implements Which Policy(ies):** HE 2.1.1, HE 2.1.2 **Responsible Department:** Office of Planning & Environmental Review, Building Permits & Inspection Division **Funding:** Planning Entitlement Fees **Objective:** Reduce delay and cost in the review of affordable housing projects. **Target Date:** Expediting planning entitlements will be ongoing, 2021-2029. County will explore creation of a subsidy for pre-application meetings by June 2025.
B4. Accessibility and Usability of Planning Documents. The County will continue to improve accessibility and usability of existing land use planning documents. **Implements Which Policy(ies):** HE 2.1.1

Commented [LLM11]: This Program is modified to identify it will provide opportunities for the County to provide support to affordable developers and assist in development of affordable units per 2.14.22 letter.

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Develop an online application system as well as FAQ resources and guidance documents for inclusion on the County webpage. Develop an interactive, GIS-based Zoning Code tool for inclusion on the County webpage.

Target Date: Develop online application system by December 2021 and make guidance documents available online on an ongoing basis. Develop interactive Zoning Code tool by December 2027.

B5. Affordable Housing Education: The County will prepare an outreach strategy to educate members of the public and hearing bodies about affordable housing and emergency housing and services for people experiencing homelessness. The outreach strategy will include the following elements:

- Presentations to members of the public, Community Planning Advisory Councils (CPACs), Property and Business Improvement Districts, County Planning Commission, and other similar hearing bodies.
- A dedicated webpage for information about affordable housing.

Implements Which Policy(ies): HE 2.1.1

Responsible Department: Office of Planning and Environmental Review, Sacramento Housing and Redevelopment Agency, Director of Homeless Initiatives

Funding: County General Fund

Objective: Increase County residents and decision makers' understanding of affordable and emergency housing.

Target Date: Develop strategy by June 2022 and implement on an ongoing basis.

B6. NPAs and SPAs. The County will identify Special Planning Areas (SPAs) and Neighborhood Preservation Areas (NPAs) which serve as barriers to housing production and update or rescind them.

Implements Which Policy(ies): HE 2.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Update or rescind four NPAs and/or SPAs identified as barriers per year.

Target Date: Ongoing, 2021-2029

Provide Opportunities for "By Right" Housing

B7. Residential Uses on BP Zoned Properties: The County will consider amendments to the Zoning Code to allow multifamily projects as a use by right in BP zone districts.

Implements Which Policy(ies): HE 2.2.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Remove conditional use permit requirement for multifamily projects in Business Professional zoning districts.

Target Date: May 2024

B8. Missing Middle Housing (or Naturally Occurring Affordable Housing): The County will consider amendments to the Zoning Code to allow for more missing middle housing (or naturally

occurring affordable housing) types in a broader range of zoning districts, including single family zoning districts, and amendments to development standards to accommodate these housing products.

Implements Which Policy(ies): HE 2.2.1, HE 2.2.2

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Develop 400 missing middle housing units in moderate or high resource areas during the planning period.

Target Date: Amend Zoning Code to allow for more missing middle housing types by January 2022 and amend development standards by January 2023.

Review Residential Development and Permit Fees and Provide Incentives

B9. Fee Waiver and Deferral Programs for Affordable Housing Projects: The County will continue to issue fee waivers and deferrals for development impact fees for residential developments in which at least 10 percent of the total units are affordable to very low-income households or 49 percent are affordable to low-income households and on which affordability restrictions are subject to long-term (30 years or greater) regulatory agreements as certified by the Sacramento Housing and Redevelopment Agency (SHRA).

Implements Which Policy(ies): HE 2.3.2

Responsible Department: Office of Development and Code Services, Department of Finance, SHRA

Funding: County General Fund

Objective: Reduce or delay the cost impact of development fees for qualifying low- and very low-income housing units for 200 units annually.

Target Date: Ongoing, 2021-2029

B10. Additional Fee Waivers and Deferrals: In order to facilitate development of affordable housing units, the County will adopt amendments to the existing Affordable Housing Fee Deferral and Waiver Program. The County may also consider adopting additional fee waiver or deferral programs.

Implements Which Policy(ies): HE 2.3.2

Responsible Department: Public Works and Infrastructure Agency

Funding: General Fund

Objective: To reduce or to delay the cost impact of development fees for qualifying affordable housing units.

Target Date: December 2024.

B11. Rezones, Consolidations/Mergers: The County will consider reducing or eliminating fees for Rezone entitlements to RD-30 and above to facilitate developments where at least 20 percent of the units are affordable. The County will develop siting criteria for these projects. The County will also consider reducing or eliminating consolidation fees for multi-family developments where a consolidation is necessary to facilitate development of the parcels and at least 20 percent of the proposed units are affordable. If these fee reductions are not adopted, the County will implement other measures to streamline or incentivize rezones, consolidations or mergers for developments where at least 20 percent of the units are affordable.

Implements Which Policy(ies): HE 2.3.1

Responsible Department: Office of Planning and Environmental Review, Office of Development and Code Services, Sacramento Housing and Redevelopment Agency

Commented [GK12]: This is not a revision, but wanted to identify that designated areas of the County are prioiritized in this program.

Commented [GK13]: Changes made to address Comment 1, Bullet 5 – Goals and Actions.

Funding: County General Fund

Objective: Remove cost and barriers to siting affordable housing projects for 250 affordable units during the Housing Element cycle.

Target Date: December 2025

B12. Prioritize Water and Sewer Infrastructure for Affordable Housing. The County shall ensure compliance with California Government Code Section 65589.7.

Implements Which Policy(ies): HE 2.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: The Office of Planning & Environmental Review will send the Housing Element to water and sewer providers after Housing Element adoption and no later than September 2021.

Target Date: September 2021.

Commented [GK14]: Changes made to address Comment 1, Bullet 5 – Goals and Actions to address HCD letter sent 10/28/21.

GOAL HE 3: CONSERVATION AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS

Promote an adequate, safe, and decent residential environment by maintaining and improving the existing housing stock through conservation and rehabilitation activities.

Introduction

The County of Sacramento provides housing conservation and rehabilitation assistance through a variety of programs. SHRA receives funding from state, local, and federal sources to facilitate both minor and major rehabilitation. Code enforcement activities can conserve the quality of residential neighborhoods by enforcing existing regulations pertaining to abandoned vehicles, outdoor storage of junk and rubbish and substandard or illegal buildings. Neighborhood quality can be improved significantly in older neighborhoods through improvements in public infrastructure such as water, sewer, curbs, gutter, sidewalks, landscaping, and lighting. The County has committed to prioritizing infrastructure improvements in Environmental Justice Communities through the adoption of the Environmental Justice Element.

The objectives of Goal HE 3 are as follows:

- Ensure the preservation and upgrading of rental and owner-occupied-housing units in need of rehabilitation and improvement.
- Provide for conservation and rehabilitation activities through zoning and code enforcement programs. Support mechanisms to prevent the loss of housing.
- Improve public facilities with priority for the revitalization of Environmental Justice Communities. Focus local/private sector investment into areas where there is a need for neighborhood revitalization.
- Conserve the quality of existing residential neighborhoods through design review.
- To achieve no net loss of existing rental housing affordable to extremely low-income households and to increase the number of affordable rental housing units.

Policies

HE 3.1.1 The County will utilize federal, state, local, and private funding programs offering low interest loans or grants, and private equity for the rehabilitation of rental properties for lower income households.

HE 3.1.2 The County will provide funding for programs that support the rehabilitation and preservation of substandard homes in need of rehabilitation owned and occupied by lower income households.

HE 3.1.3 The County will assist older adults to stay in their homes by providing financial assistance for repairs and modifications.

HE 3.2.1 The County will protect the quality and stability of residential neighborhoods through the enforcement of local regulations relating to the proper use and development of properties throughout the community.

HE 3.2.2 The County will promote efficient public outreach programs to enhance the rehabilitation of substandard housing.

HE 3.2.3 The County will support mechanisms to prevent the loss of housing by demolition, conversion to other uses, long-term vacancy, and support programs that return vacant housing to residential use.

HE 3.2.4 The County will assist lower income households displaced as a result of condemnation, demolition or vacation of units due to Building, Health and Safety Code violations.

HE 3.2.5 The County will maintain and preserve existing stock of ELI units.

HE 3.3.1 The County will require high quality design in residential projects, including through use of objective design review standards for multifamily residential projects.

GOAL HE 3: IMPLEMENTATION PROGRAMS
Establishment and Maintenance of Programs for Housing Rehabilitation
C1. Multifamily Housing Loan Program: The County, through the Sacramento Housing and Redevelopment Agency (SHRA), will fund and administer multifamily housing loan programs for the rehabilitation of substandard housing and the acquisition and rehabilitation of substandard property for occupancy by lower income households. SHRA will pursue offering financing for the acquisition and rehabilitation of multifamily properties, including financially troubled multifamily properties in foreclosure, to prevent further property and neighborhood deterioration. **Implements Which Policy(ies):** HE 3.1.1, HE 3.1.2 **Responsible Department:** SHRA **Funding:** HOME, CDBG, Housing Trust Funds, Mortgage Revenue Bonds, Low-Income Housing Tax Credits **Quantitative Objective:** 60 rehabilitated units annually, including units substantially rehabilitated and units preserved. **Target Date:** Ongoing, 2021-2029
C2. Financial Assistance for Emergency Repairs and Retrofitting of Homes: The Sacramento Housing and Redevelopment Agency (SHRA) will provide financial assistance for emergency repairs and disabled retrofitting for homes occupied by seniors and lower income residents designed to achieve neighborhood improvement objectives. Priority will be given to funding repairs in Environmental Justice Communities and those sensitive to displacement. **Implements Which Policy(ies):** HE 3.1.1, HE 3.1.2, 4.1.1 **Responsible Department:** SHRA (in conjunction with its non-profit partner) **Funding:** Community Development Block Grant (CDBG) **Quantitative Objective:** Repair 432 homes for very low- and low-income households through Emergency Repair Grants and Retrofit Assistance Grants or similar grants.

Commented [LLM15]: Modified to address 2.14.22 comment letter Goals and actions.

Target Date: Ongoing, 2021-2029

C3. Conversion of Older Motels to Affordable Housing. When the opportunity arises, the Sacramento Housing and Redevelopment Agency (SHRA) will convert older motels to permanent affordable housing. Such conversions should also be considered in conjunction with commercial corridor plans and community plan updates. SHRA will assist, as funding is available, new owners of motels to obtain financing for their acquisition, rehabilitation and/or conversion.

Implements Which Policy(ies): HE 3.1.1

Responsible Department: SHRA

Funding: HOME, Community Development Block Grants, Housing Trust Fund

Objective: Support revitalization of older commercial corridors with rehabilitation and provision of new housing opportunities.

Target Date: SHRA will review opportunities to convert older motels to affordable housing and assist with three funding applications ~~annually~~during the Housing Element cycle.

Commented [GK16]: Changes made to address Comment 1, Bullet 5 – Goals and Actions and Comment 5, Bullet 1 – Assist in Development.

Conserve the Quality of Residential Neighborhoods Through Zoning Enforcement and Code Enforcement and Reduce Loss of Housing

C4. Vehicle Abatement and Substandard Housing: The County will actively enforce existing regulations and programs administered by the Code Enforcement Division regarding abandoned vehicles, outdoor storage of junk and rubbish, and substandard or illegal buildings, in order to protect and improve the integrity and stability of existing neighborhoods. Storage of junk and rubbish and building violations will continue to be handled on a complaint basis and vehicle abatement will continue to be addressed through responses to complaints and neighborhood patrols.

The Code Enforcement Division will continue both the Vacant, Open and Accessible program and the Substandard Housing Program, which requires property owners to remove nuisance conditions such as graffiti, fencing in need of repair, and overgrown vegetation of over 12 inches.

Implements Which Policy(ies): HE 3.2.1, HE 3.2.3

Responsible Department: Office of Development and Code Services - Code Enforcement Division

Funding: Inspection Fees, Administrative Penalties, Vehicle Registration Fees, County General Fund

Objective: Reduce the number of abandoned vehicles, accumulation of junk and rubbish, illegal structures, and nuisance conditions in residential neighborhoods by investigating and closing 600 complaints annually.

Commented [GK17]: Changes made to address Comment 1, Bullet 5 – Goals and Actions and Comment 4.

Target Date: Ongoing, 2021-2029

C5. Rental Housing Inspection Program: The Code Enforcement Division will continue to implement the Rental Housing Inspection Program. This program concentrates on owner/tenant education and provides mandated inspections. This program also allows owners and/or agents of rental properties to become certified to self-inspect their properties for compliance with the Housing Code.

The Code Enforcement Division will direct owners of residential rental units cited for health and safety violations to the Sacramento Housing and Redevelopment (SHRA) website to view information on SHRA rehabilitation programs. The Code Enforcement Division will continue to provide information to tenants on rental property owner and tenant responsibilities for property maintenance. Information is provided both by printed brochures and on the Code Enforcement website.

The Code Enforcement Division will provide data on the number of units inspected, the number of units in compliance, the number of units in violation, and the number of units condemned or demolished as a result of violations annually for inclusion in the Annual Progress Report.

Implements Which Policy(ies): HE 3.2.1, HE 3.2.2

Responsible Department: Office of Development and Code Services - Code Enforcement Division

Funding: Rental Housing Fees, Inspection Fees, Administrative Penalties and/or Fines, County General Fund

Objective: All multifamily rental properties (approximately 8,000) units in the unincorporated County will be inspected for compliance with the Housing Code within 5 years. Increase the level of property maintenance through tenant and property owner education, thereby reducing the need for code enforcement.

Target Date: Ongoing, 2021-2029

Note: Rental units subject to inspection by SHRA may be exempt from inspection by the Rental Housing Inspection Program.

C6. Referral of Mobile Home Park Inspections to HCD: The County will continue to respond to complaints from mobile home park residents regarding exterior park conditions such as abandoned vehicles and junk accumulation. Requests for mobile home inspections will continue to be referred to the California Department of Housing and Community Development (HCD), the State agency with jurisdiction over mobile home park inspections.

Implements Which Policy(ies): HE 3.2.1

Responsible Department: Office of Development and Code Services - Code Enforcement Division

Funding: Inspection Fees, Administrative Penalties and/or Fines

Objective: Improve mobile home park conditions.

Target Date: Ongoing, 2021-2029

C7. Information for Displaced Tenants: The County will amend the County Housing Code to require that property owners provide relocation benefits to tenants who are experiencing severe Health & Safety conditions. The Code Enforcement Division will also continue to provide information for displaced tenants of demolition activities on available services and programs.

Implements Which Policy(ies): HE 3.2.4

Responsible Department: Office of Development and Code Services - Code Enforcement Division

Funding: Inspection Fees, Administrative Penalties, and/or Fines, County General Fund

Objectives: Requiring property owners to pay for the relocation expenses of lower income residents and seeking reimbursement by property owner. Provide information for displaced tenants on available services and programs. Provide information to 1,000 tenants annually.

Target Date: Amending County Housing Code by ~~August 2021~~ May 2022. Providing information on an ongoing basis, 2021-2029

Commented [GK18]: Changes made to address Comment 1, Bullet 5 – Goals and Actions and Comment 4.

Revitalization of Deteriorated Neighborhoods Through Public Facility Improvements and Local/Private Sector Investment

C8. Seek and Attain Funding for Improved Public Infrastructure. The County will continue to seek and attain funding for improved public infrastructure and services, including water, sewer, curbs, gutter, sidewalks, landscaping, and lighting to revitalize commercial corridors as Notices of Funding Availability (NOFA) are released. Improvements will be prioritized in Environmental Justice Communities based on identified needs.

Commented [LLM19]: Per 2.14.22 HCD letter, this program prioritized Environmental Justice Communities and has a metric.

Implements Which Policy(ies): HE 3.1.1

Responsible Department: Department of Transportation

Funding: General Fund, Grants **Objective:** Revitalize commercial corridors with infrastructure improvements. The Office of Planning and Environmental Review will continue to work collaboratively with the Department of Transportation to facilitate infrastructure improvements in Environmental Justice Communities specific to the identified needs of these communities by applying for at least two grants annually. **Target Date:** Ongoing with at least two grants annually, 2021-2029
C9. Community Reinvestment Act. The County will continue to implement its Community Reinvestment Act Program to incentivize local financial institutions to meet the credit needs of low-income and moderate-income people. **Implements Which Policy(ies):** HE 3.1.1 **Responsible Department:** Dept. of Finance – Treasury Division **Objective:** Increase investment in low-income and moderate-income areas. **Target Date:** Ongoing, 2021-2029

GOAL HE 4: IMPROVEMENT OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS GROUPS

Ensure the availability of adequate housing opportunities throughout the unincorporated area of Sacramento County for people with special needs, including: seniors, large households, female-headed households, people with disabilities, farm workers, and people experiencing homelessness.

Introduction

This section of the Action Plan establishes objectives, policies and programs for the provision of housing to meet the needs of persons with disabilities, seniors, farm workers, people experiencing homelessness, female-headed households, and large families. Programs included in this strategy are designed to assist individuals and households with special needs, although the emphasis will be placed on programs for lower income households.

Policies HE 4.3.1 through 4.3.6 were developed based on the six key solution areas identified by the County Homeless Plan, which was adopted on December 12, 2018. The County Homeless Plan will continue to be the main strategy document to make homelessness rare, brief and non-recurring. Several programs below will support the County Homeless Plan efforts by requiring the County to update the Plan regularly, to develop metrics to measure its effectiveness, and to report regularly using those metrics.

The objective for Goal HE 4 is to provide housing choices appropriate for "special needs" populations, including persons with disabilities, seniors, farm workers, people experiencing homelessness, female-headed households, and large families.

Policies

HE 4.1.1 The County will support efforts to improve accessibility for both dwelling units and residential neighborhoods to meet the special needs of persons with disabilities.

HE 4.1.2 The County will encourage housing for people with disabilities and older adults near public transportation, shopping, medical and other essential support services and facilities.

HE 4.1.3 The County will support activities that serve the housing needs of special needs groups with a continuum of housing options, from independent living, to housing with supportive services, to institutionalized care.

HE 4.1.4 The County will provide adequate and affordable housing for senior citizens.

HE 4.1.5 The County will ensure housing that is provided to migrant farm workers is decent, safe, and affordable.

HE 4.1.6 The County will support the use of available federal, state, and local resources to provide and enhance housing opportunities for farm workers.

HE 4.1.7 The County will promote the construction of affordable housing that meets the needs of female heads of households.

HE 4.1.8 The County will support the development of housing to meet the needs of large households.

HE 4.2.1 The County will facilitate the development of new Extremely Low-Income (ELI) rental units.

HE 4.2.2 The County will assist extremely low-income households through the use of portable and project based housing vouchers, including Housing Choice Vouchers (HCV) and Housing Assistance Payment (HAP) vouchers.

HE 4.3.1 The County will maintain an adequate supply of land where homeless shelters are allowed by right and where public services, infrastructure and facilities are available to facilitate the development.

HE 4.3.2 The County will strengthen diversion strategies to help people resolve their current housing crisis before they become homeless. Diversion services include problem solving as well as financial assistance and connection to services that support crisis resolution, resiliency, and stabilization.

HE 4.3.3 The County will strengthen outreach and navigation efforts that connect unsheltered people to services and housing and address individual and public health issues that arise.

HE 4.3.4 The County will expand and improve emergency shelter and interim housing capacity, improving access for all populations by reducing barriers, and expanding services that will help people experiencing homelessness return to permanent housing stability.

HE 4.3.5 The County will expand targeted permanent housing through two primary strategies: 1) by providing temporary or ongoing rental subsidies and supportive services, facilitating exits from homelessness within the existing rental market and 2) by developing additional new permanent housing, including permanent supportive housing.

HE 4.3.6 The County will expand access to and coordination of essential mainstream services such as physical health, mental health, employment and others services necessary to assist people experiencing homelessness to stabilize, obtain or retain housing, and improve quality of life.

HE 4.3.7 The County will assist in overall system development, including strengthening system leadership, increasing system capacity to respond to crisis of homelessness, and improving accountability.

GOAL HE 4: IMPLEMENTATION PROGRAMS
Housing for "Special Needs" Population
D1. Universal Design: The County will convene a working group consisting of advocates and service providers for people with disabilities and seniors, the Building Industry Association, and other stakeholders to advise the County on a Universal Design program. The program will include an evaluation of the lack of new accessible units, incentives to encourage Universal Design concepts, and targeted outreach to developers. **Implements Which Policy(ies):** HE 4.1.1 **Responsible Department:** Office of Planning and Environmental Review **Funding:** County General Fund **Objective:** Increase the number of accessible units by 450 units over the Housing Element period. **Target Date:** December 2024

Commented [GK20]: Changes made to address Comment 1, Bullet 5 – Goals and Actions and Comment 5 – Assist in Development.

D2. Accessible Unit Tracking: The County will track the number of newly constructed or rehabilitated dwelling units that are accessible to people with disabilities. The County will provide the address and number of units to Resources for Independent Living Sacramento for inclusion in their housing list for people with disabilities.

Implements Which Policy(ies): HE 4.1.1

Responsible Department: Building Permits and Inspection

Funding: Inspection Fees and/or Fines

Objective: Track the development of accessible units and provide the addresses and number of units to Resources for Independent Living for inclusion in their online tool for people with disabilities.

Target Date: Annually, 2021-2029

D3. Incentives for Senior Housing: The County, through the Sacramento Housing and Redevelopment Agency (SHRA), will offer financial support such as below-market-rate loans and mortgage revenue bonds that will encourage the creation of affordable independent living housing for seniors. Priority will be given to High and Highest Resource areas and areas sensitive to displacement.

Commented [LLM21]: Modified per 2.14.22 HCD letter

Implements Which Policy(ies): HE-4.1.3, HE 4.1.4

Responsible Department: Sacramento Housing and Redevelopment Agency (SHRA)

Funding: Tax credits, mortgage revenue bonds, HOME

Objectives: Provide subsidized loans for developers of affordable multifamily rental housing for very low income seniors. Fund 200 units during the Housing Element Period.

Commented [GK22]: Changes made to address Comment 1, Bullet 5 – Goals and Actions

Target Date: Ongoing, 2021-2029

D4. In-Home Supportive Services: The County will continue to administer the In-Home Supportive Services program. This program serves aged, blind, or disabled persons what are unable to perform activities of daily living and cannot remain safely in their homes without help.

Implements Which Policy(ies): HE 4.1.3

Responsible Department: Department of Child, Family, and Adult Services

Funding: County General Fund

Objective: Continue the In-Home Supportive Services program.

Target Date: Ongoing, 2021-2029

D5. Annual Inspection of Farm Labor Camps: The County, through the Department of Environmental Management, will continue to annually inspect and license farm labor camps to ensure that they meet health and safety standards for migrant workers.

Implements Which Policy(ies): HE 4.1.5

Responsible Department: Environmental Health

Funding: Inspection Fees

Objective: Ensure suitable living conditions at farm labor camps.

Target Date: Ongoing, 2021-2029

D6. Farmworker Housing. The County will take the following actions related to farmworker housing:

- Amend the Farmworker Housing Section of the Zoning Code to allow farmworker housing by-right in all Zoning Districts where Agriculture is an allowed use consistent with California Health and Safety Code Section 17021.6. As a part of the amendments, the County will review the difference between agricultural and hobby farming land uses and amend the Zoning Code, as

appropriate, to promote farmworker housing and comply with California Health and Safety Code Section 17021.6.

- Consider amendments to the Zoning Code to increase the allowed maximum size of farmworker housing to serve larger families.
- Review the Zoning Code requirements for Agricultural Employee housing to ensure compliance with California Health and Safety Code Section 17021.5.

Implements Which Policy(ies): HE 4.1.5, HE 4.1.6

Responsible Department: Community Development – Planning & Environmental Review Division

Funding: County General Fund

Objective: Increase the units and housing product types available to farmworkers

Target Date: June 2022

D7. Review Housing Needs of Farm Workers: The County shall work with local growers, the Farm Bureau, the Agricultural Commissioner, the Department of Environmental Management and other stakeholders to periodically review the housing needs of farm workers and propose actions to address those needs.

Implements Which Policy(ies): HE 4.1.5, HE 4.1.6

Responsible Department: Community Development – Planning & Environmental Review Division, Agricultural Commissioner, Environmental Management

Funding: County General Fund

Objective: Biennially review housing needs of farm workers.

Target Date: Ongoing, 2021-2029

D8. Emergency Housing: The County will amend the Emergency Housing Section of the Zoning Code to clarify language, remove inconsistencies, and to conform to changes to State law and encourage emergency shelters, supportive housing, and related services for persons experiencing homelessness specific to Government Code section 65583, subdivision (a)(4) as follows:

- Amend the Zoning Code to remove the requirements that emergency shelters be more than 1,000 feet from any similar program, public parks, schools, recreation facilities, child care facilities, and single-family residential zones and ensure any amendment is consistent with State law.
- Amend the Zoning Code to remove excessive parking requirements and require that emergency shelters only be required to provide sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Implements Which Policy(ies): HE 4.3.1

Responsible Department: Office of Planning and Environmental Review

Funding: Senate Bill 2 Planning Grant

Objective: Amend the Emergency Housing Section of the Zoning Code consistent with State law.

Target Date: February 2022

D9. Supportive Living Uses: The County will amend the Zoning Code related to supportive living uses, including boarding houses, transitional housing, scattered shelters, residential care homes, and nonconforming dwelling units to take a more comprehensive approach to supportive housing consistent

Commented [GK23]: Revisions made to address Comment 5, Bullet 2 – Program D8

with changes to State law to increase housing, especially for special needs groups, including people with developmental disabilities. The Zoning Code amendments are as follows:

- Amend the Zoning Code to add a definition of "family" and amend the definition of "single household" consistent with the County's obligation to AFFH.
- Amend the Zoning Code to allow Low Barrier Navigation Center developments by right in mixed-use zones and nonresidential zones permitting multifamily uses.
- Amend the Zoning Code to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted consistent with Government Code section 65651.
- Amend the Zoning Code to include methods to increase housing options for persons with disabilities that have tangible regulatory policies, as required by the U.S. Department of Housing and Urban Development (HUD).
- Amend the Zoning Code to expand the definition of the existing residential care home category, revise the boarding house category, and create new categories to address non-licensed recovery residences and skilled nursing in-home settings.
- Amend the Zoning Code to clearly define supportive and transitional housing and ensure these housing types are permitted as a residential use in all zones allowing residential uses subject only to the restrictions that apply to residential dwellings of the same type in the same zone.
- Amend the Zoning Code ~~including~~ requirement to clearly define scattered shelters and facilitate removal of barriers to better address the needs of our homeless population.
- Amend the Zoning Code to provide consistency with the corresponding regulations administered by the appropriate State agency, with the intention to provide for more efficient regulation of residential related uses.
- Review and amend the Zoning Code, as necessary, to ensure requirements for group homes of more than six persons are consistent with State law and fair housing requirements.

Implements Which Policy(ies): HE 4.1.3

Responsible Department: Office of Planning and Environmental Review

Funding: Local Early Action Planning (LEAP) Grant

Objective: Amend the Zoning Code to support transitional and supportive housing, increase development of supportive living uses and make it consistent with State and Federal regulations.

Target Date: June 2023

D10. Tiny Homes: The County will research and develop Code amendments to allow for tiny homes, small homes, and/or other transitional living unit construction types not currently provided for in County Codes. Targeted outreach to promote tiny homes will occur in Environmental Justice communities.

Commented [LLM24]: This program was identified in 2.14.22 HCD letter, but the program is a code amendment to permit tiny homes and should not be tied to a geographic region, but will have outreach .

Implements Which Policy(ies): HE 4.1.3

Responsible Department: Office of Planning and Environmental Review, Office of Development and Code Services - Building Permits and Inspection Division

Funding: County General Fund

Objective: Increase flexibility of affordable housing options in the County to facilitate construction of 150 units.

Target Date: December 2025 and annually after adoption.

D11. Shelter Plus Care Program: The County through the Sacramento Housing and Redevelopment Agency (SHRA) will continue to administer the Shelter Plus Care program, which provides supportive housing for people experiencing homelessness and people with disabilities.

Implements Which Policy(ies): HE 4.3.4

Responsible Department: SHRA

Funding: HUD Grants

Objective: Provide tenant-based rental subsidies to permanently house chronically homeless and severely disabled households to serve 600 families annually.

Target Date: Ongoing, 2021-2029

D12. County Homeless Plan Update: The County shall update the County Homeless Plan every five years.

Implements Which Policy(ies): HE 4.3.7

Responsible Department: Director of Homeless Initiatives, Department of Human Assistance, and Department of Health Services

Funding: County General Fund

Objective: Ensure continued regional coordination on homelessness issues

Target Date: Update the plan at least every five years starting in 2023.

D13. Developing Metrics and Reporting: The County, in coordination with the City of Sacramento, Sacramento Steps Forward, and the Continuum of Care Board, shall develop a series of metrics and indicators to track the efficacy of programs and investments. Once these metrics are developed, the County will report on the programs and investments annually.

Implements Which Policy(ies): HE 4.3.7

Responsible Department: Director of Homeless Initiatives, Department of Human Assistance, and Department of Health Services

Funding: County General Fund

Objective: Provide metrics to regularly monitor and track investments and programs focused on homelessness and provide transparency in reporting.

Target Date: Develop metrics by January 1, 2022 and report annually starting in 2023.

D14. Housing for People Experiencing Homelessness: The County will explore methods to reduce barriers to accessing affordable rental housing for people experiencing homelessness, including requiring County-financed affordable housing projects to reserve a certain percentage of units for people experiencing homelessness or otherwise incentivizing access in County-financed affordable housing for people experiencing homelessness. The County will present findings and recommendations to the Board of Supervisors.

Implements Which Policy(ies): 4.3.5

Responsible Department: Director of Homeless Initiatives

Funding: General Fund

Objective: Reduce barriers to accessing County-financed affordable housing for people experiencing homelessness.

Target Date: December 2026

Increase the Supply of Affordable Rental Housing for Extremely low-Income Households While Preserving the Existing Supply
D15. Project-Based Rental Subsidies such as Housing Choice Voucher Program: The Sacramento Housing and Redevelopment Agency (SHRA) will continue to implement the use of project-based rental subsidies such ~~at~~ as the Housing Choice Voucher program. During the Request for Proposal process, ~~SHRA will deduct points for projects that are in areas of high concentration of poverty and for projects that do not have access to important services.~~ preference will be given to projects in moderate, high and highest resource areas, while maintaining opportunities to provide subsidies in lower resource areas of the County consistent with EJ Element Policy EJ-1. **Implements Which Policy(ies):** HE 4.2.2 **Responsible Department:** SHRA **Funding:** Housing Choice Voucher (Section 8) Program, Federal Housing Assistance Payment Voucher Program, State Mental Health Services Act Voucher Program **Objective:** Ensure availability and choice of housing for extremely low-income households. **Target Date:** Ongoing, 2021-2029 *Note: SHRA currently has 12,500 extremely low income families housed with assistance from the Housing Choice Voucher Program. Housing assistance is provided on behalf of a family or individual. Participants in this program may choose any housing where the owner agrees to rent under the program and that meets the requirements of the program, including single-family homes, townhouses and apartments.*

Commented [LLM25]: Modified for SHA 2.7.22 comment letter and adds geographic area per HCD 2.14.22 letter.

Commented [GK26]: This comment relates to Comment 4

GOAL HE 5: PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK AND PROVISION OF AFFORDABLE HOUSING

Ensure the availability of affordable housing for all households in Sacramento County.

Introduction

As discussed in the Housing Needs Assessment Chapter, a significant portion of low-income renters (73 percent) in Sacramento County are overpaying, or paying more than 30 percent of their income, for housing. Home values and rents continue to rise countywide.

To address the affordability issue, this strategy uses local government funds to leverage financing from state and federal sources to construct affordable housing. Key to this goal are the local gap funding sources including the County's Affordable Housing Ordinance and Housing Trust Fund Ordinance. When the current version of the Affordable Housing Ordinance was adopted effective March 27, 2014, the County removed the inclusionary provisions for larger developments of the prior ordinance in favor of a fee option ordinance. The County anticipated that the ordinance would produce affordable units at the rate of 10 percent of the market rate units. Program E3 requires the County to assess the efficacy of this ordinance and to conduct an economic feasibility study to guide any consideration of returning inclusionary provisions within the ordinance. In addition to providing gap financing, local government can also facilitate the provision of affordable housing by encouraging second unit dwellings and by providing density bonus programs.

The objectives of Goal HE 5 are as follows:

- Pursue federal, state, and local programs and funding sources that provide opportunities to preserve existing affordable housing stock.
- Implement programs that increase the supply of affordable housing.
- Pursue federal, state, and local programs and funding sources that provide housing opportunities for low- and moderate-income households.

Policies

HE 5.1.1 The County will preserve the affordability of subsidized rental housing whenever possible through a combination of regulatory and financial incentives.

HE 5.2.1 The County will continue to implement its affordable housing program.

HE 5.2.2 The County will support the use of federal, state, and local programs for the purchase of affordable housing (new and existing) and assist low- and moderate-income households to purchase such dwelling units. The County will promote a partnership between the public and private sector for the provision of affordable housing, with an objective of increasing homeownership for low- and moderate-income families.

HE 5.2.3 The County will support programs that provide assistance to developers who construct affordable rental units.

HE 5.2.4 The County will incentivize the development of residential accessory dwelling units as a means to increase the overall supply of affordable housing.

HE 5.2.5 The County will prevent the conversion of existing very low- and low-income rental housing units to market-rate condominiums through the condominium conversion ordinance.

HE 5.2.6 The County will identify new funding sources for the provision of affordable housing.

HE 5.2.7 The County will continue to implement a density bonus ordinance that provides for a greater number of dwelling units and other incentives in exchange for housing units affordable to lower income households. This ordinance will be amended to comply with State law.

GOAL HE 5: IMPLEMENTATION PROGRAMS
Preservation of Affordable Housing Stock
E1. Preserve Affordable Housing at Risk of Becoming Market-Rate: The Sacramento Housing and Redevelopment Agency (SHRA) will track expiring subsidy contracts and regulatory agreements on regulated affordable housing. SHRA will prioritize multifamily lending such that preserving affordable housing at risk of converting to market rate comes first when funding is available. SHRA will ensure that owners have complied with Government Code Sections 65863.10, 65863.11, and 65863.13 before releasing regulatory agreements or approving ownership transfers for projects affiliated with SHRA. In addition, at least annually, SHRA will review the list of properties with expiring regulatory agreements and contact owners whose properties' restrictions will expire within the following 36 months. SHRA will coordinate with qualified entities upon initial noticing and pursue and support applications for funding. In order to maximize tenant protections, SHRA will offer coordination assistance – developer outreach for owners planning to sell and tenant education for owners planning to allow their restrictions to expire. **Implements Which Policy(ies):** HE 5.1.1 **Responsible Department:** SHRA **Funding:** Housing Trust Fund, Community Development Block Grants, Tax Credits, Mortgage Revenue Bonds **Objective:** Communicate with owners willing to preserve affordability through sale and/or recapitalization to minimize loss of affordable housing inventory. Preserve as many units as possible that are "at risk" of conversion. **Target Date:** SHRA will track expiring subsidy contracts on an ongoing basis and will conduct an annual review.
E2. Prevent the loss of units in SHRA's public housing stock. In order to preserve its public housing stock, which is suffering due to decline in federal funding, the Sacramento Housing and

Redevelopment Agency (SHRA) will reposition the County's public housing stock to private ownership with affordability preserved in perpetuity.

Implements Which Policy(ies): HE 5.1.1

Responsible Department: SHRA

Funding: U.S. Dept. of Housing and Community Development, HOME, tax credits, mortgage revenue bonds

Objective: Prevent the loss of 771 units in the unincorporated County in SHRA's public housing stock.

Target Date: Ongoing, 2021-2029. Approximately 100 units per year between 2021 and 2029.

Provision of Affordable Housing Stock

E3. Affordable Housing Ordinance Amendment: The County will perform an evaluation of the effectiveness of the Affordable Housing Ordinance by 2023 to determine if it is building affordable housing at the rate anticipated at the time of adoption (ten percent). The County will also pursue an economic feasibility study to guide any decision to include an inclusionary housing component. Based on the outcome of the evaluation and study, the County will consider amendments to the Affordable Housing Ordinance to increase the amount of affordable housing units built in the County. As part of the evaluation prioritizing opportunities to produce housing in the highest, high, and moderate resource areas will be examined. The County will also amend the Affordable Housing Ordinance to modify the owner-builder exemption. As part of this update the County will engage with a broad range of stakeholders, including affordable housing developers. Outreach will occur during the time the update is occurring and will consist of a kick-off meeting and at lease three focus group meetings with stakeholders.

Implements Which Policy(ies): HE 5.2.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Evaluate the effectiveness of the Affordable Housing Ordinance in producing affordable housing units by 2023 and consider amendments based on the evaluation. Increase the effectiveness of the Affordable Housing Ordinance by modifying the owner-builder exemption, which is costly for staff and the public to implement and reduces the amount of funds collected to build affordable housing.

Target Date: December 2023

E4. Housing Incentive Program: The County will implement the Housing Incentive Program (HIP) to encourage the construction of affordable housing and housing for special needs groups as identified in State housing element law. The County will consider amendments to the program to further incentivize housing and to meet the housing needs of County residents. The County will also amend the Zoning Code to incorporate changes to State Density Bonus Law.

Implements Which Policy(ies): HE 4.1.1, HE 4.1.4, HE 4.1.11, HE 5.2.1 and HE 5.2.2

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund, Planning Entitlement Fees, Senate Bill 2 Planning Grant

Objective: Incentivize multifamily developers to increase the number of affordable units and/or units for special needs groups in their projects. Amend the Density Bonus sections of the Zoning Code to strengthen HIP and to ensure consistency with State Density Bonus Law by November 2021. Incentivize 100 additional units.

Target Date: HIP implementation is ongoing, 2021-2029. Amendments will take place by ~~January~~ April 2022.

Commented [LLM27]: Modified to include outreach to affordable housing developers per HCD 2.14.22 letter. Modified to address SHA comment letter.

Commented [GK28]: This program is intended to incentivize affordable housing for special needs groups, which the County wants Countywide and does not want to incentivize to a specific geographic.

Commented [GK29]: Changes made to address Comment 1, Bullet 5 – Goals and Actions and Comment 5, Bullet 1 – Assist in Development

E5. Mortgage Credit Certificate Allocations: The Sacramento Housing and Redevelopment Agency (SHRA) will seek Mortgage Credit Certificate (MCC) allocations from the State of California and funding from the California Housing Finance Agency to provide low interest loans and down payment assistance for first-time low- and moderate-income homebuyers. The County will promote the MCC program to the residents of the areas sensitive to displacement and Environmental Justice Communities, who are most likely to have been historically excluded from homeownership by mortgage redlining practices.

Implements Which Policy(ies): HE 5.2.2

Responsible Department: SHRA, Office of Planning and Environmental Review

Funding: Mortgage Credit Certificates, Housing Choice Voucher Homeownership Program, CalHome Program

Quantitative Objectives: Apply to the California Housing Finance Agency for MCC allocation to assist 20 households annually.

Target Date: Ongoing, 2021-2029

Commented [GK30]: Added an additional geographic target per 2.14.22 HCD letter.

E6. Down Payment Assistance and Homebuyer Education and Counseling: The Sacramento Housing and Redevelopment Agency (SHRA) will continue to apply to State HCD for the CalHOME Program to provide down payment assistance. The County will promote the CalHome Program to the residents of the areas sensitive to displacement and Environmental Justice Communities, who are most likely to have been historically excluded from homeownership by mortgage redlining practices. SHRA will also continue its contracts with approved housing counseling agencies that offer homebuyer education, counseling and post purchase counseling for all homebuyer programs administered by SHRA.

Implements Which Policy(ies): HE 5.2.2

Responsible Department: SHRA, Office of Planning and Environmental Review

Funding: CalHome Program, Program Fees, CDBG

Quantitative Objective: Provide down payment assistance to low-income, first-time homebuyers by applying to the State for CalHOME funding. Assist 25 households annually. Provide homebuyer education and counseling to 150 households annually.

Target Date: Ongoing, 2021-2029

Commented [LLM31]: This program has a geographic specific target per 2.14.22 HCD letter

E7. Mortgage Revenue Bonds: The County, through SHRA, will continue to assist in the development of affordable housing, including extremely low income housing, by providing gap financing and issuing mortgage revenue bonds to finance affordable housing. SHRA will also meet with affordable developers to provide support for funding applications and offer technical assistance with site identification, project concept feedback, predevelopment meetings, development incentives and permit processing. The County and SHRA shall explore ways to increase affordable housing development in moderate, high and highest resource areas throughout the County.

Implements Which Policy(ies): HE 5.2.3

Responsible Department: SHRA

Funding: County Housing Trust Fund, HOME, Affordable Housing Ordinance and Housing Trust Fund fees, Low-Income Housing Tax Credits, Mortgage Revenue Bonds

Objective: Provide leverage for developers to compete for other state funding resources. Provide financial assistance for 200 units per year in the unincorporated County.

Target Date: Ongoing 2021-2029, with annual outreach or more frequently as funding is available

Commented [LLM32]: This program is modified to address finding in 2.14.22 letter. It is also geographic specific.

Commented [LLM33]: Modified per meeting with HCD on 2.16.22

E8. Accessory Dwelling Unit Streamlining: The County will accelerate production of accessory dwelling units (ADUs) by providing a complete set of construction drawings consisting of architectural renderings, structural, mechanical, plumbing, and electrical plan for three different sized ADUs. The Office of Planning and Environmental Review will work with the Office of Development and Code Services, Building Permits and Inspections to identify a process for utilizing these construction drawings, thereby saving time and applicant costs during the plan check process.

Implements Which Policy(ies): HE 5.2.4

Responsible Department: Office of Planning and Environmental Review

Funding: Local Early Action Planning Grant

Objective: Support the development of Accessory Dwelling Units by streamlining the process by allowing a property owner to choose an ADU that has already been approved for construction by Sacramento County saving the cost of construction drawings and plan check review.

Target Date: July 2022

E9. Accessory Dwelling Unit Promotion and Compliance: The County will promote the production of ADU's/JADU's by providing the public a brochure on ADU/JADU standards and permitting requirements, as well as a technical manual on designing, building and renting accessory dwellings that will be available at the Building Assistance Center (BAC). This information will also be available on a webpage devoted to ADU/JADU on the County's website. Outreach to the Building Industry Association (BIA) will also occur to promote the development and production of ADU's/JADU's as part of residential developments. The County will track the creation of ADU's/JADU's and will determine if it is meeting production estimates by the planning period midpoint. Targeted outreach to promote ADU construction will also occur in moderate, high, and highest resource areas of the County. The County will review and ensure that the ADU ordinance is in full compliance with state law and amend the County's ordinance as necessary to ensure ongoing compliance.

Implements Which Policy(ies): HE 5.2.4

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Promote the production of ADU/JADU's and ensure consistency with state law.

Target Date: Create brochure and technical manual and outreach to the BIA by January 31, 2022. Determine if production estimates are being met by April 2026. ADU ordinance compliance will be on going with the first update occurring by April 2022.

Commented [GK34]: Revisions to address Comment 2, Bullet 2 – Accessory Dwelling Units

Commented [LLM35]: Modified per HCD 2.14.22 comment letterto include compliance date and geographic targets. .

Commented [LLM36]: Modified per HCD's 2/10/22 verbal comments.

E10. Self-Help Housing Programs: The County through the Sacramento Housing and Redevelopment Agency (SHRA) will continue to provide financial support and/or properties for self-help (sweat equity) housing programs for low-income people who construct their own homes under the supervision of non-profit corporations.

Implements Which Policy(ies): HE 5.2.2

Responsible Department: Sacramento Housing and Redevelopment Agency

Funding: Housing Trust Funds

Objective: Support affordable homeownership through self-help programs like Habitat for Humanity. Make surplus land available, subsidize infrastructure cost and/or provide other financial assistance for 15 units.

Target Date: Ongoing, 2021-2029

GOAL HE 6: PROMOTE THE EFFICIENT USE OF ENERGY IN RESIDENCES AND IMPROVE THE AIR QUALITY OF SACRAMENTO COUNTY

Promote and implement standards that conserve energy in new and existing homes.

Introduction

Reducing demand for electricity and natural gas is an important step to help meet the growing energy needs of the region. Purposeful planning of the type and amount of energy that will be used in the residential building sector is an essential strategy in reducing energy demands. Energy consumption can be reduced through the increase in energy efficiency, resulting in lower energy costs to the County's residents. It is the County's intent to promote energy efficiency early in the planning stages and consistently throughout the entitlement process.

The objective of Goal HE 6 is to reduce home energy usage by increasing energy efficiency.

Policies

HE 6.1.1 The County will encourage energy-efficient site design, such as proper orientation to benefit from active and/or passive solar heating and cooling, into master planning efforts.

HE 6.1.2 The County will encourage residential developers/builders to maximize energy efficiency through building design and through the use of energy efficient materials, equipment, appliances, strategies and techniques.

HE 6.1.3 The County will encourage owners of existing homes to retrofit their residences with energy efficient materials, equipment, and appliances.

GOAL HE 6: IMPLEMENTATION PROGRAMS
Promote the Efficient Use of Energy and Reduce the Long-Term Operational Cost of Housing
F1. Include SMUD Staff in Project Review Committee Process: The County will continue to include SMUD planners, energy efficiency specialists and other staff in the Project Review Committee (PRC) process, to identify the potential for efficient designs and solar orientation and incorporating energy efficient systems, building practices and materials. The County will also continue to develop Community Plans, Specific and Comprehensive Plans, Corridor Plans and Residential Design Guidelines that incorporate energy efficient configuration and design as primary goals. The County will include SMUD staff early in the master plan process and will collaborate during the design and development processes. **Implements Which Policy(ies):** HE 6.1.1, HE 6.1.2 **Responsible Department:** Office of Planning and Environmental Review **Funding:** Planning Entitlement Fees **Objective:** Have SMUD staff participate in PRC meetings and in the preparation of master plans. **Target Date:** Ongoing, 2021-2029
F2. Distribute SMUD Information: The County, in partnership with SMUD, will distribute pertinent information about the benefits of energy conservation and available energy efficiency incentive programs to residents and builders of housing. **Implements Which Policy(ies):** HE 6.1.2, HE 6.1.3 **Responsible Department:** Office of Planning and Environmental Review **Funding:** County General Fund

Objective: Distribute SMUD information on energy efficiency and energy incentive programs and services at Downtown County permit counters and at County service centers. **Target Date:** Ongoing, 2021-2029
F3. Implement PACE: The County will participate in a third-party Property Assessed Clean Energy (PACE) program for commercial, industrial, single family and multifamily (four or more units) properties with emphasis on outreach targeted to Environmental Justice Communities and areas at risk of displacement. The County will also provide consumer protection information on the PACE program webpage to better inform residents. **Implements Which Policy(ies):** HE 6.1.2, HE 6.1.3 **Responsible Department:** Office of Development and Code Services **Funding:** County General Fund **Objective:** Increase energy efficiency in existing and new residences. **Target Date:** Ongoing, 2021-2029

Commented [LLM37]: Per 2.14.22 HCD letter geographic targets are added

GOAL HE 7: PROMOTE AND AFFIRMATIVELY FURTHER FAIR HOUSING OPPORTUNITIES FOR COUNTY RESIDENTS

Promote and affirmatively further fair housing choice for all residents of Sacramento County, regardless of race, color, national origin, religion, sex, sexual orientation, gender identity and expression, marital status, source of income, disability or familial status.

Introduction

As discussed in the Fair Housing Chapter, the Board of Supervisors authorized SHRA to submit the Analysis of Impediments to Fair Housing Choice (AI) to the U.S. Department of Housing and Urban Development (HUD) on October 22, 2019. This goal section requires SHRA and the County to implement the goals, strategies and actions required by the Analysis of Impediments to Fair Housing Choice (AI) as well as several recommendations for best practices. The AI identifies the following actions for the County:

- Review and consider updates to the Affordable Housing Ordinance.
- Review and assess its Housing Trust Fund Ordinance to determine if revisions or updates are needed.
- Review the density bonus and other housing-related sections of planning documents such as the General Plan, Zoning Code, and Design Guidelines to determine if revisions or updates are needed.
- Review and assess fee waivers and deferral policies to determine if revisions or updates are needed.
- Fund the Renters Helpline, a regional resource for fair housing education, landlord-tenant dispute mediation, and legal guidance.
- Review and consider updates to the Housing Incentive Program. Amendments may include giving additional incentives to projects which include units which are accessible and include universal design features.
- Prioritize Environmental Justice Communities when seeking planning and infrastructure grants consistent with the County's Environmental Justice Element.
- Provide prevention and treatment services to individuals struggling with alcohol and/or drug abuse through Behavioral Health Services. Services include outpatient treatment, methadone treatment, day treatment, detoxification, residential services, and perinatal services.

This goal section commits the County to several actions. The County will continue to fund the Renters Helpline, a countywide telephone and web-based resources that provides fair housing education, landlord-

tenant mediation, and legal guidance. Immigrant and refugee communities are often at risk of substandard housing conditions because of a lack of language access, unfamiliarity with the system and their rights, and fear of retaliation. The County will continue to educate the refugee and immigrant community on their rights as renters through the annual Refugee Academy. The County will investigate other tenant protection measures to help keep precariously housed tenants in their homes, such as a just cause eviction ordinance, as well as measure to assist tenants in accessing housing, such as a fair chance housing ordinance.

Several policies and programs in other Housing Element goal sections will also serve to promote and further fair housing. Program A1 Countywide Rezone Program will add higher density zoning districts to areas known as "opportunity areas" or areas that are considered to be high or moderate resource areas. High and moderate resource areas are defined by the California Fair Housing Task Force as areas which offer low-income families the best chance at economic advancement, high educational attainment, and good physical and mental health. Program B8 Missing Middle Housing (or Naturally Occurring Affordable Housing) requires the County to explore Zoning Code amendments to allow for more missing middle housing types in single family zoning districts.

The objective of Goal HE 7 is to ensure equal housing opportunities for all residents of Sacramento County.

Policies

HE 7.1.1 The County shall continue to provide funding for the Renters Helpline or an equivalent resource.

HE 7.1.2 The County shall promote fair housing choice for all residents regardless of race, color, national origin, religion, sex, sexual orientation, gender identity and expression, marital status, source of income, disability or familial status.

HE 7.1.3 The County will encourage the development of new affordable housing in areas of opportunity, or areas which offer low-income families the best chance at economic advancement, high educational attainment, and good physical and mental health. The County will accomplish this by rezoning sites to allow multifamily uses in high and moderate resource areas during the Countywide Rezone Program.

HE 7.1.4 In addition to compliance with Federal and State requirements for advertising, the County encourages private housing developers to affirmatively further fair housing through their use of marketing materials that are designed for and representative of individuals regardless of race, ethnicity, gender, disability, and familial status.

HE 7.1.5 The County shall work to make all communities places of opportunity and encourage future investments and development while minimizing the involuntary displacement of vulnerable populations, such as low-income households, People of Color, seniors, and people with disabilities due to the influx of less vulnerable populations attracted by increased opportunities and/or investments.

GOAL HE 7: IMPLEMENTATION PROGRAMS
Implement the Analysis of Impediments to Fair Housing Choice
G1. Analysis of Impediments to Fair Housing Choice: The County and Sacramento Housing and Redevelopment Agency (SHRA) will take affirmative actions to further fair housing choice by implementing the goals, strategies and actions of the Analysis of Impediments to Fair Housing Choice prepared for the 2020-2024 Consolidated Plan. Table 70 details the meaningful actions and metrics the County will take to address the identified barriers to fair housing. **Implements Which Policy(ies):** HE 4.3.1 **Responsible Department:** SHRA **Funding:** Community Development Block Grant **Objective:** Improve the level of reporting to measure success in reducing housing discrimination. **Target Date:** Implementation recommendations: 2020-2024

Commented [LLM38]: This clarifies SHA comment on prggram G1

G2. Reasonable Accommodations: The County will amend the Zoning Code consistent with the reasonable accommodation best practices identified by the Analysis of Impediments to Fair Housing Choice.

- The County will amend the Zoning Code to include a definition of "disability" or "person with disabilities" that aligns with the Fair Housing Amendments Act (FHAA), the California Fair Housing and Employment Act (CFEHA), and the Americans with Disabilities Act (ADA) in the definitions section of the zoning code.
- The County will amend the Zoning Code to include a request for reasonable accommodation process that applies to any modification to a zoning or development requirement to ensure that a reasonable accommodation for all disabilities can be considered.

Implements Which Policy(ies): HE 4.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Amend the Zoning Code to include additional reasonable accommodation procedures and provisions.

Target Date: May 2022

Provide Tenant Protections

G3. Renters Helpline: The County will contract with fair housing service providers to provide the Renters Helpline (or an equivalent service), a telephone and web-based resources that provides fair housing education, landlord-tenant mediation, and legal guidance. The Renters Helpline refers complaints of housing discrimination to other fair housing providers and State/Federal agencies involved in fair housing. The County will continue to promote fair housing information and the Renters Helpline through the Fair Housing Information and Resources webpage.

Implements Which Policy(ies): HE 4.3.1

Responsible Department: Office of Planning and Environmental Review

Funding: General Fund

Objective: Increase the resolution of housing complaints and reduce housing discrimination by resolving at least 30 disputes annually.

Commented [GK39]: Addresses Comment 1, Bullet 5 – Goals and Actions

Target Date: Ongoing, 2021-2029

G4. Refugee Academy: The Code Enforcement Division will continue to attend the Refugee Academy annually to provide refugee tenants with information on their rights as renters.

Implements Which Policy(ies): HE 4.3.2

Responsible Department: Code Enforcement

Funding: County General Fund

Objective: Provide tenant education to the refugee community annually to increase awareness of Health and Safety Code requirements.

Target Date: Ongoing, 2021-2029

G5. Tenant Protections: The County will study just-cause eviction ordinances or other programs to help keep precariously housed tenants in their homes and present findings and recommendations to the Board of Supervisors.

Implements Which Policy(ies): HE 4.3.2

Responsible Department: County Counsel, Office of Planning and Environmental Review, SHRA, Director of Homeless Initiatives, Code Enforcement Division

Funding: County General Fund

Objective: Reduce evictions and/or displacement of precariously housed tenants.

Target Date: December 2024 or earlier if resources allow

G6. Research Options to Remove Barriers to Fair Housing Choice. The County will study Fair Chance Housing Ordinances or other methods to limit the use of criminal records by property owners during the screening of prospective tenants. The County will study best practices for affordable alternatives to up-front payments of security deposits or other prepaid rent such as grants or a low- or no-interest loan to the tenant. The County will present best practices and recommendations to the Board of Supervisors.

Implements Which Policy(ies): HE 7.1.2

Responsible Department: SHRA, Code Enforcement, Office of Planning and Environmental Review, County Counsel, Department of Human Assistance

Funding: General Fund and grant opportunities as available

Objective: To reduce barriers to fair housing choice and provide support to those seeking access to rental housing.

Target Date: December 2026

CHAPTER 4: EVALUATION OF PRIOR ACHIEVEMENTS

As required by State Housing Element law (California Government Code Section 65588) the housing program assessment must specifically address the following:

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

SUMMARY OF PROGRAM ACHIEVEMENTS

The following is a summary of the County's achievements and shortcomings during the 2013-2021 planning period. Appendix B contains a more detailed evaluation of the effectiveness of each program. The previous Housing Element included the following seven strategies:

1) Adequate land for housing
2) Reduction of constraints to housing production
3) Conservation and rehabilitation of existing housing and neighborhoods
4) Improvement of housing opportunities for special needs groups
5) Preservation of existing affordable housing stock and provision of affordable housing
6) Promote the efficient use of energy in residences and improve the air quality of Sacramento County
7) Promote the health and safety of residents

STRATEGY HE 1: ADEQUATE LAND FOR HOUSING

Elements of this strategy include:

- Ensure sufficient land to allow for the development of adequate new housing and to ensure availability of housing for all households in Sacramento County.
- Actively promote and facilitate the use/reuse of vacant and underutilized infill sites.

Program accomplishments include:

1. During the planning period, County staff automated the monitoring of parcels listed in the vacant land inventory as available for moderate-, low-, and very low-income categories consistent with changes made to No Net Loss requirements (Government Code Section 65863). In addition, staff published four biennial reports on the inventory of vacant multifamily parcels. The County maintained no net loss of residential unit capacity during the planning period. Staff also ensured that hearing bodies made appropriate findings regarding any decisions that affected the vacant land inventory.
2. Sacramento County General Plan policy requires that at least 34.8 percent of all dwelling units in New Growth Areas outside of the UPA be developed at RD-20 densities or higher. The Board of Supervisors adopted the NewBridge Specific Plan in October 2020. The NewBridge Plan is subject to a Development Agreement and required to comply with an Affordable Housing Strategy whereby the developer will meet its affordable housing requirement by dedicating two 5-acre parcels for the development of a 210 unit affordable housing development.
3. During the planning period, the Sacramento County Board of Supervisors also approved the Mather South Community Master Plan, which was within both the UPA and the previously approved Mather

Specific Plan area. The Mather South Plan is subject to a Development Agreement and required to comply with an Affordable Housing Strategy whereby the developer will meet its affordable housing requirement through land dedication and payment of an affordability fee. The developer will dedicate a 10-acre parcel for the development of a 200 unit affordable housing development and pay an affordability fee to meet its remaining affordable housing obligation. The fee amount is currently about $3.7 million or $1,116 per market rate unit but will change based on the fee amount in effect at the time building permits are issued.

4. The County prepared a marketing brochure to publicize the benefits of locating new commercial and residential within its many commercial corridors.

Shortcomings in implementation include:

5. One of the programs of the previous Housing Element encouraged the development of multifamily projects on LC and SC zoned properties. Specifically, County staff assumed that 25 percent of vacant LC and SC zoned acreage developed during the planning period would develop with multifamily uses. While these zones allow multifamily developments by right, these properties tended to develop as commercial uses during the planning period.
6. Sacramento County discontinued the Infill Technical Assistance Program early in the planning period due to lack of funding and staffing.

STRATEGY HE 2: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION

Elements of this strategy include:

- Streamline the governmental review process to assist in the reduction of processing times associated with housing production.
- Ensure that development standards continue to represent the best means to achieve land use policy objectives while reducing the cost of producing housing.
- Reduce housing costs associated with permit and development impact fees while ensuring sufficient funding for public services and facilities.

Program accomplishments include:

- The County hosted three separate workshops with affordable housing developers, market rate developers, and the Building Industry Association during the planning period. County staff provided developers with information on the various incentive programs offered by the County and the developers provided staff with suggestions for improvement, some of which staff are implementing using funds from the Planning Grants Program.
- Sacramento County adopted the updated Zoning code in 2015. The updated Zoning Code includes the Special Development Permit entitlement to provide greater flexibility from the development standards. This resulted in the approval of housing project with reduced lots sizes or setbacks that may not have been approved through the variance process of the former Zoning Code.
- The County amended the County Code and Zoning Code related to the Community Planning Advisory Councils (CPACs) that make an advisory recommendation to the hearing body(s) for all discretionary planning entitlements. A key change was that CPACs must act on all housing projects in one meeting and can no longer continue those items. Furthermore, if the CPAC recommends denial, the item is not “elevated” to the next higher hearing authority (e.g. from Zoning Administrator to Planning Commission).
- In 2019, the County published an SB 35 Streamlining Eligibility Determination Application Form and an SB 35 Streamlining Information Sheet on its webpage to promote its use for expediting housing projects.
- The County is in the process of overhauling the Multifamily Design Guidelines Chapter to ensure that it contains objective design standards. The intent of these updates is to increase the certainty

of design review outcomes, make the document simple and user-friendly, and ensure consistency with State housing law, such as SB 35 (Wiener, 2017). Several multifamily development standards in the County's Zoning Code have been identified as potential constraints to housing development. The County is in the process of updating these standards to provide additional flexibility. The SB 2 Planning Grant Program is funding both of these efforts.

- The County waives development fees for very low-income units in residential developments in which at least 10 percent of the units are affordable to very low-income households. From 2013 through 2020, six affordable housing projects received the fee waiver and the total amount of fees waived was $3.9 million.
- The County defers certain fees, such as roadway and transit fees and the Antelope Community Plan Area fees, for single- and multi-family residential developments. From 2013 through 2020, six affordable housing projects received the fee deferral and the total amount of fees deferred was $2.2 million.

STRATEGY HE 3: CONSERVATION AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS

Elements of this strategy include:

- Ensure the preservation and upgrading of rental and owner-occupied housing units in need of rehabilitation and improvement.
- Provide for conservation and rehabilitation activities through zoning and code enforcement programs. Support mechanisms to prevent the loss of housing.
- Improve public facilities with priority for the revitalization of deteriorating and blighted neighborhoods. Focus local/private sector investment into areas where there is a need for neighborhood revitalization.
- Conserve the quality of existing residential neighborhoods through design review.

Program accomplishments include:

- From 2013 through 2019, 385 single-family homes were repaired and/or retrofitted through the Emergency Repair Program/Accessibility Modifications (ERP-A).
- From 2013 through 2019, SHRA financed five rehabilitation projects in the County including Olivewood Apartments, Ethan Terrace Apartments, Sutter Place, Crossroad Gardens, and Southwind Court Apartments, which resulted in 365 rehabilitated units.
- During the planning period, SHRA provided financing for the conversion of the Courtyard Inn Motel, a long-time problem property, into affordable housing. The project resulted in the creation of 92 new units for both low- and very low-income levels.
- The Sacramento County Code Enforcement Department's Rental Housing Inspection Program continues to serve as a model for other jurisdictions. During the planning period, the program fee increased, the registration process was migrated to be completely online and paperless, and the mobile application went live. Since these updates, Code Enforcement Officers have been able to conduct more fieldwork, double their inspections, and streamline property owner education.
- Sacramento County adopted the Countywide Design Review Guidelines in July 2015. The Design Review Administrator and an Administrative Design Review Advisory Committee review single-family projects or lot division requests, multi-family projects and mixed-use projects for Design Review conformance.

STRATEGY HE 4: IMPROVEMENT OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS GROUPS

Elements of this strategy include:

- Provide housing choices appropriate for "special needs" populations, including people experiencing homelessness, farmworkers, female-headed households, persons with disabilities and seniors.
- Achieve no net loss of existing rental housing affordable to extremely low-income households and increase the number of affordable rental housing units.
- Ensure equal housing opportunities for all residents of Sacramento County.

Program accomplishments include:

- Per the Zoning Code, Homeless shelters are an allowed use by right in the GC and M-1 zones. In addition, the Zoning Code allows County funded shelters in any zoning district in the County. While the County continues to maintain an adequate supply of land for homeless shelters in the GC and M-1 zones, the County has shifted away from large shelters and toward a "scattered site shelter" model as a part of its Full Service Re-Housing Shelter (FSRS) Initiative. As of 2019, there are 15 of these sites located throughout the County, which provide 24-hour accommodations for up to a total of 75 individuals at a time and serve approximately 250 to 300 persons annually. As of September 2019, 137 households have exited from this program into permanent housing.
- From 2013 through 2019, the Shelter Plus Care Program, which provides supportive housing for disabled individuals and families, served between 562 and 641 families annually.
- During the planning period, the Mather Community Campus provided several housing programs for people experiencing homelessness including:
    - The Laverne Adolfo Program – This DHS funded program provides former foster youth with transitional housing and support services. From 2013 through 2019, the Laverne Adolfo Program served up to 145 adult and 47 children annually.
    - The Single Adult Program – This DHS funded program provides job training and transitional housing for adult singles experiencing homelessness. The Single Adult Program serves up to 180 single adults annually. In 2020, the County modified the program to focus on providing interim shelter and not job training.
    - The Family Transitional Housing Program - This DHS funded program provides transitional housing for families. This program also provides longer-term support for families in need of additional services to assist with securing stable housing. The program serves up to 25 families.
- From 2013 through 2019, the Winter Sanctuary Program provided 100 beds annually from November through March for those who were not able to receive assistance from other County programs. In 2020, the Collaborative Shelter Plan replaced the Winter Sanctuary Program. The objective of the Collaborative Shelter Plan is to improve housing outcomes for shelter participants through coordination between the County and the City of Sacramento.
- The Sacramento County Environmental Management Department annually inspects 21 farm labor camps to ensure safe and suitable living conditions for farm workers.
- The Zoning Code allows Farm Labor Camps that have up to 45 beds in group quarters or 16 single-family household units by right in all agricultural zoning districts, consistent with State law. In addition, County staff coordinated with the Sacramento County Environmental Management Department, the Sacramento County Agricultural Commissioner and several local farm labor contractors during the planning period to evaluate the housing needs of farm workers.
- The County partners with several service providers and jurisdictions to provide free Fair Housing services through the Renters Helpline, a regional resource that provides housing counseling and legal guidance for tenants.
- SHRA, on behalf of the Unincorporated County of Sacramento (which includes the small cities of Folsom, Isleton and Galt) and City of Sacramento, partnered with the cities of Woodland, Davis,

Rocklin, Roseville, West Sacramento, Citrus Heights, Rancho Cordova, Elk Grove and the Housing Authorities of Sacramento, Roseville/Rocklin and Yolo to conduct an Analysis of Impediments to Fair Housing Choice (AI). The regional AI was approved by the Board of Supervisors in October 2019.

Program shortcomings include

- The County displays Universal Design brochures at its building assistance centers; however, a more targeted educational outreach effort may be more effective in increasing the number of units built consistent with Universal Design standards.
- The County did not implement an outreach program to inform families within the County of housing and services available for persons with developmental disabilities due to a lack of staffing and expertise.
- One of the programs of the previous Housing Element called for the adoption of Design Guidelines and Siting Criteria specific to senior housing and care facilities. While the County adopted Design Guidelines in 2015, it did not adopt guidelines specific to senior housing. Rather, the Design Guidelines classify senior housing and care facilities as either multifamily or institutional uses in the Design Guidelines, depending on the level of care provided.

STRATEGY HE 5: PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK AND PROVISION OF AFFORDABLE HOUSING

Elements of this strategy include:

- Pursue federal, state, and local programs and funding sources that provide opportunities to preserve existing affordable housing stock.
- Implement programs that increase the supply of affordable housing. Pursue federal, state, and local programs and funding sources that provide housing opportunities for low- and moderate-income households.
- Utilize mixed-use development to increase supply of housing stock.
- Ensure that services and amenities are located near low-income areas and existing and proposed multifamily housing.

Program accomplishments include:

- From 2013 through 2019, SHRA used gap funds to rehabilitate and preserve 267 affordable housing units that were at risk of conversion to market rate.
- From 2013 through 2019, SHRA provided gap funds for four affordable housing projects. These gap funds leveraged millions of dollars in conventional and tax credit financing and ultimately resulted in the construction of 326 new affordable housing units.

Program shortcomings include:

- County Staff advertised the County's Housing Incentive Program (HIP) online, at the building assistance centers, and during meetings with developers. However, despite efforts to market the program, only a few projects utilized HIP during the planning period.
- The Zoning Code includes three mixed-use zones. Currently no parcels in the County have a mixed use zoning designation; however, the NewBridge Specific Plan designates approximately 11 acres as mixed-use to accommodate high-density residential uses and non-residential uses in proximity to planning transit.

STRATEGY HE 6: PROMOTE THE EFFICIENT USE OF ENERGY IN RESIDENCES AND IMPROVE THE AIR QUALITY OF SACRAMENTO COUNTY

The objective of this strategy is to reduce home energy usage by increasing energy efficiency. Program accomplishments include:

- Sacramento Municipal Utility District (SMUD) officials continue to participate in the Project Review Committee process, which provides applicants with an early opportunity to identify project issues and opportunities for improvement.
- County staff continues to distribute flyers from SMUD regarding energy efficiency incentive programs at the building assistance centers. The County also provides this information on its webpage.

Program shortcomings include:

- In 2015 the County took action to allow for an open competitive market for third party Property Assessed Clean Energy (PACE) providers. PACE programs offer loans for home improvements that may improve energy efficiency; however, since approval of the County's PACE program, PACE providers across the country have been accused of predatory lending practices. State and Federal regulators have begun taking action to better regulate PACE providers and protect consumers. In addition to State and Federal regulations, the County can also play a vital role in ensuring consumer protection.

STRATEGY HE 7: PROMOTE THE HEALTH AND SAFETY OF RESIDENTS

The objective of this strategy is to design, build, and maintain development in existing and new communities to promote the health, safety and livability of residents, employees, visitors and the community.

Program accomplishments include:

- The County continues to support walking, bicycling, and transit use in order to minimize auto dependency and improve air quality. During the planning period, SacDOT updated and consolidated the Bikeway Master Plan and the Pedestrian Master Plan into one Active Transportation Plan. In the Jackson Highway area, the County developed a comprehensive trails plan and it required each of the master plans to fund a comprehensive transit system.
- The County adopted the Phase 2 Environmental Justice Element in 2019. Staff transferred several Housing Element programs related to healthy food access and crime prevention through environmental design to the Environmental Justice Element. The Environmental Justice Element includes additional policies related to civil engagement, physical activity, public facilities, and safe and sanitary homes.
- The County adopted Design Review Guidelines that incorporated healthy communities and crime reduction measures in 2015. The County has gained national recognition from the Center for Active Design.

A program-by-program evaluation of the 2013-2021 Housing Element programs is located in Appendix B.

CHAPTER 5: POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

Government Code Section 65583 (a)(1) requires the housing element to include an analysis of population and employment trends and Government Code Section 65583 (a)(2) requires the housing element to include an analysis of household characteristics.

The findings of this section include the following:

(1) Between 2021 and 2029, the 65 and over age group is anticipated to grow from 244,680 to 314,560, or a 29 percent increase. Compared to other age groups, this group will experience the most growth within the planning period.

(2) At the time of writing this element, the current employment data and vacancy rates in the County indicate a healthy economy and housing stock; however, the long-term impact of the COVID-19 pandemic on these rates is currently unknown.

(3) According the Terner Center for Housing Innovation, 33,000 renter households (or 14 percent of all renter households) were impacted by a COVID-related job loss in Sacramento County (inclusive of the incorporated cities).

   a. Of those impacted renter households, 56 percent already had incomes below 80 percent AMI and 47 percent were already rent burdened prior to the start of the pandemic. In addition, 70 percent of impacted renter households house at least one person of color.

POPULATION CHARACTERISTICS

POPULATION TRENDS

Sacramento County is a member jurisdiction of the Sacramento Area Council of Governments (SACOG) that is comprised of 6 counties and 22 cities. Sacramento County's growth has been similar to the other counties in the SACOG region with the exception of Sutter County, which experienced a lower growth rate. Table 6 shows the population of Sacramento County as compared to the other counties in the SACOG region.

Table 6: Regional Population Trends (2010-2019)

Jurisdiction	2010	2015	2019	% Change 2010-2015	% Change 2015-2019
El Dorado County	181,058	183,172	191,848	1.2%	4.7%
Placer County	348,432	371,326	396,691	6.6%	6.8%
Sacramento County	1,418,788	1,484,379	1,546,174	4.6%	4.2%
Sutter County	94,737	96,383	97,490	1.7%	1.1%
Yolo County	200,849	211,361	222,581	5.2%	5.3%
Yuba County	72,155	74,282	77,916	3.0%	4.9%

Table 7 shows the population of the incorporated cities within Sacramento County as well as the population of the unincorporated area. The Cities of Rancho Cordova and Elk Grove had the highest percentage growth between both 2010 and 2015 and 2015 and 2019. The City of Sacramento and the unincorporated County had the highest numerical population growth between 2015 and 2019. The population for the City of Sacramento increased by 24,869 and the population for the unincorporated County increased by 15,108.

The growth rates for the Cities of Elk Grove, Folsom, Galt, and Sacramento are much more modest than they were between 2000 and 2010. Between 2000 and 2010, the Cities of Elk Grove and Rancho Cordova incorporated and decreased the unincorporated County's population by about 16 percent.

Table 7: City and County Population Growth (2010-2019)

Jurisdiction	2010	2015	2019	% Change 2010-2015	% Change 2015-2019
Citrus Heights	83,301	86,152	88,095	3.4%	2.3%
Elk Grove	153,015	164,369	174,025	7.4%	5.9%
Folsom	72,203	75,687	79,835	4.8%	5.5%
Galt	23,647	24,856	26,489	5.1%	6.6%
Isleton	804	826	871	2.7%	5.4%
Rancho Cordova	64,776	70,006	74,471	8.1%	6.4%
Sacramento City	466,488	483,303	508,172	3.6%	5.1%
Unincorporated Sacramento County	554,554	579,180	594,216	4.4%	2.6%
Total	**1,418,788**	**1,484,379**	**1,546,174**	**4.6%**	**4.2%**

Source: State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2019, Sacramento, California, May 2019.

RACE AND ETHNICITY

Table 8 compares the ethnic and racial composition of the incorporated cities and the unincorporated County. The majority of the County is Non-Hispanic White (52.6 percent); however, there are significant populations of Hispanic (20.9 percent), Asian (11.3), and Black (8.3) residents. The County tends to be more racially and ethnically diverse than the Cities of Citrus Heights and Folsom but slightly less diverse than the Cities of Sacramento and Elk Grove. For more information on patterns of diversity and segregation, refer to the Fair Housing Chapter.

Table 8: City and County Race and Ethnicity								
Jurisdiction	Non-Hispanic White	Hispanic	Black	Native American	Asian	Native Hawaiian and Other Pacific Is.	Other	Two or More Races
Citrus Heights	69.6%	18.9%	3.6%	0.3%	3.6%	0.1%	0.2%	3.6%
Elk Grove	34.8%	18.0%	10.9%	0.4%	28.0%	1.6%	0.1%	6.3%
Folsom	62.1%	11.8%	3.3%	0.4%	16.8%	0.4%	0.1%	4.9%
Galt	46.6%	43.4%	1.4%	0.0%	4.7%	0.0%	0.5%	3.3%
Isleton	48.2%	41.2%	2.6%	1.4%	1.9%	2.2%	0.0%	2.6%
Rancho Cordova	49.1%	21.6%	8.8%	0.3%	13.0%	0.8%	0.5%	5.8%
Sacramento	32.5%	28.7%	13.0%	0.3%	18.6%	1.7%	0.5%	4.7%
Unincorporated Sacramento County	52.6%	20.9%	8.3%	0.4%	11.3%	0.7%	0.5%	5.3%

Source: 2014-2018 ACS

AGE OF THE POPULATION

Table 9 compares the population by age of the incorporated cities and the unincorporated County. The median age of the entire County is 36. Cities such as Folsom and Isleton have higher median ages, 41 and 49 respectively, and cities such as Sacramento and Rancho Cordova have slightly lower median ages.

Table 9: Population by Age						
Jurisdiction	Under 5	5 to 19	20 to 34	35 to 44	45 to 64	65 and Over
Citrus Heights	5,296	14,759	20,026	10,801	22,148	14,031
Elk Grove	10,809	38,221	31,692	23,278	44,410	20,093
Folsom	4,309	15,651	11,864	11,746	23,464	9,973
Galt	1,614	6,156	5,069	3,166	6,553	3,117
Isleton	15	89	132	47	208	92
Rancho Cordova	5,014	14,041	17,328	10,246	16,999	8,428
Sacramento City	33,234	94,733	124,991	65,755	113,522	62,776
Unincorporated Sacramento County	39,065	94,733	123,420	72,693	150,677	83,697
Total	**99,356**	**298,225**	**334,522**	**197,732**	**377,981**	**202,207**

Source: 2014-2018 ACS

According to data from the Department of Finance shown in Table 10, the 65 and over age group will experience the most growth within the planning period compared to other age groups. Between 2021 and 2029, the 65 and over age group is anticipated to grow from 244,680 to 314,560, or a 29 percent increase. The 20 to 34 age group will increase by 7 percent, the 45 to 64 age group will increase by 4 percent and the other age groups will see a slight decrease.

Table 10: Age Projections, Entire County (2021-2029)

	2021	2025	2029	2025 to 2029 Percent Change
Under 5	94,420	95,679	92,901	-1.6%
5 to 19	320,994	321,324	318,314	-0.8%
20 to 34	321,016	334,596	344,179	7.2%
35 to 44	216,872	214,579	215,040	-0.8%
45 to 65	384,436	391,194	401,136	4.3%
65 and Over	244,680	279,673	314,560	26.6%

Source: Projections Prepared by Demographic Research Unit, California Department of Finance, January 2020.

The Housing Action Plan Chapter includes several programs to meet the needs of the County's aging population. In particular, the Housing Action Plan Chapter includes SHRA's Home Repair Program (HRP) to assist seniors in repairing and maintaining their homes, a program to amend the Zoning Code related to supportive living uses, the County's In Home Supportive Services (IHSS) program, the Housing Incentive Program, and the Universal Design program.

EMPLOYMENT CHARACTERISTICS

Employment growth is one of the primary drivers of housing demand. Working-age individuals will often choose a place to live based on employment prospects in the local area. The rate of employment growth and the types of jobs created will determine how much housing will be needed by type and cost.

EMPLOYMENT TRENDS

The educational services, and health care and social assistance industry has the largest percentage of the labor market in unincorporated Sacramento County followed by the retail industry and the professional, scientific, and management, and administrative and waste management services industry.

The COVID-19 pandemic has increased the unemployment rate of Sacramento County in the short term; however, the long term impacts on employment rate is not yet known at the time of writing this element.

Table 11: Employment by Industry, Unincorporated Sacramento County		
Industry Type	**Number**	**Percent**
Educational services, and health care and social assistance	53,833	21.6%
Retail trade	29,772	11.9%
Professional, scientific, and management, and administrative and waste management services	29,614	11.9%
Arts, entertainment, and recreation, and accommodation and food services	24,133	9.7%
Public administration	21,687	8.7%
Construction	18,425	7.4
Finance and insurance, and real estate and rental and leasing	18,159	7.3%
Transportation, warehousing, and utilities	14,189	5.7%
Other services, except public administration	13,900	5.6%
Manufacturing	12,165	4.9%
Wholesale trade	5,947	2.4%
Information	4,715	1.9%
Agriculture, forestry, fishing and hunting, and mining	2,743	1.1%
TOTAL	**249,282**	**100%**

Source: ACS DP-03 2013-2017

As shown in Table 12, the 2020 Economic Overview[2] for the entire County projects that the educational services, and health care and social assistance industry will be the fastest growing sector between 2020 and 2023. Construction and professional, scientific, and management, and administrative and waste management services are projected to be the next fastest growing sectors.

2 JobsEQ®, a product of Chmura Economics & Analytics. Economic Overview Sacramento County, California. June 3, 2020. http://www.chmuraecon.com/jobseq.

Table 12: Average Annual Wages and Employment Growth by Industry, Entire County

Industry Type	Current		Three-Year Forecast	
	Employment	Average Annual Wages	Employment Growth	Annual Percentage Growth
Educational services, and health care and social assistance	167,971	$58,374	7,832	1.5%
Construction	46,684	$64,885	1,117	0.8%
Professional, scientific, and management, and administrative and waste management services	104,850	$71,735	1,906	0.6%
Finance and insurance, and real estate and rental and leasing	35,411	$76,950	445	0.4%
Agriculture, forestry, fishing and hunting, and mining	3,262	$42,259	33	0.3%
Transportation and warehousing, and utilities	32,155	$57,171	315	0.3%
Arts, entertainment, and recreation, and accommodation and food services	71,014	$24,236	408	0.2%
Other services, except public administration	29,721	$40,215	47	0.1%
Public administration	110,995	$92,352	-822	-0.2%
Information	9,033	$75,529	-115	-0.4%
Manufacturing	22,266	$70,684	-402	-0.6%
Retail trade	66,288	$34,920	-715	-0.4%
Wholesale trade	17,658	$67,554	-189	-0.4%

Source: JobsEQ, 2020 Economic Overview, Sacramento County

People in the lower income categories hold a wide variety of occupations in Sacramento County, such as food service, healthcare support, farming, and retail, to name a few. Those in the extremely low-income category are typically those on fixed incomes (through social security or disability) and are likely not in the workforce full time. The full impact of the COVID-19 pandemic on these occupations is unknown at the time of writing this element.

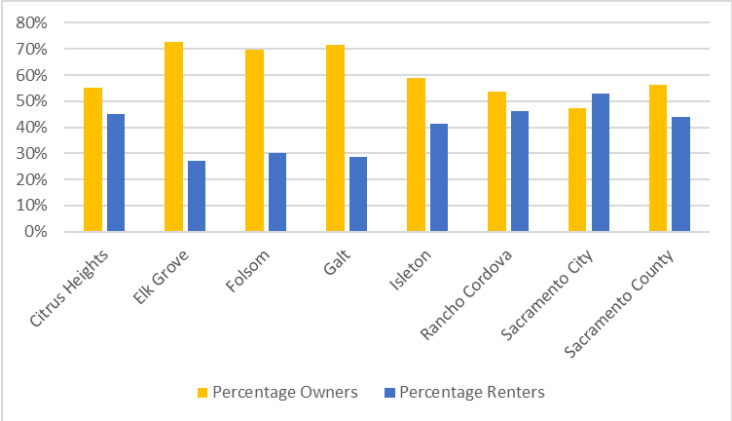
Table 13: Income Categories and Occupations		
Income Category	**Percent of Median Income**	**Typical Occupations**
Extremely Low-Income	30%	N/A (1)
Very Low-Income	50%	Food Preparation and Serving; Personal Care and Services; Farming, Fishing, and Forestry
Low-Income	80%	Sales and Related; Healthcare Support; Office and Administrative Support
Moderate-Income	120%	Education, Training, and Library; Community and Social Service; Installation, Maintenance, and Repair
• Households in the Extremely Low-Income Category are typically those on fixed incomes (e.g., social security, disability).		

Source: JobsEQ®, a product of Chmura Economics & Analytics. Economic Overview Sacramento County, California. June 3, 2020. http://www.chmuraecon.com/jobseq.

HOUSEHOLD CHARACTERISTICS

According to 2013-2017 ACS data, the unincorporated County has an almost even split of renters and homeowners. Of the total households in Sacramento County, approximately 56 percent (115,621) are homeowners and 44 percent (90,012) are renters.

Figure 1: Households by Tenure in Sacramento County



Source: ACS 2013-2017 Table B25003

COVID-19 PANDEMIC

The Terner Center for Housing Innovation published analysis on the impacts of COVID-19 on California's Vulnerable Renters.[3] The analysis found that nearly 1 million renter households in California have

3 Elizabeth Kneebone and Carolina Reid, "COVID-19 and California's Vulnerable Renters", Terner Center for Housing Innovation, UC Berkeley, August 2, 2020.

experienced a COVID-19 related job loss. Statewide, the majority of impacted renter households live in single-family rentals, which the statewide rent stabilization and just-cause eviction protections do not cover. According to the Terner Center, approximately 33,000 renter households (or 14 percent of all renter households) were impacted by a COVID-related job loss in Sacramento County. In fact, the Terner Center included Sacramento County in a list of just 10 counties that account for three-quarters of the impacted renter households statewide. This income loss acutely impacts both low-income households, which were already cost-burdened and precariously housed prior to the pandemic, and People of Color. In Sacramento County, 56 percent of impacted renter households already had incomes below 80 percent AMI and 47 percent were already rent burdened prior to the start of the pandemic. In Sacramento County, 70 percent of impacted renter households house at least one person of color.

The Housing Action Plan chapter includes an implementation program that requires the County to study and consider adopting tenant protections beyond state protections to support at-risk households.

HOUSING OCCUPANCY

Generally, a 5 to 6 percent vacancy rate for rental units and a 2 percent vacancy rate in units available for owner-occupancy are considered optimal to keep prices down and to ensure that units are available to new and relocating residents. According to 2013-2017 ACS data, Sacramento County falls within those acceptable vacancy rates. The full impact of the COVID-19 pandemic on the vacancy rates is unknown at the time of writing this element.

Table 14: Vacancy Rates in Sacramento County

	Vacancy Rate		
	Total	**Homeowner**	**Rental**
Citrus Heights	4.1%	1.2%	2.4%
Elk Grove	3.4%	0.6%	1.7%
Folsom	2.8%	0.8%	2.3%
Galt	4.2%	1.0%	2.5%
Isleton	26.4%	3.4%	17.6%
Rancho Cordova	4.3%	0.7%	3.9%
Sacramento city	6.8%	1.2%	4.4%
Unincorporated Sacramento County	6.2%	1.7%	5.2%
Total	**5.7%**	**1.3%**	**4.3%**

Source: ACS 2013-2017 Tables B25002 and B25004

Table 15 below shows the change in housing unit type in Sacramento County between 2010 and 2019. The Housing Action Plan Chapter includes program B8, which is intended to increase missing middle housing types such as duplexes.

Table 15: Housing Units by Type in Unincorporated Sacramento County			
	2010	2019	% Growth
Single Family-Detached	141,152	144,055	4.2%
Single Family-Attached	14,064	14,074	0.1%
Two to Four	18,533	18,578	0.2%
Five+	39,219	39,761	1.4%
Mobile Home	6,653	6,763	1.7%
Total	**219,621**	**223,231**	**1.6%**

Source: State of California, Department of Finance. E-5 Population Estimates for Cities, Counties, and the State, 2019, Sacramento, California, May 2019.

HOUSING STOCK CONDITIONS

The overwhelming majority of housing in the unincorporated area of Sacramento County was constructed after World War II. Before that time, only small numbers of residents lived outside the cities of Sacramento, Galt, Folsom, and Isleton in rural communities and agricultural areas. Beginning in the 1940s, rapid suburbanization of Sacramento County resulted in the construction of more than 220,000 dwelling units.

Table 16 shows the number and percentage of dwelling units by year constructed. In unincorporated Sacramento County, approximately 133,000 units are more than 40 years old and are the most at risk of becoming substandard. Approximately, another 40,000 units are more than 30 years old and may show signs of deterioration.

Table 16: Age of Housing Units in Unincorporated Sacramento County		
Year Structure Built	**Number**	**Percent**
2014 or later	562	0.3%
2010 to 2013	1,782	0.8%
2000 to 2009	18,341	8.4%
1990 to 1999	25,632	11.7%
1980 to 1989	39,785	18.2%
1970 to 1979	52,088	23.8%
1960 to 1969	33,239	15.2%
1950 to 1959	36,420	16.6%
1940 to 1949	7,090	3.2%
1939 or earlier	4,172	1.9%

Source: ACS 2013-2017 Table DP04

The Office of Planning and Environmental conducted a detailed windshield survey during the summer of 2009. The survey was conducted in census tracts that had a large number of older homes and a large percentage of households with below average incomes. The census tracts were located in North Highlands

on the east and west sides of the McClellan Business Park, central and northwest Arden-Arcade, South Sacramento between Stockton Boulevard and Highway 99, and the Delta community. These areas coincide with the North Highlands, West Arden Arcade, and South Sacramento Environmental Justice Communities identified in the Environmental Justice Element.

Three structural components of each residence were inspected: siding/stucco, roofing, and windows. The more deteriorated the structural component, the higher the score that was assigned. The scores for the three components were then combined to determine the overall score for the residence. Table 17 describes the housing condition categories and the number and percentage of inspected residential units that fell in each category.

Table 17: 2009 Housing Condition Survey

Total Rating	Condition	Definition of Condition	# of Residential Parcels	% of Residential Parcels
5 or less	Sound	A unit that appears new or well maintained and structurally intact. There should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition.	1,846	90.6%
6 to 10	Minor	A unit that shows signs of deferred maintenance, or which needs only one major component, such as a roof.	128	6.3%
11 to 20	Moderate	A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.	52	2.6%
21 to 30	Substantial	A unit that requires replacement of several major systems and possibly other repairs (e.g. roof structure replacement and re-roofing, as well as painting and window replacement).	11	0.5%
31 and over	Dilapidated	A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition.	0	0%

Results of the survey showed that the housing conditions in the selected communities were generally sound. Of the 2,037 total survey sites, only 191 (less than 10 percent) were rated other than “Sound”. Of the 191 residences, 128 were rated as “Minor”, 52 were rated as “Moderate” and only 11 were rated as “Substantial”. No residences were rated at “Dilapidated”. Four census tracts had a significantly higher percentage of dwelling units not rated as “Sound” than the average for all census tracts surveyed. These are listed in the following table.

Table 18: 2009 Housing Condition Survey – Census Tracts						
Census Tract and Community	**Sample Size**	**Sound**	**Minor**	**Moderate**	**Substantial**	**% Not Sound**
4401 – South Sacramento	177	145	20	11	1	18.0%
7404 – North Highlands	161	128	19	9	5	20.5%
9605, 9700 – Delta (1)	79	62	4	9	4	21.5%
Total for All Units Surveyed	**2037**	**1846**	**128**	**52**	**11**	**9.4%**
• Most surveyed parcels were in the towns of Walnut Grove and Locke.						

The survey concluded that the overall housing condition that existed in the selected areas did not show pervasive signs of distress. However, there were portions of these areas that may need assistance to prevent hazards from developing.

As a part of its Rental Housing Inspection Program (RHIP), Code Enforcement inspected 12,745 dwelling units (including initial inspections and re-inspections) in 2019 and of those units, 5,282 were in violation. By the end of 2019, 7,373 units were in compliance and 5,372 were still in violation.

Based on 2019 inspection data, we can assume that housing conditions did not change dramatically between 2009, the year that the County published the Housing Condition Study, and 2019. However, inspections halted in 2020 due to the COVID-19 pandemic. While Code Enforcement does not have data from 2020, there is anecdotal evidence that suggests that housing conditions may have declined. Renter complaints have increased throughout the course of the pandemic and Supervising Code Enforcement Officers expect that some property owners have used the pandemic as an excuse to delay necessary improvements. Supervising Code Enforcement Officers estimate that the pandemic has resulted in a backlog of 5 year's worth of inspections given current RHIP staffing levels and the diversion of staff resources to support Covid-related activities. To address the backlog and ensure the health and safety of renters in the years to come, the County must increase or, at least, maintain RHIP staff levels.

CHAPTER 6: HOUSING NEEDS ASSESSMENT

State statute identifies six special needs groups because a significant portion of their monthly incomes are devoted to housing costs and they can unfortunately be subject to discriminatory practices when looking for housing. These groups include seniors, large households, female-headed households, people with disabilities, farmworkers, and people experiencing homelessness. Sacramento County added immigrants and refugees to this list due to the acute housing needs of this group as identified during focus group meetings. This chapter summarizes and quantifies the County's existing and future housing needs and assesses the special needs of each of the seven special needs groups.

The findings of this chapter include the following:

- As the region's economy has continued to recover from the recession, home values and rents have increased throughout the County. In 2020, home prices increased to levels as high as those the County experienced during the peak of the previous decade's housing boom.
- A significant portion of all low-income owners and renters (60 and 73 percent, respectively) are overpaying, or paying more than 30 percent of their income, for housing. A large number of low-income owners and renters (33 and 42 percent, respectively) are severely overpaying, or paying more than 50 percent of their income. This is especially true for extremely low-income households, of which 62 percent of owners and 74 percent of renters are severely overpaying.
- Per the Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan, the County will need to plan for 21,272 new units between 2021 and 2029. Of these new units, 2,233 should be affordable to extremely low-income households, 2,233 should be affordable to very low-income households, 2,692 should be affordable to low-income households, and 4,186 should be affordable to moderate-income households. The remaining 9,928 units may be affordable to above moderate-income households.
- According to 2018 data from California Employment Development Department, the hourly median wage for a farm worker in the Sacramento—Roseville—Arden-Arcade Metropolitan Statistical Area falls within the very low- and extremely low-income categories.
- According to the 2019 Point-in-Time Homeless Count, 5,570 individual were experiencing homelessness on the night of the count and 3,900 of those individuals were unsheltered. Of those unsheltered individuals, 18 percent were located in unincorporated Sacramento County.
- According to the 2013-2017 American Community Survey, there are 38,824 people with a disability between the ages of 18 and 64 in Sacramento County and 15,881 of these people experience difficulty with independent living. According to California Department of Developmental Services (DDS) data, there are approximately 7,700 people with developmental disabilities who are served by DDS in unincorporated Sacramento County.
- According to the 2015-2019 American Community Survey, approximately 20.9 percent of Sacramento County's population (including the incorporated cities) is foreign born. According to interviews with service providers, the primary housing barriers that immigrants and refugees face in the County are rental requirements, a lack of units with three or more bedrooms for large families, a lack of naturally occurring affordable housing, and a lack of language accessibility.

EXISTING HOUSING NEEDS

HOUSING COSTS

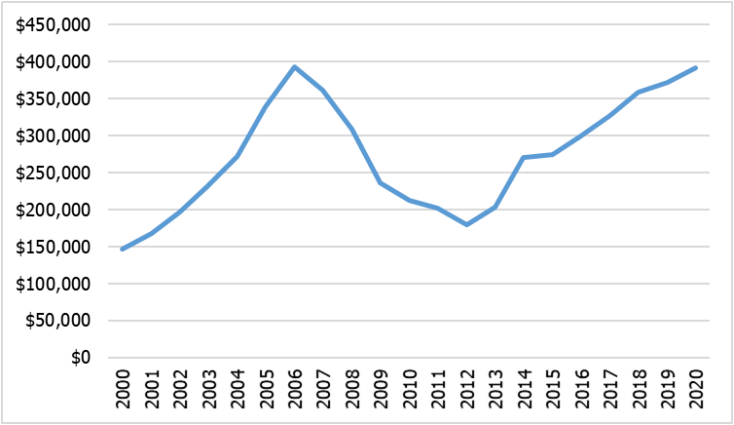
Home Prices

The housing boom of the previous decade reached its peak in 2006 and prices began to decline when the economy slowed down and the mortgage crises started to affect the housing market. This decline

accelerated when the Sacramento region's economy fell into a recession and foreclosures became common. Between 2006 and 2012, median home prices in Sacramento County declined from $393,119 to $180,192, which is below 2002 levels, according to the Zillow Home Value Index (ZHVI).

Since that time, the Sacramento region's economy has recovered and in 2020, housing values have risen again to about as high as they were in 2006. Figure below shows ZHVI data for Sacramento County, including the incorporated cities, from 2000 through 2020.

Figure 2: Zillow Home Value Index for Sacramento County (Including Cities)



Source: Zillow Home Value Index

Table 19 below shows the increase in homes values between 2015 and 2020 in unincorporated Sacramento County zip codes. The percent increases between 2015 and 2020 widely vary by zip code and range from a low of 28.9 percent in Wilton to 67.8 percent in South Sacramento.

Table 19: Zillow Home Value Index by Zip Code				
Zip Code	Community/Census Designated Place	ZHVI 2015	ZHVI 2020	Percent Change
95843	Antelope	$262,669	$373,736	42.3%
95821	Arden Arcade	$260,134	$375,395	44.3%
95825	Arden Arcade	$219,973	$325,518	48.0%
95864	Arden Arcade	$440,254	$589,762	34.0%
95608	Carmichael	$317,704	$429,260	35.1%
95832	Delta	$186,847	$288,420	54.4%
95626	Elverta	$237,630	$365,090	53.6%
95628	Fair Oaks	$345,522	$463,319	34.1%
95828	Florin	$210,919	$324,311	53.8%
95655	Mather	$309,433	$432,097	39.6%
95833	Natomas	$220,494	$328,340	48.9%
95834	Natomas*	$287,832	$406,460	41.2%
95660	North Highlands	$171,170	$279,299	63.2%
95662	Orangevale	$301,466	$413,482	37.2%
95673	Rio Linda	$208,719	$322,744	54.6%
95683	Sloughhouse	$425,628	$559,446	31.4%
95820	South Sacramento*	$177,497	$297,148	67.4%
95823	South Sacramento*	$192,188	$300,363	56.3%
95824	South Sacramento	$155,488	$260,972	67.8%
95829	Vineyard	$316,600	$435,518	37.6%
95693	Wilton	$542,918	$699,848	28.9%
*Only a small portion of this zip code is in the unincorporated County.				

Source: Zillow Home Value Index

Rental Housing Stock

Similar to home values, rental costs also increased between 2015 and 2020 in Sacramento County according to Zillow Rent Index data. The percentage increases in rents tended to be smaller and to vary less widely than the percentage increases in home values. The percent increases range from a low of 21.2 percent in Antelope to a high of 33.8 percent in South Sacramento.

Table 20: Zillow Rent Index by Zip Code				
Zip Code	Community/Census Designated Place	ZRI 2015	ZRI 2020	Percent Change
95843	Antelope	$1,360	$1,648	21.2%
95821	Arden Arcade	$1,340	$1,730	29.1%
95825	Arden Arcade	$1,306	$1,697	29.9%
95864	Arden Arcade	$1,742	$2,249	29.1%
95608	Carmichael	$1,450	$1,830	26.2%
95832	Delta	$1,323	$1,636	23.7%
95626	Elverta	$1,496	$1,875	25.3%
95628	Fair Oaks	$1,505	$1,842	22.4%
95828	Florin	$1,305	$1,632	25.1%
95655	Mather	$1,402	-	-
95833	Natomas	$1,337	$1,706	27.6%
95834	Natomas*	$1,383	$1,845	33.4%
95660	North Highlands	$1,223	$1,601	30.9%
95662	Orangevale	$1,504	$1,893	25.9%
95673	Rio Linda	$1,448	$1,789	23.5%
95683	Sloughhouse	$1,640	$2,009	22.5%
95820	South Sacramento*	$1,257	$1,680	33.7%
95823	South Sacramento*	$1,252	$1,675	33.8%
95824	South Sacramento	$1,208	$1,609	33.2%
95829	Vineyard	$1,521	$1,853	21.8%
95693	Wilton	$1,569	$2,010	28.1%
*Only a small portion of this zip code is in the unincorporated County.				

Source: Zillow Rent Index

Housing Affordability

The following table shows the affordability of housing in Sacramento County in relation to income. In January 2020, the median home sales price in Sacramento County (including the cities) was $366,700. According to HCD's 2020 Income Limits, this home price would only be affordable for moderate- and above moderate-income households of four people. For an extremely low-income household of four, the difference between the median home sales price and an affordable price was $255,669. For a very-low income household of four, the difference was $181,720. For a low-income household of four, the difference was $70,698. Figure 3 displays the difference between the median home price and the home price that an extremely low-, very low-, or low-income household of four could afford.

In January 2020, the median rent in Sacramento County (including the cities) was $1,913, according to Zillow Rent Index data. This rent amount would be affordable to the low-, moderate-, and above moderate-income households of four; however, it would not be affordable to an extremely low-, or very low-income household. For an extremely low-income household of four, the difference between the median rent and an affordable rent was $1,265. For a very-low income household of four, the difference was $834. For a low-income household of four, the difference was $187. Figure 4 displays the gap between the median rent and the rent that an extremely low-, or very low-income household of four could afford.

Table 21: Affordability of Housing in Relation to Income

Income Group	Income Estimate (Family of Four)[1]	Affordable Monthly Rent[2]	Median Rent[3]	Affordable Purchase Price[2]	Median Home Sales Price[4]
Extremely Low	$25,900	$648	$1,913	$111,031	$366,700
Very Low	$43,150	$1,079		$184,980	
Low	$69,050	$1,726		$296,011	
Moderate	$103,550	$3,020		$559,405	

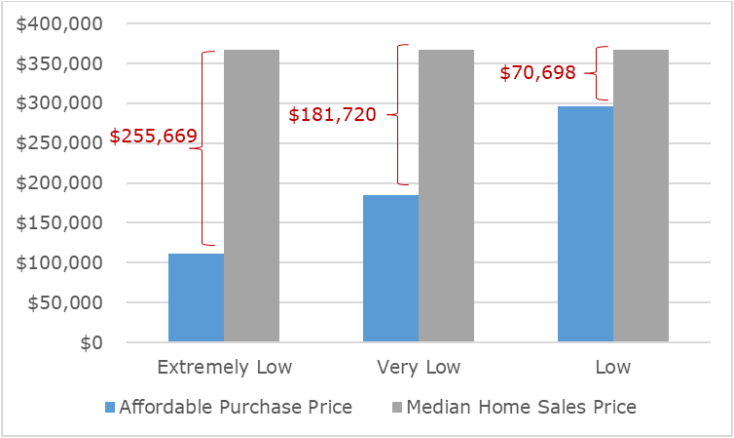
Source: [1]HCD, State Income Limits for 2020.

[2]Ascent 2020.

[3] Zillow Rent Index 2020

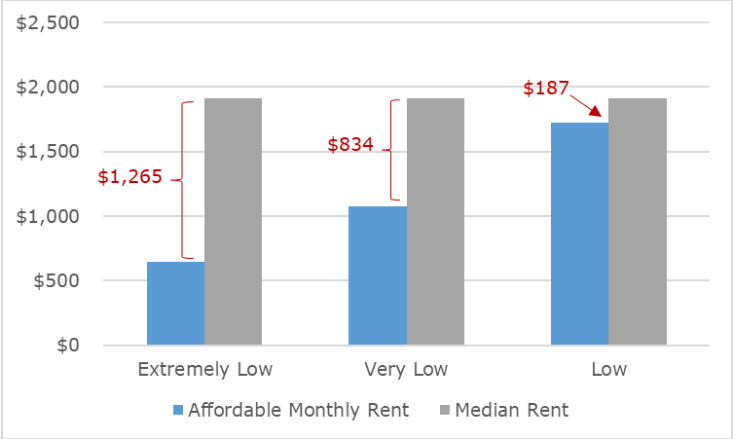
[4] Zillow Home Value Index 2020

Figure 3: Home Value Affordability Gap



Source: HCD, State Income Limits for 2020; Ascent 2020; Zillow Home Value Index 2020.

Figure 4: Rent Affordability Gap



Source: HCD, State Income Limits for 2020; Ascent 2020; Zillow Rent Index 2020.

OVERPAYMENT

The current standard of housing affordability indicates that households spending 30 percent or more of their gross income on housing are "cost burdened". Severe overpayment occurs when households spend 50 percent or more of their gross income on housing. The impact of high housing costs disproportionately affect extremely low-, very low-, and low-income households.

Overpayment (More than 30 Percent of Income)

As shown in Table 22 below, 73.3 percent of all low-income household renters (including low-, very low-, and extremely low-income) are overpaying for housing expenses. The percent of all low-income household owners overpaying for housing expenses is also high, at 59.9 percent. Overpayment by extremely low-income households is even higher with 84 percent of extremely low-income renter households and 74.3 percent of extremely low-income owner households paying more than 30 percent of their income on housing.

Table 22: Overpayment by Income and Tenure (Paying More Than 30% of Income on Housing)				
Income Category	**Owners Overpaying / Total Owners**	**Percent Owners Overpaying**	**Renters Overpaying / Total Renters**	**Percent Renters Overpaying**
All Low Income Levels (0-80% AMI)	21,478 / 36,125	59.5%	45,422 / 61,930	73.3%
Extremely Low (0-30% AMI)	5,922 / 7,975	74.3%	21,556 / 25,670	84.0%
Total Households Overpaying	**32,666**	**16.0%**	**48,123**	**23.5%**

Source: 2011-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

Severe Overpayment (More than 50 Percent of Income)

Table 23 below shows that severe overpayment rates are much higher for the extremely low-income households than that of all low-income households for both owners and renters. In particular, 74.2 percent of all renters in the extremely low-income category are severely overpaying for housing expenses.

Table 23: Severe Overpayment by Income and Tenure (Paying More than 50% of Income on Housing)				
Income Category	**Owners Overpaying / Total Owners**	**Percent of Total Owner Households**	**Renters Overpaying / Total Renters**	**Percent of Total Renter Households**
All Low Income Levels (0-18% AMI)	11,866 / 36,125	32.8%	25,710 / 61,930	41.5%
Extremely Low (0-30% AMI)	4,951 / 7,975	62.1%	19,035 / 25,670	74.2%

Source: 2011-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

OVERCROWDING

Overcrowding is a metric of the ability of the existing housing stock to accommodate residents adequately. Overcrowding can result when high housing costs relative to income force too many individuals or families to share housing. Overcrowding can also accelerate deterioration of the housing stock. The U.S. Census defines an overcrowded unit as one occupied by more than 1.0 person per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded.

The overcrowding situation has increased slightly since the 2005-2009 American Community Survey data. The percentage of rental units that were overcrowded increased from 7.4 percent to 8.6 percent and the

percentage of owner-occupied units that were overcrowded increased from 2.3 percent to 2.5 percent. While these numbers represent a small increase, they are still not as high as the overcrowding rates reflected in the 2000 Census data and before the recession. According to the 2000 Census data, the percentage of rental units that were overcrowded was 13.9 percent and the percentage of owner-occupied units that were overcrowded was 3.7 percent.

Table 24: Overcrowded by Tenure

	Owners		Renters	
Occupants Per Room	**Number of Owner Units**	**Percent of Total Owner Units**	**Number of Renter Units**	**Percent of Total Renter Units**
1.01 to 1.50	2,181	1.9%	5,481	6.1%
1.51 to 2.00	564	0.5%	1,793	2.0%
2.01 or more	184	0.2%	459	0.5%
Total	**2,929**	**2.5%**	**7,733**	**8.6%**

Source: ACS 2013-2017 Table B25014

Sacramento County adopted the Environmental Justice Element of the General Plan on December 17, 2019. The Environmental Justice Element identified four Environmental Justice Communities (EJ Communities), including North Highlands, North Vineyard, South Sacramento, and West Arden Arcade. The Environmental Justice Element found that there is a higher percentage of overcrowded homes in EJ Communities than in non-EJ areas. The Environmental Justice Element includes Policy EJ-31 and several implementation measures which require that County staff analyze the presence of overcrowding in EJ Communities and the causes of that overcrowding and collaborate with refugee and immigrant advocates as a part of the 2021-2029 Housing Element. The refugee and immigrant group is discussed in more detail in the Special Needs Group section below.

Table 25 below displays the percentage of owner and renter units which are overcrowded in EJ Communities. In the South Sacramento EJ Community, the percentage of both owner and renter units which are overcrowded is higher than in the County as a whole.

Table 25: Overcrowded by Tenure in EJ Communities

North Highlands EJ Community				
Occupants Per Room	**Number of Owner Units**	**Percent of Total Owner Units**	**Number of Renter Units**	**Percent of Total Renter Units**
1.01 to 1.50	212	2.1%	897	6.6%
1.51 to 2.00	162	1.6%	341	2.5%
2.01 or more	43	0.4%	55	0.4%
Total	**417**	**4.0%**	**1,293**	**9.5%**
North Vineyard EJ Community				
Occupants Per Room	**Number of Owner Units**	**Percent of Total Owner Units**	**Number of Renter Units**	**Percent of Total Renter Units**

1.01 to 1.50	53	5.5%	20	4.8
1.51 to 2.00	0	0.0%	11	2.6
2.01 or more	0	0.0%	0	0.0
Total	**53**	**5.5%**	**31**	**7.4**
South Sacramento EJ Community				
Occupants Per Room	**Number of Owner Units**	**Percent of Total Owner Units**	**Number of Renter Units**	**Percent of Total Renter Units**
1.01 to 1.50	921	6.8%	1,579	10.1%
1.51 to 2.00	182	1.3%	480	3.1%
2.01 or more	66	0.5%	133	0.9%
Total	**1,169**	**8.7%**	**2,192**	**14.1%**
West Arden Arcade EJ Community				
Occupants Per Room	**Number of Owner Units**	**Percent of Total Owner Units**	**Number of Renter Units**	**Percent of Total Renter Units**
1.01 to 1.50	58	1.2%	855	6.1%
1.51 to 2.00	0	0.0%	389	2.8%
2.01 or more	0	0.0%	116	0.8%
Total	**58**	**1.2%**	**1,360**	**9.8%**
Note – some census tracts include area within and outside of EJ Community boundaries. Only those census tracts with a majority of its area inside the South Sacramento and West Arden Arcade EJ Communities were included.				

Source: ACS 2013-2017 Table B25014

PROJECTED HOUSING NEEDS

California Government Code Section 65584 requires that each city and county plan to accommodate a fair share of the region's housing construction needs. In urban areas, state law provides for councils of governments to prepare regional housing needs plans that assign a share of a region's housing construction need to each city and county. In the six-county greater Sacramento region (comprising the counties of Sacramento, Placer, El Dorado, Yolo, Sutter, and Yuba), the Sacramento Area Council of Governments (SACOG) is the entity authorized under state law to determine the future housing needs for the region. SACOG adopted the Regional Housing Needs Plan (RHNP) on March 19, 2020.

SACOG's methodology for distributing the regional housing need among jurisdictions is based on regional population and housing forecasts developed for its Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). Housing Element Law requires SACOG to create a methodology that furthers the following objectives:

- Increasing Housing Supply and Mix of Housing Types
- Promote Infill, Equity, and Environment
- Jobs Housing Balance
- Regional Income Parity
- Affirmatively Furthering Fair Housing

SACOG's allocation methodology assigns each jurisdiction's total RHNA by multiplying the Regional Determination by the proportion of the region's growth assumed in the MTP/SCS between 2016 and 2035. SACOG then applies adjustment factors to further the objectives listed above and to assign the distribution of lower-income units to each jurisdiction. These adjustment factors include regional income parity, affirmatively furthering fair housing, and jobs/housing fit.

Regional Income Parity. The intent of this factor is to push all jurisdictions in the region to have the same proportion of low-income households as the regional average by 2060.

Affirmatively Furthering Fair Housing. The intent of this factor is to open up high opportunity areas to all income levels by encouraging jurisdictions with large proportions of homes in high opportunity areas to zone for more affordable housing types.

Jobs/Housing Fit. The intent of this factor is to house more low-wage workers near their jobs by encouraging jurisdictions with high ratios of low-wage workers to affordable housing units to zone for more affordable housing.

Each jurisdiction must use the numbers allocated under the RHNA to identify measures that are consistent with these new construction goals. While the jurisdiction must show how it will provide adequate sites for construction of the required units, it is not obligated to build any of the units itself or finance their construction. It is important to note that neither SACOG nor HCD mandates construction but rather the provision of realistic opportunities.

According to the 2021-2029 SACOG RHNA, the unincorporated area of Sacramento County has a total housing construction need of 21,272 units. Table 26 shows the unincorporated area of Sacramento County's 2021–2029 planning period allocation.

Table 26: Regional Housing Needs Allocation for Unincorporated Sacramento County (2021-2029)

Income Level	Total Need	Annual Need
Extremely Low Income	2,233	279
Very Low Income	2,233	279
Low Income	2,692	337
Moderate Income	4,186	523
Above Moderate Income	9,928	1,241
Total	**21,272**	**2,659**

Source: SACOG

SPECIAL NEEDS GROUPS

EXTREMELY LOW INCOME HOUSEHOLDS

The extremely low-income (ELI) group includes households with incomes of 30 percent or less of the area median income. According to 2012-2016 CHAS data sets, there are approximately 33,645 ELI households in unincorporated Sacramento County, or 16.5 percent of the unincorporated County's total households. Of these ELI households, approximately 24 percent are owners and 76 percent are renters. SACOG has projected that unincorporated Sacramento County needs an additional 2,233 units for ELI households during the 2021-2029 planning period (assuming that 50 percent of projected very low-income households qualify as ELI).

Approximately 11 percent of ELI renter households pay more than 30 percent of their household income on housing and 73 percent of ELI renter households pay more than 50 percent. In 2019, the upper threshold of the ELI income category for a family of four was an annual income of $25,750.[4]

The Housing Action Plan chapter includes several programs to address the housing needs of ELI households, including the Housing Choice Voucher program and well as those programs related to homelessness. The Housing Action Plan chapter also includes a program to amend the Zoning Code related to supportive living uses, including boarding houses, transitional housing, scattered shelters, residential care homes, and nonconforming dwelling units to take a more comprehensive approach to supportive housing consistent with changes to State law. These housing types may assist ELI households in particular.

FARMWORKERS

In Sacramento County, the majority of farmworkers work in the southern portion of the County near the Sacramento-San Joaquin Delta and the City of Galt. Farmworkers are grouped into two categories: migrant and settled farmworkers. Migrant farmworkers travel from one geographic location to another, depending on where and when farm work is available. Settled farmworkers usually live in rental housing or single-family housing in the community in which they work or in housing on a site provided by the farmer.

The Sacramento County Environmental Management Department (EMD) inspects facilities that house five or more agricultural workers in compliance with the State Employee Housing Act. Table 27 provides information on the number and capacity of farm labor camps in unincorporated Sacramento County according to EMD.

Table 27: Unincorporated Sacramento County Farm Employee Housing Facilities

Year	Number of Active Facilities	Total Employees Housed
2010	21	767
2011	21	680
2012	23	751
2013	23	725
2014	23	695
2015	22	697
2016	21	684
2017	22	671
2018	23	720

Source: Sacramento County Environmental Management Department

The California Employment Development Department (EDD) estimates that the number of agricultural workers will increase slightly from 5,440 in 2016 to 5,670 in 2026[5]. According to EDD data, the hourly median wage for a farm worker in the Sacramento—Roseville—Arden-Arcade Metropolitan Statistical Area (MSA) as of 2018 is between $11.56 and $11.71 or between $24,062 and $24,357 annually. A household of one earning $24,000 a year would be in the very low-income category and a household of four earning $24,000 a year would be in the extremely low-income category based on 2018 income limits set by the U.S. Department of Housing and Urban Development.

[4]California Department of Housing and Community Development. 2019 HCD State Income Limits. May 6, 2019. https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2019.pdf

[5] State of California Employment Development Department, Labor Market Information Division. *2016-2026 Occupational Employment Projections*. Sacramento--Roseville--Arden-Arcade Metropolitan Statistical Area. May 2019. https://www.labormarketinfo.edd.ca.gov/data/employment-projections.html

Table 28 provides the total number of farms with hired labor and the total number of workers county-wide in Sacramento County. Table 29 provides the number of farmworkers by days worked county-wide in Sacramento County.

Table 28 Farmworkers in Sacramento County		
Farms with Hired Labor	**Workers**	**$1,000 Payroll**
349	4,769	71,636

Source: USDA Agricultural Census 2017, Table 7

Table 29 Farmworkers by Days Worked in Sacramento County	
150 Days or More	
Farms	245
Workers	2,076
Farms with 10 or More Workers	
Farms	56
Workers	1,538
Fewer than 150 Days	
Farms	202
Workers	2,693

Source: USDA Agricultural Census 2017, Table 7

The Constraints Analysis chapter includes a detailed discussion of Zoning Code requirements for farmworker housing. The Housing Action Plan chapter includes a program to amend the Zoning Code to allow Farmworker Housing by-right in all Zoning Districts where general Agriculture is an allowed use. The Housing Action Plan chapter also includes programs related to the annual inspection of farm labor camps and periodic review of housing needs for farm workers.

LARGE HOUSEHOLDS

The California Department of Housing and Community Development defines large households as households having five or more persons. Large households have special needs relating to household size and income as they oftentimes require three or more bedrooms to avoid overcrowding.

The number of large households have not changed significantly from the numbers reported in the 2010 Census. According to the 2010 Census, the number of large families was 26,811, or 13 percent of all households. According to 2013-2017 ACS data, the unincorporated area of Sacramento County has a total of 27,887 large families, or 12 percent of all households.

Table 30: Large Households by Tenure			
	Owners	**Renters**	**Total**
Large Households 5+ persons	14,287	13,600	27,887

Source: ACS 2013-2017 Table B25009

According to ACS 2013-2017 data, about half of large households (51.2 percent) own their home and a little less than half rent (48.8 percent). Large households who rent are most likely to experience problems of overpayment and overcrowding because renter households are more likely than homeowners to have

low incomes, and there are fewer rental housing units with three or more bedrooms to meet the space needs of large households.

The Housing Action Plan Chapter includes the Housing Incentive Program, which incentivizes the development of units with three or more bedrooms for large families. In addition, Housing Element Goal HE 7 in the Housing Action Plan Chapter includes several programs that promote fair housing choice. Large families may face discrimination when they try to find housing; however, fair housing laws protect them. The Renters Helpline is a free resource available to Sacrament County residents by telephone or internet that provides fair housing education, landlord-tenant dispute mediation, and legal guidance.

FEMALE-HEADED HOUSEHOLDS

According to the 2013-2017 American Community Survey, there are 35,602 female-headed households in unincorporated Sacramento County. This total includes 22,239 female-headed households with children which is 14.2 percent of all households. Approximately 29 percent of all female-headed households are under the poverty level compared to just 14 percent of all families.

Table 31: Female Headed Households

Householder Type	Number	Percent
Female Heads with Children	22,239	14.2%
Female Heads without Children	13,363	8.5%
Total Householders	156,666	100%
Female Headed Householders Under the Poverty Level	10,478	6.7%
Total Families Under the Poverty Level	21,667	13.8%

Source: ACS 2013-2017 Table B17012

Several of the programs that will benefit other special needs groups will also benefit female-headed households such as the Housing Choice Voucher program, discussed in the extremely low-income households section above, the Renters Helpline or the Housing Incentive Program, discussed in the large households section above. In addition, those programs under Housing Element Goal HE 5 Preservation of Existing Affordable Housing Stock and Provision of Affordable Housing are geared toward lower-income households and will also serve female headed households.

PEOPLE EXPERIENCING HOMELESSNESS

Every two years in January Sacramento County and the incorporated cities partner with Sacramento Steps Forward (SSF) in an effort to document every individual in the county experiencing homelessness during a twenty-four-hour period; this is known as the "Point-in-Time Homeless Count." This effort provides a single-night snapshot of individuals and families staying at emergency/transitional shelters as well as those sleeping outside. The Homeless Count is a requirement for federal funding from the U.S. Department of Housing and Urban Development (HUD).

The 2019 Homeless Count for Sacramento County report estimates that 5,570 individuals experienced homelessness throughout the County (unincorporated areas and the cities) on the night of the count. The report found that the estimate of 5,570 people who are homeless each night could correspond to between 10,000 to 11,000 residents in Sacramento County experiencing homelessness during the span of the year. The number of individuals experiencing homelessness on the night of the count suggests that approximately 36 in every 10,000 residents in the County experience homelessness each night.

Of the 5,570 individuals, 1,670 were sheltered individuals who accessed emergency shelters or transitional housing and 3,900 were unsheltered individuals who were sleeping outdoors or in vehicles, abandoned buildings, or other locations that are not suitable for human habitation (70 percent unsheltered and 30 percent sheltered). The 2017 Homeless Count was the first year that Sacramento County reported more people experiencing unsheltered homelessness than sheltered homelessness (56 percent unsheltered and

44 percent sheltered). The 2019 report confirms that this trend is growing consistent with the growth statewide. Of those individuals who were unsheltered, a majority (73 percent, 2,858 individuals) were in the City of Sacramento. The City of Rancho Cordova had six percent and the Cities of Citrus Heights, Folsom, Galt, Elk Grove and Isleton had one percent or less. The remaining 18 percent (711 individuals) of those who were unsheltered were in the unincorporated County.

The majority of people experiencing homelessness are single adults (73 percent) and more than half of these single adults (56 percent) are unsheltered. People in families with children represent 20 percent of people experiencing homelessness and half (10 percent) of these families are sheltered while half are outside of shelters (10 percent). Unaccompanied youth households, including some minors (under 18) as well as transitional age youth (18-24), make up 8 percent of people experiencing homelessness.

A majority of the people experiencing homelessness identified as male (62 percent), 38 percent identified as female, 25 individuals (less than 1 percent) identified as transgender and 16 individuals (less than 1 percent) identified as gender nonconforming.

Table 32 below shows the ethnic and racial identities of the people experiencing homelessness. Compared to their representation in the total population of Sacramento County, Black individuals (34 percent) and American Indian individuals (8 percent) are disproportionately represented in the homeless population while White individuals (47 percent) and Asian individuals (1 percent) are underrepresented.

Table 32: 2019 Homeless Count Ethnicity and Race

Ethnicity	Number	Percent	
Hispanic	985	18%	
Non-Hispanic	4,585	82%	
Race	**Number**	**Percent**	**Percent of Total Population**
White	2,608	47%	64%
Black	1,875	34%	13%
Asian	49	1%	18%
American Indian	421	8%	2%
Native Hawaiian	123	2%	2%
Multiracial	494	9%	9%

Source: Homelessness in Sacramento County Results from the 2019 Point-in-Time Count

At the time of the count, 26 percent of unsheltered adults indicated that they have a debilitating cognitive or physical impairment and 21 percent indicated that they have a severe psychiatric condition. Eight percent indicated an ongoing medical condition such as diabetes, cancer, or heart disease. Nine percent indicated that their use of alcohol or drugs prevented them from maintaining stable housing or keeping a job. As a compounding factor, a majority (77 percent) of people who reported a disabling condition cited two or more specific conditions.

Facilities for People Experiencing Homelessness

According to 2020 Housing Inventory County data from Sacramento Steps Forward, Sacramento County has a capacity of 182 beds in its emergency shelters. Table 33 below shows the number of year-round family and single beds and the number of seasonal beds in the unincorporated County. In order to meet the need identified by the 2019 PIT report and provide shelter for 711 individuals, the County would need to provide an additional 711 emergency shelter beds.

At the time of writing this element, data on the percentage of those in emergency shelters that move to permanent housing was only available for the year 2019 and for the entire Sacramento City and County

CoC. According to this data, 41.8 percent of individuals exited from emergency shelters, supportive housing, transitional housing, or rapid rehousing to permanent housing in 2019.6 This rate of exit to permanent housing shows an increase from the 2018 rate by 1.3 percent and is higher than the statewide rate of 36.1 percent.

The Land Inventory Chapter of this element provides a detailed discussion of the land available for emergency shelter construction. The Housing Action Plan chapter includes policies and programs designed to support the County Homeless Plan, which is the County's main strategy document related to homelessness.

Table 33: Facilities for People Experiencing Homeless in the Unincorporated County of Sacramento

Emergency Shelter, Year-Round		Emergency Shelter, Seasonal
Family Beds	**Single Beds**	**Seasonal Beds**
54	58	70

Source: Sacramento Steps Forward 2020

PEOPLE WITH DISABILITIES

According to the 2013-2017 American Community Survey, 21 percent of the unincorporated County's total population have some sort of disability. Of the 38,824 people with a disability between the ages of 18 and 64, 15,881 (41 percent) experience difficulty with independent living. These individuals have mobility impairments, self-care limitations, or other conditions that may require special housing accommodations, financial assistance programs, or services.

Persons with Mobility and Self Care Limitations

Individuals with mobility difficulties may require special accommodations or modifications to their homes to allow for continued independent living. Individuals with self-care limitations may require residential environments that include in-home or on-site support services, ranging from congregate to convalescent care.

According to the 2013-2017 American Community Survey, there are 43,662 people with a disability between the ages 0 and 64 in unincorporated Sacramento County. Of those who have a disability:

(1) 10 percent have hearing limitation and 10 percent have vision difficulty;

(2) 29 percent have cognitive difficulty;

(3) 26 percent have ambulatory difficulty; and,

(4) 11 percent have self-care difficulty.

Persons with Developmental Disabilities

A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism.

The U.S. Census does not record the number of persons with developmental disabilities. According to the Administration for Community Living (ACL), individuals with developmental disabilities comprise between

[6] Housing and Urban Development. "CoC Performance Profile - CA-503: Sacramento City and County CoC - as of 2019". https://files.hudexchange.info/reports/published/CoC_Perf_CoC_CA-503-2019_CA_2019.pdf

1.2 and 1.65 percent of the U.S. population[7]. This would equate to between 7,131 and 9,805 people with developmental disabilities in the unincorporated County based on Department of Finance population estimates for 2019.

The California Department of Developmental Services (DDS) oversees the delivery of services to Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. Table 34 below shows data from DDS depicting the number of people with developmental disabilities by zip code and by age group. According to DDS data, the total number of people with developmental disabilities who are served by DDS in unincorporated Sacramento County is approximately 7,700, this number falls within the estimated range discussed above. According to DDS data, the vast majority of the people with disabilities represented below live in the home of their parent, family, or guardian rather than in a care facility.

Table 34: People with Developmental Disabilities by Age

Zip Code	Community/Census Designated Place	0-17 years	18+ years	Total
95843	Antelope	248	254	502
95821	Arden Arcade	199	222	421
95825	Arden Arcade	155	226	381
95864	Arden Arcade	80	80	160
95608	Carmichael	232	411	643
95832	Delta	61	82	143
95626	Elverta	30	36	66
95628	Fair Oaks	148	179	327
95828	Florin	289	439	728
95655	Mather	27	17	44
95833	Natomas	183	159	342
95834	Natomas*	195	106	301
95660	North Highlands	202	288	490
95662	Orangevale	126	144	270
95673	Rio Linda	57	128	185
95683	Sloughhouse	17	16	33
95820	South Sacramento*	170	205	375
95823	South Sacramento*	518	740	1,258
95824	South Sacramento	179	221	400
95829	Vineyard	163	165	328
95693	Wilton	<11	31	>31

*Only a small portion of this zip code is in the unincorporated County.

Source: State of California Department of Developmental Services. Consumer County by California ZIP Code and Age Group, Regional Center and Early Start Consumers for the End of June 2019.

[7] Administration for Community Living, Department of Health and Human Services. *Fiscal Year 2018 Justification of Estimates for Appropriations Committees*.

Supportive Housing Arrangements

Many people with developmental disabilities can live and work independently within a conventional housing environment. However, some will require supportive housing arrangements because of self-care limitations. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. Small-scale group homes that are more residential in character may be appropriate in some cases while institutional settings where medical professionals provide medical attention and physical therapy will accommodate the most severely affected individuals.

The Housing Action Plan chapter includes a program to amend the Zoning Code related to supportive living uses to take a more comprehensive approach to supportive housing consistent with changes to State law to increase housing, especially for special needs groups. The Housing Action Plan chapter also includes the Housing Incentive Program and the Universal Design program, which will incentivize developers to include universal design components in residential developments. The Housing Action Plan Chapter also includes the Safe at Home Program. The Safe at Home Program is administered by SHRA and it provides repairs to improve accessibility and safety to low income homeowners at no cost.

The County currently administers a number of programs that serve people with various special needs, including those that have developmental disabilities. In particular, the Sacramento County Department of Department of Child, Family and Adult Services administers the In-Home Supportive Services (IHSS) program that serves income-eligible individuals age 65 and older or individuals with disabilities and allows them to stay in their homes by assisting them to perform activities of daily living. The California Department of Social Services (CDSS) is expecting approximately 350,000 more recipients to join the IHSS program statewide over the 10-year period of 2020-21 through 2030-31 due to the aging population. Similarly, Sacramento County is expecting another 10,000 recipients to join over the same 10-year period. The Housing Action Plan Chapter includes a program related to implementation of the IHSS program.

Reasonable Accommodations

Sacramento County adopted a Reasonable Accommodation Ordinance in 2013 and incorporated it into the Zoning Code. Section 5.2.1.E of the Zoning Code allows reductions in setbacks to address reasonable accommodation. The Zoning Code also allows reasonable accommodation to be considered in the review of a nonconforming use. The Housing Action Plan chapter includes a program that will amend the Zoning Code to expand the reasonable accommodation process to apply to any modification to a zoning or development requirement to ensure that a reasonable accommodation for all disabilities can be considered.

SENIORS

According to data from the 2010-2014 and the 2014-2018 American Community Survey, the population of seniors (65 and above) experienced a higher percentage increase than that of the general population (see Table 35 below).

Table 35: Increase in Senior Population

	ASC 2010-2014	ACS 2014-2018	Percent Change
Total Population	565,496	584,127	3.3%
Population 65+	73,722	83,697	13.5%

Source: ACS 2010-2014 and ACS 2014-2018

According to data from the 2014-2018 American Community Survey, 10.4 percent of seniors in unincorporated Sacramento County are living below the federal poverty level.

Table 36: Seniors Living Below the Federal Poverty Level			
Age	**Total Number of Seniors**	**Number of Seniors Below the Poverty Level**	**Percentage of Seniors Below the Poverty Level**
65-74 years	48,413	4,504	9.3%
75+ years	34,101	4,049	11.9%
Total	**82,514**	**8,553**	**10.4%**

Source: ACS 2014-2018

Table 37 below shows the number of seniors in unincorporated Sacramento County that own versus the number that rent their home.

Table 37: Senior Households by Tenure		
Age	**Owner**	**Renter**
65-74 years	22,279	7,472
75-84 years	12,566	3,185
85+ years	4,772	2,111
Total	**39,617**	**12,768**

Seniors may need assistance related to repair and maintenance of the homes that they own; modifications to their homes to better meet mobility and self-care limitations; financial assistance to meet rental housing costs for those seniors who do not own their homes; and supportive services to meet daily needs.

The Agency on Aging\Area 4 conducted an Age-Friendly Community Survey in 2018 to survey individuals aged 45 and older who reside in their planning and service area, including Sacramento County. A majority of those surveyed in Sacramento County (73 percent) said it was either very or extremely important to them to stay in their community as they age. A majority (95 percent) also said it was very or extremely important to them to be able to live independently in their own home as they age. When asked a series of housing-related questions about whether their community provided enough services for older adults or affordable housing options for older adults, Sacramento County scored 4.5 compared to the region's score of 4.3 (on a scale of 0 to 10 with 0 being poor and 10 being excellent).

SHRA administers the Home Repair Program (HRP) to assist seniors in repairing and maintaining their homes. The HRP provides grants for emergency or health and safety repairs to owners of single-family homes or mobile homes in the County. The maximum grant amount is $5,000. The HRP is an implementation program in this Housing Element.

Another common special need for a growing portion of the population age 65 and over is for assisted living facilities that combine meal, medical, and daily living assistance in a residential environment. As discussed above, the Housing Action Plan chapter includes a program to amend the Zoning Code related to supportive living uses, including boarding houses and residential care homes. Many of the other programs discussed in the People with Disabilities section above are also beneficial to seniors. These include the County's IHSS program, the Housing Incentive Program, and the Universal Design program.

IMMIGRANTS AND REFUGEES

According to the 2015-2019 American Community Survey, approximately 20.9 percent of Sacramento County's population (including the incorporated cities) is foreign born. Of the foreign born population, 57.6

percent are naturalized U.S. Citizens and 42.4 percent are not U.S. Citizens; 18.6 percent entered the U.S. during 2010 or later and 81.4 percent entered the U.S. before 2010.

Table 38: Region of Birth of Foreign Born Population

	Number	Percent
Asia	156,373	49.0%
Latin America	93,463	29.3%
Europe	44,931	14.1%
Oceania	12,848	4.0%
Africa	8,359	2.6%
North America	3,377	1.1%
Total	**319,351**	**100%**

Source: ACS 2015-2019

CDSS defines both refugees and asylees as people who are unable or unwilling to return to their home country because of persecution or a well-founded fear of persecution due to race, religion, nationality, political opinion, or membership in a particular social group. The main difference between refugees and asylees is where they apply for protection. A refugee applies for protection while oversees and enters the United States as a refugee, while an asylee requests protection and is granted asylum within the U.S. CDSS defines an asylum seeker as a person who is at a U.S. port of entry or has entered the United States and is requesting asylum.

County staff conducted a focus group meeting with organizations that provide housing services for immigrants, refugees, asylees, and asylum seekers in Sacramento County. When asked about the national origin of these populations, attendees responded that they assisted populations from Afghanistan, Turkey, Russia, Ukraine, countries in Africa such as Cameroon, and several other countries. Attendees shared that the languages spoken by the communities that they serve vary widely but include Pashto, Dari, Farsi, Russian, Ukrainian, Arabic, and Spanish. When asked about where these populations are generally located in the County, attendees responded that they place people in proximity to family members and wherever housing is both available and affordable. Attendees indicated that they found housing for these populations in communities such as North Highlands, South Sacramento, Carmichael and Arden Arcade.

When asked about the housing barriers that immigrants, refugees, asylees, and asylum seekers face in the County, attendees responded that rental requirements, a lack of units with three or more bedrooms for large families, a lack of naturally occurring affordable housing, and a lack of language accessibility all serve as the primary barriers. These populations may not meet upfront rental requirements including social security numbers, credit history, income, or security deposits. For asylum seekers, it can take over a year to attain a work permit, which is necessary in order to show sufficient income to housing providers. Some housing providers also require prospective tenants to have incomes of three times the rent or more. The Regional Analysis of Impediments to Fair Housing Choice also conducted stakeholder focus group meetings. During these meetings, refugees were identified as one of the hardest populations to house due to family size, lack of understanding of the system, language access, substandard housing conditions and fear of retaliation from landlords. The findings of the Regional Analysis of Impediments to Fair Housing Choice are discussed in more detail in the Assessment of Fair Housing Chapter.

Resettlement Agencies, non-profit organizations that provide sponsorship and resettlement services, contract with the Federal Government to assist refugees and asylees in finding housing within the first 90 days of their arrival in the United States. These funds assist with the security deposit, the first month of rent, as well as furniture and other necessities. In addition, refugees and asylees may be eligible for programs administered by the County Department of Human Assistance. In particular, single adult refugees

and asylees are eligible for the County's Refugee Cash Assistance (RCA) program, which provides federal cash payments for eight months from their date of entry. Refugee and asylee families are eligible for the CalWORKS program, which provides federal cash payments for 48 months from their date of entry into the United States. The CalWORKS program offers extensions for special circumstances. Per state law, the 48 months will increase to 60 months effective May 1, 2022. As a requirement of both RCA and CalWORKS, refugees and asylees receive English-as-a-second language instruction, cultural orientation, pre-employment skills training, and social services assistance to help overcome obstacles to employment. These services can be provided for up to five years from a refugee's date of entry. Recipients of these programs are also eligible for other assistance such as Homeless Assistance.

The Housing Action Plan chapter includes several programs to address barriers to housing for immigrants and refugees. These include fair housing education resources, such as the Renters Helpline and the Refugee Academy, as well as programs that commit the County to explore options to assist with security deposit payments and to study additional tenant protections. The County's Housing Incentive Program also incentivizes the development of units with three or more bedrooms for large families.

CHAPTER 7: CONSTRAINTS ANALYSIS

GOVERNMENTAL CONSTRAINTS

This chapter will identify governmental and nongovernmental constraints affecting housing availability and cost in Sacramento County. The findings of this chapter include the following:

1. Several multifamily development standards in the County's Zoning Code have been identified as potential constraints to housing development. The County is in the process of updating these standards to provide additional flexibility.
2. The sections of the County's Zoning Code related to Emergency Shelters, Navigation Centers and Supportive Living Uses are not consistent with State law. Several implementation programs are included in the Housing Action Plan Chapter to remove this constraint.
3. The Multifamily Design Guidelines Chapter of the Countywide Design Guidelines is subjective in nature. The County is in the process of updating this chapter to ensure consistency with State housing law requirements for objective standards.
4. The section of the County's Zoning Code related to the State Density Bonus Law is outdated. An implementation program is included in the Housing Action Plan Chapter to remove this constraint.
5. Public concern about affordable housing has the potential to delay and to increase the cost of development. An implementation program is included in the Housing Action Plan Chapter of this Housing Element that will require the County to develop an outreach strategy to reduce this constraint.

LAND-USE CONTROLS

This section identifies all relevant land-use controls, discusses impacts on the cost and supply of housing, and evaluates the cumulative impacts of standards, including whether development standards impede the ability to achieve maximum allowable densities.

General Plan

The Board of Supervisors adopted the 2030 Sacramento County General Plan (General Plan) on November 9, 2011. The General Plan establishes a framework for the County's development. The Zoning Code, Design Guidelines, and all other land use regulations and planning documents must be consistent with general plan policies.

Urban Policy Area and Urban Services Boundary

The Urban Policy Area (UPA) and the Urban Services Boundary (USB) are intended to protect the County's natural and agricultural resources and to prevent sprawling development patterns. While the USB is intended to be a permanent boundary, the UPA is adjusted incrementally as needed to ensure that the County can accommodate anticipated growth over the 25-year planning cycle and is reserved for future urbanization. The UPA may only be adjusted when found to be consistent with policy LU-119 and LU-120 of the General Plan Land Use Element. LU-120 specifically requires that the proposal accommodate the percentage of low- and very low-income residential units required per the County's current Regional Housing Needs Allocation (RHNA).

Since adoption of the General Plan, developers have submitted applications for five master plans that would expand the UPA. These master plans include Jackson Township Specific Plan, NewBridge Specific Plan, West Jackson Highway Master Plan, Grandpark Specific Plan, and Upper Westside Specific Plan. Grandpark Specific Plan and Upper Westside Specific Plan would also expand the USB. The Board of Supervisors adopted the NewBridge Specific Plan in October 2020. At the time of writing this element, none of the other master plans or specific plans have received approval. While it is possible that these UPA expansion criteria represent a constraint to housing development outside of the UPA, it is important to note that compliance

with these criteria is required in order to ensure a variety of housing types and densities, high-quality development, and adequate infrastructure (water, sewer, and public transportation) that is necessary to support multi-family development. Overall, the County views the process for expansion of the UPA and USB as necessary to facilitate mixed-income residential development in new growth areas. Furthermore, the County has a number of previously approved growth areas with remaining capacity discussed below.

Urban Growth Accommodation Strategy

The Land Use Element of the General Plan includes the Urban Growth Accommodation Strategy. The "urban area" of unincorporated Sacramento County includes the urbanized portions of community planning areas such as Arden-Arcade, Carmichael, Fair Oaks, North Highlands/Foothill Farms, Cordova, Rio Linda/Elverta, South Sacramento, Antelope, Orangevale, Cosumnes (Rancho Murieta), Vineyard, as well as planned new growth areas including Easton, Elverta, Cordova Hills, Vineyard Springs, North Vineyard Station, Florin Vineyard, and Mather. There is a substantial amount of developable land within the combined urban communities and remaining in the approved growth areas. The objectives of the Urban Growth Accommodation Strategy include the build-out of infill sites, the build-out of planned communities, commercial corridor planning, and new growth areas.

Development Code

The Board of Supervisors adopted an updated Sacramento County Development Code on July 22, 2015 that became effective on September 25, 2015. The Development Code is comprised of the Zoning Code and its related Ordinances, the Countywide Design Standards and the Zoning Code User Guide.

Zoning Code

The Zoning Code establishes land use zones, standards, and regulations for development in those zones, within unincorporated Sacramento County. Table 39, Table 40 and Table 41 below are taken from the Zoning Code and depict the current development standards for single-family residential, duplex/halfplex residential, and multifamily residential projects.

The County received SB 2 Planning Grant Program funds to amend the Zoning Code to expedite processing and approvals for housing projects and accelerate housing production. As a part of this effort, the County has identified several development standards that may serve as constraints to multifamily housing development. These are highlighted in the tables below and discussed in detail below the tables.

Table 39: Zoning Code Table 5.7.B Attached and Detached Single Family Residential Project Development Standards	
STANDARD	
Yard Requirements (feet)[1][2]	
Minimum Front Yard	20 (Without PUPF)/24 (With PUPF)
Minimum Interior Side Yard	5 (1-2 story)/25 (3 story) [3]
Minimum Rear Yard	• Lot depths greater than 125 feet: 25 feet. • Lot depths less than or equal to 125 feet: 20 percent of the average lot depth.
Projection Into Rear Yard	• The primary dwelling may project into the required rear yard provided that an equivalent area is provided as a yard or court within the buildable portion of the lot. • In no case shall encroachment result in a setback of less than 10 feet for one (1) story buildings and 15 feet for two (2) and three (3) story buildings.
Minimum Side Street Yard	12.5 (Without PUPF)/ 16.5 (With PUPF)
Building Height and Width (feet)	
Maximum Building Height [4]	30 (1-2 story) / 40 (3 story)
Minimum Building Width [5]	20
Number of Kitchens	
Any dwelling shall have no more than one kitchen. [6][7]	
Parking Requirements	
Refer to Section 5.9, “Off Street Parking”	
Acoustical Standards- Maximum Interior Noise Levels	
For projects that include the construction of residential units within 25 feet of an arterial or thoroughfare right-of-way (as identified by the roadway classifications in the General Plan), project applicants shall submit an acoustical analysis demonstrating façade construction will be such that interior noise levels will not exceed 45dB LRdn under future (cumulative case) traffic conditions.	
Special Standards- Projects in RD-7 or Lesser Zoning Districts	
Minimum Open Space	10% of buildable area within net lot area, corner lots only
Special Standards- Projects in RD-10 and Higher or Commercial Zoning Districts	
Minimum Private Open Space	40 Square Feet Per Lot

Table 39: Zoning Code Table 5.7.B Attached and Detached Single Family Residential Project Development Standards	
STANDARD	
Common open space and landscaping	20 percent (Attached) / 30 percent (Detached)
Common outdoor amenities	Required for 10 or more units
Minimum Storage Area	80 cubic feet per lot
PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1) [1] Cornices, sills, eaves, canopies, awnings, window bays, and similar features of primary dwellings may encroach into any required yard area a distance not to exceed 24 inches. [2] The setback from streets for all residential structures shall be measured from the public street right-of-way or private street easement. If street dedication is required for future right-of-way, the setback measurement shall be taken from the future right-of-way. [3] No setbacks are required from the property boundary dividing attached single family residential units. [4] In AG, AR, and RD-1 through RD-7 zones maximum height may be increased to three stories only with issuance of a Use Permit from the Zoning Administrator. Height criteria shall consider factors as prescribed in Section 5.2.2.D. [5] Measured as the smallest projected building width. “Smallest projected building width” means the smallest dimension attained by the parallel projection of the outside, enclosing walls of the building when projected from every direction. [6] Exceptions to this requirement may be granted by the Planning Director (no fee) for dwellings of persons with developmental disabilities. [7] Outdoor kitchens are exempt.	

Table 40: Zoning Code Table 5.7.C Duplex/Halfplex Residential Development Standards	
STANDARD	
Yard Requirements (feet) [1][2]	
Minimum Front Yard	20 (Without PUPF)/24 (With PUPF)
Minimum Interior Side Yard [3]	5 (1 Story) , 7.5 (2 Story), 10 (3 Story)
Minimum Rear Yard	• Lot depths greater than 125 feet: 25 feet. • Lot depths less than or equal to 125 feet: 20 percent of the average lot depth.

Table 40: Zoning Code Table 5.7.C Duplex/Halfplex Residential Development Standards	
STANDARD	
Projection Into Rear Yard	• The primary dwelling may project into the required rear yard provided that an equivalent area is provided as a yard or court within the buildable portion of the lot. • In no case shall encroachment result in a setback of less than 10 feet for one (1) story buildings and 15 feet for two (2) and three (3) story buildings.
Minimum Side Street Yard	12.5 (Without PUPF)/16.5 (With PUPF)
Building Height and Width	
Maximum Building Height [4]	30 (1-2 story) / 40 (3 Story)
Minimum Building Width [5]	20
Number of Kitchens	
Any dwelling unit shall have no more than one kitchen. [6][7]	
Parking Requirements	
Refer to Section 5.9, "Off Street Parking"	
Acoustical Standards- Maximum Interior Noise Levels	
For projects that include the construction of residential units within 25 feet of an arterial or thoroughfare right-of-way (as identified by the roadway classifications in the General Plan), project applicants shall submit an acoustical analysis demonstrating façade construction will be such that interior noise levels will not exceed 45dB Ldn under future (cumulative case) traffic conditions.	
Special Standards- Projects in RD-7 or Lesser Zoning Districts	
Minimum Open Space	5% of buildable area within net lot area for each dwelling unit, corner lots only.
Special Standards- Projects in RD-10 and Higher or Commercial Zoning Districts	
Minimum Private Open Space	40 Square Feet Per Lot
Common open space and landscaping	20 percent (Attached) / 30 percent (Detached)
Common outdoor amenities	Required for 10 or more units
Minimum Storage Area	80 cubic feet per lot

Table 40: Zoning Code Table 5.7.C Duplex/Halfplex Residential Development Standards
STANDARD
PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)
[1] Cornices, sills, eaves, canopies, awnings, window bays, and similar features of primary dwellings may encroach into any required yard area a distance not to exceed 24 inches.
[2] The setback from streets for all residential structures shall be measured from the public street right-of-way or private street easement. If street dedication is required for future right-of-way, the setback measurement shall be taken from the future right-of-way.
[3] No setbacks are required from the property boundary dividing the two halfplex lots/units.
[4] In AG, AR, and RD-1 through RD-7 zones maximum height may be increased to three stories only with issuance of a use permit from the Zoning Administrator. Height criteria shall consider factors as prescribed in Section 5.2.2.D.
[5] Measured as the smallest projected building width. "Smallest projected building width" means the smallest dimension attained by the parallel projection of the outside, enclosing walls of the building when projected from every direction.
[6] Exceptions to this requirement may be granted by the Planning Director (no fee) for dwellings of persons with developmental disabilities.
[7] Outdoor kitchens are exempt.

Table 41: Zoning Code Table 5.8.B Multifamily Residential Project Development Standards						
STANDARD	**RD-10**	**RD-15**	**RD-20**	**RD-25**	**RD-30**	**RD-40**
Minimum Yard Requirements (feet) [1]						
Front Yard	25 (Without PUPF) / 31 (With PUPF)					
Interior Side and Rear Yards	10 (1 story), 15 (2 story), 20 (3 story)					
Side Street Yard	25 (Without PUPF) / 31 (With PUPF)					
Setback with Allowed Encroachment (Porches/Stoops/Patios/Bay Windows/Balconies) into the:						
Front Yard (feet)	12		8		6	
Side Yard (feet)	3		3		3	
Rear Yard (feet)	3		3		3	
Encroachment over Sidewalk (Awnings/Bay Windows/Upper Floors)						
Front	Not Allowed	Three (3) feet max., with eight (8) feet min. height clearance from top of sidewalk				

Table 41: Zoning Code Table 5.8.B
Multifamily Residential Project Development Standards

STANDARD	RD-10	RD-15	RD-20	RD-25	RD-30	RD-40
Multifamily Setback Requirements from Existing Single-family Residential (feet)						
One Story- Side and Rear Yards	25					
Two Story- Side and Rear Yards	50					
Three Story- Side and Rear Yards	75					
Four Story- Side and Rear Yards	Not Permitted		75			
Five+ Story- Side and Rear Yards	Not Permitted				75	
Accessory Structure Setbacks	A 10-foot setback for one-story enclosed garages, carports, and accessory structures such as tool sheds is allowed.					
Maximum Height Limits						
Maximum Height (feet)	40 Three stories		45 Four stories		150	
Allowed Height Increase- Major Collectors and Arterials	Heights may be increased by one (1) story along major collector and arterial street with widths of 80 feet or more. See Section 5.2.3 for height increases adjacent to transit or in Category III projects.					
Open Space Requirements [2]						
Minimum Open Space and Landscaping (i.e. yards and landscaped setbacks)	20 percent (Attached) 30 percent (Detached)					
Common Outdoor Amenities Required	For 10 units or more					
Minimum Private Open Space/Unit (square feet)	40					
Private Storage Requirements						
Minimum Storage Area Volume/Unit (cubic feet)	80					
Parking Requirements						
Studio	1	1	1	1	1	1
One Bedroom	1.5	1.5	1.5	1.5	1.5	1.5

Table 41: Zoning Code Table 5.8.B
Multifamily Residential Project Development Standards

STANDARD	RD-10	RD-15	RD-20	RD-25	RD-30	RD-40
Two – Three Bedroom	2	2	2	2	2	2
Four + Bedroom	2	2	2	2	2	2
Parking Requirements within ¼ mile of Transit Stop[2]						
Studio	1	1	1	1	1	1
One Bedroom	1	1	1	1	1	1
Two – Three Bedroom	1.5	1.5	1.5	1.5	1.5	1.5
Four + Bedroom	1.5	1.5	1.5	1.5	1.5	1.5
[1] Parking may be reduced as a condition of Design Review. [2] Transit stop refers to stops along a light rail line, bus rapid transit line, or other trunk line providing high frequency bus service with 20 minute or better headways, which is in existing service, under construction, or planned for service in Regional Transit's Short-Range Transit Plan Ten Year Capital Program of Projects.						
Signage Requirements						
Signs shall be integrated and designed at a quality consistent with the design of the project and shall comply with Chapter 5.10, "Sign Regulations."						
Walls and Fences						
Walls and fences shall be located and constructed in conformance with Section 5.2.5, "Development Standards for Walls and Fences."						
Landscaping						
Landscaping shall be provided in conformance with Section 5.2.4.						
Trash and Recycling Enclosures Setbacks and Requirements						
31 feet from any public right of way; 25 feet from residentially zoned property or property used for residential purposes; 15 feet from the edge of pavement of a private road easement						

Table 41: Zoning Code Table 5.8.B
Multifamily Residential Project Development Standards

STANDARD	RD-10	RD-15	RD-20	RD-25	RD-30	RD-40
All trash and recycling containers and enclosures shall be located within an enclosed masonry area with a surrounding wall at least six (6) feet high and no taller than eight (8) feet in height, with an appropriate solid gate. Trash and recycling enclosure areas shall be designed to the County's latest stormwater quality source control design standards. There shall be adequate area provided for recycling containers and enclosures. Recycling enclosures shall be located for functional use by occupants and by the disposal and hauling companies, providing collection services. The appropriate authority can allow flexibility on trash and recycling enclosure standards to facilitate the siting and provision of adequate space allocation for recycling collection and storage areas.						
Maintenance						
All development standards shall be continuously met for every project. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris, and abandoned vehicles.						
Acoustical Analysis						
For projects that include the construction of residential units within 25 feet of an arterial or thoroughfare right-of-way (as identified by the roadway classifications in the General Plan), project applicants shall submit an acoustical analysis demonstrating façade construction will be such that interior noise levels will not exceed 45dB Ldn under future (cumulative case) traffic conditions.						
Driveway Dimensions						
1. Street design and width shall be confirmed with the Fire Department. 2. For driveway access with 10 or fewer units, a T-shaped turnaround shall be allowed. A dimension of 20 feet by 80 feet will accommodate most vehicles. 3. Dead end driveways shall be less than 150 feet long, and have appropriate turnarounds as needed. 4. Circular cul-de-sacs shall be designed with a radius of 40 feet or less to the greatest extent possible. 5. The minimum widths for internal streets or driveways, per Fire Department Standards, shall be as follows: o For uncurbed driveways with no parallel parking when a fire lane is not necessary: 16 feet. o For curbed internal streets with no parallel parking: 19 feet. o For curbed internal street with parallel parking on one side: 28 feet. o For curbed internal street with parallel parking on both sides: 36 feet.						

Table 41: Zoning Code Table 5.8.B
Multifamily Residential Project Development Standards

STANDARD	RD-10	RD-15	RD-20	RD-25	RD-30	RD-40
Lighting for Multifamily Housing						
1. Site and street lighting shall comply with Section 5, "Street Light Design" of the Sacramento County Improvement Standards and the following standards. 2. Lighting fixtures shall provide for pedestrian safety and be adequately spaced and scaled without interference from landscaping, and directed away from adjacent areas to minimize light pollution caused by glare or stray light into neighboring properties. 3. Illumination shall be 0.25 foot-candles at grade level for surface areas of alcoves, walkways, and yards other than required for exits. 4. Illumination shall be one (1) foot-candle at floor level for open parking areas and carports. 5. All lights shall be placed on a timer or photo electronic cell capable of turning the lights on and off one-half (½) hour prior to dawn and one-half (½) hour past dusk.						
PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1) [1] Setback requirements, encroachments, and internal street widths are subject to review by local service providers and may be restricted based on the County Access Drive Standards or other guidelines used for multifamily residential developments to ensure adequate spacing is available for all necessary utilities. [2] Common open space and outdoor amenities can include common patios, small common greens, community gardens, pools, pedestrian walkways, tot-lots, and recreation areas. It does not include areas used for vehicular access and parking. Public parks and open space constructed as part of the proposed multifamily project may be counted up to one-half (½) of the common open space requirement.						

Multifamily Residential Project Development Standards

Minimum Yard Requirements

The general multifamily setbacks prescribed in Table 41 exceed the setbacks of other residential housing types. The setbacks for multifamily development exceed those for single family by as much as 12.5 feet in the side street yard without a Public Utilities, Public Facilities easement (PUPF) and by 16.5 feet with a PUPF. As a part of the SB 2 Planning Grants Program effort, County staff will review multifamily setbacks and consider changes to the Zoning Code to reduce them and increase the buildable area of multifamily-zoned parcels.

Multifamily Setback Requirements from Existing Single-family Residential

The multifamily setbacks from existing single-family residential are as high as 75 feet for a development of three stories or higher. This may greatly reduce the buildable area of multifamily-zoned land and especially affects smaller, infill parcels. County staff will review the side and rear setbacks for multifamily residential development adjacent to single-family development and consider changes to promote the development of multifamily housing and to make constrained and unusually shaped lots buildable to their current zoning designation densities.

Open Space Requirements

The minimum open space and landscaping requirement of 20 percent (attached) and 30 percent (detached) may serve as a barrier to dense multifamily development. County staff is exploring reductions to these requirements. In addition, the minimum private open space requirement of 40 square feet per unit is often a barrier for developments on smaller, more constrained lots or multistory projects where not every unit may have a balcony or patio. County staff is exploring reductions to these requirements.

Parking Requirements

County staff is considering modifications to allowable parking configurations for multifamily developments to allow for greater variability in housing products. Zoning Code section 5.9.3.A also requires a certain amount of covered parking spaces for multifamily residential projects. Because these covered parking spaces are considered accessory structures, they need to be setback from the property line consistent with Table 41. This requirement can further reduce the buildable area of multifamily-zoned parcels. County staff is exploring reductions in the required amount of covered parking spaces to alleviate this barrier.

Accessory Dwelling Units

Governor Newsom signed into law a suite of bills encouraging the development of Accessory Dwelling Units (also known as ADUs, granny units, or secondary units) and Junior Accessory Dwelling Units (JADUs) in October of 2019. These bills addressed many aspects of ADU development and permitting, with the goal of creating more housing to address California's housing crisis. The Board of Supervisors approved a Zoning Ordinance amendment in December 2020 to codify these changes to State law.

A property developed with a single-family dwelling or halfplex unit may have one ADU, either attached or detached, and one JADU, contained entirely within the habitable area of a single-family residence. A property developed with a multifamily residential use or a duplex may have up to two new-construction detached ADUs and up to 25 percent of the total unit count in ADUs converted from existing non-living space. For JADUs, the property owner must occupy either the primary dwelling or the JADU. The recent changes include the following development standards for ADUs and JADUS.

- Parking:
    - For new construction ADUs, one parking space is required unless the ADU meets certain requirements such as being located within one-half mile walking distance of public transit.
    - When a garage or parking structure is converted in conjunction with construction on an ADU, replacement parking is not required.
- Maximum Size:

- New construction detached ADUs can be a maximum of 850 square feet if one bedroom or less and 1,000 square feet if more than one bedroom.
- New construction attached ADUs can be a maximum of 50 percent of the habitable square feet of the primary dwelling or 850 square feet, whichever is larger.
- ADUs converted from existing space can be a maximum of the area of existing space or structure plus 150 square feet for ingress and egress.
- New construction or converted JADUs can be a maximum of 500 square feet within existing or proposed primary dwelling, plus 150 square feet for ingress and egress.

- Maximum Building Height: The maximum building height is 16 feet or can be increased to 20 feet if a minimum of 10 feet from the rear property line and 5 feet from the side property line and single story.
- Setbacks:
  - New construction ADUs and JADUs must have a front setback of 20 feet, a side street yard setback of 12.5 feet, and a side and rear yard setback of 4 feet.
  - Ingress and egress additions for converted ADUs and JADUs must meet setbacks for new construction ADUs or JADUs. Existing space or structures may remain at setbacks originally permitted.

The County is promoting ADUs through a dedicated page on the Office of Planning and Environmental Review website. The website includes a link to the Interim ADU Standards, a summary of key amendments, and answers to several questions related to ADUs.

The County will prepare a complete set of pre-approved constructions drawings for three different sized ADUs to incentivize ADUs. The County will also promote the development of ADUs through a brochure, guidebook, and outreach to the Building Industry Association (BIA). These actions are included as programs E9 and E10 in the Housing Action Plan Chapter of this Housing Element.

Emergency Shelters and Navigation Centers

Commented [GK40]: Revisions to reflect Comment 2 – Zoning for a Variety of Housing Types, Bullet 1

The Zoning Code allows for emergency shelters in the General Commercial (GC) and Light Industrial zones (M-1) as by-right uses (subject to non-discretionary design review) and the ~~subject to the~~ development standards below. In addition, County funded shelters (specifically, County agency facilities where the Board of Supervisors has budgetary authority and where the shelter has been subject to a public hearing to allocate funding for the shelter) are an allowed use in any zoning district. Emergency shelters that do not meet these requirements must submit a Conditional Use Permit to be decided by the Board of Supervisors.

- Emergency shelters are subject to non-discretionary Design Review and approval by the Planning Director. The Planning Director's review focuses on:
- Provision of telephones for use by clients.
- On-site personnel during hours of operation when clients are present. The manager's area shall be located near the entry to the facility.
- Adequate interior and exterior lighting.
- Secure areas for personal property.
- Off-street parking, provided in the ratio of one space for every 10 adult beds, plus an additional space designated exclusively for the manager. All parking is required to be off-street and on site.
  - Maximum Number of Beds: 100 beds.
  - Hours of Operation: Facilities shall establish, maintain, and post set hours for client intake and discharge.

- Transit: Facilities must either be located within one-half (½) mile of a designated transit corridor or existing bus route; or, the applicant shall submit to the Planning Director evidence that transportation will be provided between the facility and a transit corridor or bus line.
- Location Requirements: The Zoning Code requires that shelters must be more than 1,000 feet from public parks, schools, recreation facilities, childcare facilities, and single-family residential zones. These location requirements are not consistent with State law.

AB 101 (2019) requires local jurisdictions to allow low barrier navigation centers by right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. AB 101 defines low-barrier navigation centers as housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities such as supportive services.

The Office of Planning and Environmental Review is in the process of amending the Emergency Housing section of the Zoning Code to conform to changes to State law concurrent with preparation of the Housing Element. These updates are included as program D8 in the Housing Action Plan Chapter of this Housing Element.

Supportive Living Uses

The Zoning Code allows Residential Care Homes (which includes Transitional Housing and Supportive Housing) by right in all commercial and mixed-use zones. The Zoning Code allows Residential Care Homes of six people or less by right in single-family residential zoning districts and it allows over six people with a Use Permit from the Zoning Administrator. Similarly, the Zoning Code allows Residential Care Homes by right for up to 20 people in multi-family zoning districts and it allows over 20 people with a Minor Use Permit from the Planning Director.

There are no spacing or concentration requirements in the Zoning Code for these housing types. The County uses the term "household" rather than "family" as family is often interpreted to mean only those related by blood or marriage/law. Therefore, the County Zoning Code does not contain a definition of "family" so as not to discriminate against unrelated persons with disabilities living together. The County's Zoning Code defines a "single household" as the occupants of a dwelling unit that have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, and expenses and responsibilities. However, the County has received feedback indicating the provision of "established ties" as part of a single household creates ambiguity and potential barriers for persons with disabilities. To address this, Program D9 requires the County to add a definition of family and modify the definition of single household consistent with Affirmatively Furthering Fair Housing.

Commented [GK41]: Changes made to address Comment 3 – Constraints on Housing for Persons with Disabilities

In Sacramento County, the basis for determining whether a use is permitted or conditionally permitted is the operational characteristics of the use and compliance with regulations for the specific zone district it is located in. Supportive housing that provides 24-hour care typically falls under the category of Residential Care Home or Congregate Care. However, other types of supportive housing operate more like multifamily housing and are, therefore, classified in the same manner and subject to the same development standards as any other multifamily housing project. Program D9 requires the County to review and amend the Zoning Code, as necessary, to ensure that requirements for group homes of more than six persons are consistent with State law and fair housing requirements.

State law (Government Code Section 65650) requires that transitional and supportive housing be considered a residential use of property subject only to those restrictions that apply to other residential units of the same type in the same zone. In addition, AB 2162 (2018) requires local jurisdictions to allow projects that include 25 percent or 12 units of permanent supportive housing, whichever is greater, by right in all zoning districts where mixed-use and multifamily uses are permitted, including nonresidential zones permitting multifamily uses. Permanent supportive housing may only be subject to the same restrictions as other residential dwellings of the same type in the same zone.

The County will amend the Zoning Code related to supportive living uses, including boarding houses, transitional housing, scattered shelters, residential cares homes, and nonconforming dwelling units to take more comprehensive approach to supportive housing consistent with changes to State housing law. These

amendments are included as program D9 and are intended to bring the Zoning Code into compliance with State Law.

Farmworker Housing

The County Zoning Code allows agricultural accessory dwellings in all General Agriculture zones by right with one accessory dwelling allowed for every 5 acres in a parcel. The Zoning Code also allows agricultural accessory dwellings in Agricultural-Residential zones with a use permit from the Zoning Administrator. Individuals or families who live in agricultural accessory dwellings must earn at least 50 percent of their income from agricultural activities on the parcel where the dwelling is located.

There is a registration and inspection process through the County's Environmental Management Department, Environmental Health Division to ensure health and safety. These inspections are conducted to ensure that the facilities meet the minimum standards of habitation specified in the State Employee Housing Act. The California Department of Housing and Community Development performs audits of the Environmental Health Division inspection program annually to verify that the program is meeting its goals. Three inspections are completed annually: Water, Pre-Occupancy and Occupancy.

State Health and Safety Code Section 17021.6 precludes a local government from requiring a conditional use permit, zoning variance, or other zoning clearance for farm labor camps consisting of no more than 36 beds in a group quarters or 12 units designed for use by a household. Occupants of these camps could be those who do not work on the property where the employee housing is located. This state law requires that local ordinances consider agricultural employee housing as an activity that does not differ in any way from an agricultural use. Farm Labor Camps that have up to 45 beds in group quarters or 16 single-family household units are an allowed use by right in all agricultural zoning districts of the unincorporated County. The Housing Action Plan chapter includes program D6 to amend the Zoning Code to allow Farmworker Housing by-right in all Zoning Districts where Agriculture is a primary use.

Short-Term Rentals

Per the County Zoning Code, a short-term rental is an Accessory Use allowed on all residential properties to rent all or a portion of the property for transient occupancy. Transient Occupancy is defined as the use of any room or rooms for lodging or sleeping purposes for a period of time not to exceed 29 consecutive days per stay. Short-term rentals may occur year-round, but are limited to no more than 29 total days per rental party per year.

Short-Term Rentals are allowed if they meet the following Use Standards (per Section 3.9.3.AA of the Zoning Code):

- The property owner or renter (with long term lease) lives on-site a minimum of six months per year, and can provide proof of residency.
- Maximum occupancy shall not exceed more than two adults per bedroom.
- No public or commercial events permitted.

The County restricts short-term rentals in favor of long-term rentals. The County does not permit short-term rental operations as the primary use of a residential property. In addition, an ADU cannot be used for short term rental activity unless it was a permitted ADU prior to January 1, 2020. JADUs and Guest Houses cannot be used for short term rental activity in any circumstance.

Property owners must apply for a Short-Term Rental (STR) Permit and pay a fee of $270.66 to operate a short-term rental. STR Permits are only valid for one year from issuance. If the STR permit is approved, the applicant must apply for a business license and register to pay the Transient Occupancy Tax.

Neighborhood Preservation Areas and Special Planning Areas

Neighborhood Preservation Areas (NPAs) were created to preserve neighborhood characteristics through special regulations not found in the Zoning Code. The NPAs include special regulations applied within the plan area in lieu of the requirements contained in the zone or zones with which the NPA zone is combined.

The NPA zone may specify the extent of yard areas, lot area, lot width, public street frontage requirements, height limitations, or other development standards. There are 21 NPAs in the unincorporated County. NPAs are in Title VI of the Zoning Code.

Similarly, the Special Planning Areas (SPA) zoning designation was created to regulate property in areas that have unique environmental, historic, architectural, or other features that require special conditions not provided through standard zoning regulations. Special conditions and regulations, such as a list of permitted uses, performance and development requirements relating to yards, lot area, intensity of development on each lot, parking, landscaping, and other design standards are defined in the SPA zone, as established by ordinance. There are 52 SPAs in the unincorporated County. SPAs are in Title V of the Zoning Code.

The intent of NPAs and SPAs is to preserve neighborhoods with unique features and characteristics and to provide for a greater range or mix of uses in an area. However, the NPAs and SPAs can actually serve as barriers to housing because they tend to be more restrictive than standard zoning designations. The sheer number of NPAs and SPAs is also burdensome. County staff will identify those NPAs and SPAs that may serve as a barrier to housing and either rescind or amend them. This action is included as program B6 in the Housing Action Plan Chapter of this Housing Element.

Countywide Design Guidelines

The Countywide Design Guidelines establish design principles to implement the County's General Plan. There are separate chapters for each land use including Single Family; Multi-family; Commercial; Office, Business Park, Institutional, and Industrial Development; Village Centers/Mixed-Use; and New Communities. The design review hearing body levels for typical residential projects are described in detail in the Permit and Entitlement Process for Typical Residential Projects section below. The Countywide Design Guidelines are available on the County's website[8].

Single-Family Design Guidelines

The Single-Family Design Guidelines Chapter includes a list of guidelines organized by the following sections: Neighborhood Site Design Standards, Building Design Standards, and Landscape / Site Elements Design Standards. The Neighborhood Site Design Standards section covers topics such as subdivision street and block patterns and lot size and configurations. The Building Design Standards sections includes topics like building scale and massing and architectural styles. While the Landscape / Site Elements Design Standards section includes planting and landscaping and parks, open space and drainage/flood facilities. Active Design Principles are located throughout each of the sections.

Multifamily Design Guidelines

The current Multifamily Design Guidelines are subjective and flexible in nature. This flexibility can work in an applicant's favor because a project does not have to comply with every guideline listed in order for the hearing authority to find it "in compliance" with the Design Guidelines. However, this subjectivity can also create ambiguity and uncertainty for applicants and staff. The County is in the process of revising the Multifamily Design Guidelines Chapter to identify objective design standards instead. Each project will be required to meet the design standards, or utilize incentives to deviate from those design standards. The update will also remove the community context determination from the chapter. The intent of these updates is to increase the certainty of design review outcomes, make the document simple and user-friendly, and ensure consistency with State housing law, such as SB 35 (Wiener, 2017). It is anticipated that the County Board of Supervisors will adopt these updated by January 2022. Compliance with SB 35 is discussed in more detail in the Streamlined Approval for Affordable Housing section below.

[8] https://planning.saccounty.net/applicants/Pages/DesignReviewProgram.aspx

South Sacramento Habitat Conservation Plan

The Board of Supervisors adopted the South Sacramento Habitat Conservation Plan (SSHCP) on September 11, 2018. The SSHCP streamlines federal and state permitting processes for development and infrastructure projects while conserving habitat. The SSHCP encompasses a 317,000-acre area in south Sacramento County and is bordered by Highway 50 on the north, San Joaquin County on the south, El Dorado County and Amador County to the east, and the Sacramento River to the west, including Galt and most of Rancho Cordova. The SSHCP is led by a multi-jurisdiction collaborative that includes Sacramento County; the cities of Rancho Cordova and Galt; the Sacramento County Water Agency; the Sacramento Regional County Sanitation District; and the Capital SouthEast Connector Joint Powers Authority. Within the SSHCP plan area, 36,282 acres will become part of an interconnected preserve system, including approximately 1,000 acres of vernal pool habitat. Twenty-eight plant and wildlife species, and their natural habitats, will be conserved under the plan.

In addition to creating a large preserve area, the SSHCP will streamline state and federal permitting requirements of the Endangered Species Act and Clean Water Act. Projects subject to the State and Federal Endangered Species Act and Clean Water Act benefit from a streamlined permit process. The SSHCP also supersedes the County Swainson's Hawk methodology for habitat compensation. In some cases, projects that were previously considered to have minimal habitat value, such as grassland habitat, will be required to pay SSHCP mitigation fees although the project may not have been subject to similar habitat mitigation fees prior to SSHCP adoption. This is due to additional local oversight of habitat impacts, which may have been missed at the State and Federal level, and the regional approach to habitat mitigation and conservation rather than a project level individual species approach. This will increase the cost of development for certain projects. However, the average project will pay smaller mitigation fees, particularly projects that impact wetlands and other waters. The mitigation fees for land cover types currently range from $17,759 per acre for agriculture to $209,567 per acre for vernal pools and may be subject to annual adjustment.

Affordable Housing Ordinance

The County's current Affordable Housing Ordinance became effective on March 27, 2014. The Ordinance requires developers to pay a fee per each habitable square foot of each market rate residential unit or comply using another option. Fees collected through the Affordable Housing Ordinance are used to produce housing affordable to lower-income households. The fee is currently set at $3.04 per habitable square foot and is adjusted annually based on the Building Cost Index 20- City Average. In addition to payment of the fee, developers may also take one of the following actions to comply with the Affordable Housing Ordinance:

- Enter into a development agreement with the County for a fee credit for land dedication, construction of affordable housing units, or other mechanisms that will lead to production of affordable units during the entitlement process for your residential project.
- Purchase credits for affordable housing units banked with SHRA.
- Comply with Existing Affordable Housing Plan approved at the time planning entitlement was approved. If the approved affordable housing plan consists of a fee, then the fee would be set by program guidelines.

CODES AND ENFORCEMENT

Building Codes

Building codes establish minimal standards and specifications for structural soundness, safety, and occupancy. State law (California Code of Regulations, Title 24) requires cities and counties to adopt minimum residential construction standards based on industry uniform codes. The latest version of Title 24 includes the 2019 Building Energy Efficiency Standards. This Code includes adopted mandatory building regulations for all new construction to achieve reductions in greenhouse gas emissions, energy consumption

and water use. New requirements include residential photovoltaic systems for all new residential development.

The County regulations on building construction adhere to the most recently approved edition of the California Building Standard Code (CBSC), the Uniform Mechanical Code, the Uniform Plumbing Code, and the National Electrical Code. Only two County amendments to the codes have been adopted, neither one adding significantly to the cost of a housing unit. The first amendment requires gravel to be placed under concrete slabs for drainage purposes. The second amendment requires a 100-ampere (amp) main disconnect in all residential structures.

The Sacramento County Building Permits and Inspection Division, within the Office of Development and Code Services, is primarily responsible for enforcing building codes. Building code enforcement is 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. The usual process after the receipt of a complaint is to conduct a field investigation. If the complaint is found to be valid, voluntary compliance is elicited through a combination of letters and phone calls and/or site visits. In extreme cases where deficiencies are severe and appeals for voluntary solutions to alleviate problems are unsuccessful, the County may declare the unit as a safety and health hazard and legal compliance may be forced through action taken by the County Counsel's office.

Enforcement of building codes is typical of all California jurisdictions and, therefore, is not a significant governmental constraint.

ONSITE AND OFFSITE IMPROVEMENT STANDARDS

This section identifies and analyzes required improvements to street widths, curbs, gutters, sidewalks, water and sewer connections, landscaping, circulation improvement, and any other onsite/offsite improvement required by Sacramento County that could potentially be a constraint to the development of housing. In addition, it describes generally applicable level of service standards and mitigation thresholds.

It is important to recognize that improvement standards exist to set a uniform and equitable development framework that assures access for all people. Sidewalk, landscaping, transit and curb improvements benefit people with mobility devices, pedestrians and cyclists. People may choose to not own a car and instead use that money for housing when a neighborhood provides equitable access to a variety of travel modes. As such, it is not always appropriate to conclude that requiring new housing to construct its fair share of improvements is an impediment to housing. It may actually support a person's ability to secure housing they can afford by eliminating reliance on one or more vehicles as a source of transportation.

The following is a description of Sacramento County's most common roadway and sidewalk standards in residential areas.

Improvement Standards

Sacramento County publishes its adopted 2018 improvement standards on the County Engineering Section webpage. These standards cover the design of streets, streetlights, sound barriers, sanitary sewer, water supply, and storm drain systems.

Current standards for common residential roads are as follows:

- 32-foot street width with 5-foot attached sidewalk or 5-foot detached sidewalk separated from the curb by 6-foot landscaped buffer for minor residential streets serving less than 400 units.
- 38-foot street width with 5-foot attached sidewalk or 5-foot detached sidewalk separated from the curb by 6-foot landscaped buffer for primary residential streets serving more than 400 units but less than 700.
- 48-foot street width with 5-foot sidewalk separated from the curb by 8-foot wide landscaped buffer for collector streets serving more than 700 residential units.

- 60-foot street width with 5-foot sidewalk separated from the curb by 8-foot wide landscaped buffer for major collector streets.
- In pedestrian districts (as identified in the Pedestrian Master Plan), the required sidewalk width is 8 feet. Also, commercial corridors may require higher-level of development standards which may include additional rights-of-way and wider sidewalks to encourage greater use.

Sacramento County also has landscaping requirements including water efficiency requirements that are required pursuant to State law. Additionally, consistent with State law, Sacramento County has changed CEQA triggers of traffic impact from a Level of Service (LOS) standard to a Vehicle Miles Traveled (VMT) standard. Local traffic analyses are still required to determine the need for traffic improvements related to safety and overall level of service but this analysis occurs outside of CEQA. Per Circulation Element Policy CI-9, these thresholds are LOS D in rural areas and LOS E in urban areas unless not feasible.

None of the County's thresholds or off-site improvement standards specifically target residential uses. The County does not use improvement standards or level of service thresholds as a means to restrict or discourage residential development and the provision of housing. In fact, the County provides numerous allowances for relief from improvement standards. For example, the Sacramento County traffic analysis guidelines contain screening thresholds that allow smaller projects to avoid traffic impact analysis, and therefore the time, expense and off-site improvements associated with such analysis, if their estimated average daily trips are less than 1,000 and peak hour trips are less than 100. The published improvement standards allow a developer in an infill area with less than 300 feet of frontage, to request to build improvements to older standards. As another example, Sacramento County Code 16.120.050 provides a 15-month fee deferral program for single- and multi-family development projects for their transportation development fee. Additionally, County Code 12.03.050 provides time deferment of improvements when less than 50 percent of the street frontage within ¼ mile of the project is improved or if costs are equal to or greater than 20 percent of the fair market value of the unit.

Water and Sewer Connections

In Sacramento County, regional sewer treatment and collection is handled by the Sacramento Regional County Sanitation District (SRCSD) and local neighborhood level collection (less than 10 million gallons per day, AKA trunk sewer and smaller) is handled by the Sacramento Area Sewer District (SASD). One of over 20 private water purveyors or the Sacramento County Water Agency provides water service in Sacramento County.

For sewer service, the developer must construct all lines within a subdivision and pay a trunk connection fee to SASD per dwelling unit. In addition to the connection fee, the developer must pay a fee to SRCSD for each single-family unit constructed. If the development is located in an area of the County where annexation to the sanitary district becomes necessary, an additional annexation fee is required. There are similar connection fees for water, which vary depending on the exact location of the lot and the water purveyor providing the service. The County's sewer and water service providers do not restrict the number of water or sewer connections but do have an overall service capacity and operate on a first come, first serviced basis.

Program B12 in the Housing Action Plan Chapter ensure compliance with California Government Code Section 65589.7, which requires the County to prioritize providing water or sewer services to proposed developments that include housing units affordable to lower income households.

FEES AND EXACTIONS

This section identifies and analyzes permit processing and planning fees, development and impact fees as well as fee deferral and waiver programs.

Project Application Fees

The County charges fees for processing land use entitlement requests. These fees are intended to cover the County's costs of reviewing and preparing recommendations on variety of minor and major development proposals. Table 42 summarizes planning application fees that were effective as of January 7, 2019. Many

of the fees are billed on a time and materials basis and increase each year based on actual costs and to reflect Cost of Living Adjustments (COLAs) and similar increases in overhead. Lower level items are a flat fee which has not been indexed and requires an increasing amount of general fund subsidy each year

For the time and materials projects, actual fees charged often match the deposit amount but there are situations where the fees exceed the deposit. The Office of Planning and Environmental Review consults with affected groups, including building industry representatives, before revising these amounts.

In response to a comment received during the Housing Element review process regarding the impact of the cost of Conditional Use Permit (CUP) fees on housing, an analysis of fees charged in recent years concludes that such fees are not an impediment to housing production. For example, in Fiscal Year 19-20, there were eight total projects where a use permit to the Planning Commission was the entitlement and none of those were for housing projects. In Fiscal Year 20-21, there were a total of five projects where a use permit to the Planning Commission was the entitlement of which two were housing projects; however, one was for a single-family home on a site with sensitive environmental and cultural resources that triggered CEQA review while the other was for a 20-unit infill project on a site under one acre in the Business Professional (BP) zone. Program B7 in the Housing Action Plan Chapter addresses removing the CUP requirement for multifamily in the BP zone. CUPs are used for projects that need to deviate from standards and warrant significant staff time or analysis.

Table 42: Planning Application Fee Schedule, 2019

Application	Fee
General Plan Amendment – Board of Supervisors	$28,744.00
Community Plan Amendment and Rezone – Board of Supervisors	$25,502.00
Rezone – Board of Supervisors	$25,137.00
Tentative Subdivision Map – Planning Commission	$17,245.00
Parcel Map – Subdivision Review Committee	$11,900.00
Conditional Use Permit – Planning Commission	$14,862.00
Conditional Use Permit – Zoning Administrator	$8,902.00
Special Development Permit – Zoning Administrator	$7,527.14
Design Review – Planning Commission	$9,048.00
Design Review – Major	$3,145.45
Design Review – Minor	$1,139.05

Source: Sacramento County Planning Application Fee Schedule, effective January 7, 2019.

Impact Fees

The following sections cover fees collected for the County and special districts that are used to finance the cost of major capital improvements or mitigate project-related impacts.

All development impact fees are publicly accessible on the County Engineering Division webpage. Applicants may also submit a Development Impact Fee Calculation Request Form to the Site Improvement & Permit Section (SIPS) to receive an estimate of the total impact fees that may be assessed for their project. In compliance with Government Code Section 65940.1, the County's fees, Zoning Code, Design Guidelines, and Affordable Housing Ordinance are all posted to the County's website.

Transportation Development Fees

The Sacramento County Department of Transportation administers a suite of funding sources to finance transportation improvement projects and programs. These sources include federal, state and local funding programs that allocate funds through direct subventions, formula allocations, competitive grants and earmarks. Two of the development related funding programs include the Sacramento County Transportation Development Fee (SCTDF) and Transit Impact Fee (TIF) Program and the Sacramento Countywide Transportation Mitigation Fee (SCTMF).

The purpose of the SCTDF/TIF Program is to fund improvements to the County's roadway, transit, bicycle and pedestrian facilities needed to accommodate travel demand generated by new development through 2050. It includes six fee districts encompassing the entire unincorporated area, each District with its own fee schedule. The SCTDF/TIF fee rates are adjusted annually based on Caltrans construction cost indices. Allocation of SCTDF/TIF funds to specific projects is based on project need and the availability of revenues within the program. Fee revenue availability is dependent upon the level of development activity. The per unit cost for a single family development less than 1,200 square feet ranges from $1,382.14 (Mather) to $19,644.20 (District 3). The per unit fee for multifamily development ranges from $895.25 (Mather) to $12,724.08 (District 3).

In 2004, Sacramento County voters approved a 30-year extension to the Measure A transportation sales tax. In addition to the sales tax extension, voters adopted the SCTMF that establishes a uniform development fee to be collected by all Sacramento County jurisdictions on new building permits. The fee studies and nexus analysis for the SCTMF were developed and adopted by the Sacramento Transportation Authority (STA). The County collects the fees with the issuance of new building permits in accordance with an agreement with the STA which defines all requirements associated with the collection, administration and use of the SCTMF. SCTMF fees are updated annually. SCTMF fees are reduced for senior housing projects. The per unit cost for single family projects that cater to senior households is $1,064 compared to $1,329 per unit for all other single family homes. The cost per unit for multifamily projects that cater to senior households is $796 compared to $930 per unit for other multifamily projects. These fees, as cited, are applicable through June 30, 2021.

Sewer Connection Fees

The Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD) work in tandem to collect and treat wastewater. SASD is primarily responsible for collection at the local level, while SRSCD is a regional provider and is responsible for the larger conveyance pipes, known as interceptors, and wastewater treatment.

The SASD collects fees for any parcel connecting to the sewer system for the first time. The fair-share contribution cover costs associated with planning, design, construction, installation, administration, debt services, and other related costs for the District's sewer collection system. Two factors determine SASD's connection fee amounts, whether the subject parcel was legally created prior to July 1, 2003, and whether the site is located within the confines of a defined "relief" or "expansion" area. Generally, relief areas are defined as build out or urbanized areas, such as Orangevale, Arden Arcade and Carmichael. The bulk of the expansion areas in the County are located south of Highway 50. Connection fees for single-family uses on sites created prior to July 1, 2003 are $748 per unit in relief areas and increase to $3,301 per unit in expansion areas. Of the $3,301 per unit cost in expansion areas, SASD covers $530 and the developer covers the remaining $2,771. The post-July 1, 2003 fee structure changes to a per net acre calculation; the fee is $4,489 per acre in relief areas and $19,806 per acre in expansion areas. Of the $19,806 per acre cost, SASD covers $3,177 and the developer covers the remaining $16,628. Fees for connection to multifamily projects are $4,489 per acre in relief areas and $19,806 per acre in expansion areas with the same breakdown of SASD versus developer costs. These fees, as cited, are applicable through June 30, 2021.

The SRCSD also charges sewer impact fees categorized by new communities and infill communities. The district's connection charge for single-family development in new growth areas is $6,479 per dwelling and $3,602 per unit for infill projects. The district's connection charge for multifamily development in new growth areas is $4,859 per dwelling and $2,701 per unit for infill projects. The district assesses a reduced

fee of $3,887 per unit in new growth areas and $2,161 per unit in infill areas for age-restricted residential development.

Drainage Fees

The Drainage Division of the Sacramento County Department of Water Resources provides drainage facilities and maintenance within the unincorporated area of Sacramento County. The Drainage Division facilitates the construction of drainage facilities, is responsible for the maintenance of drainage facilities, and provides minor improvements to existing facilities. Funding sources differ for construction and maintenance of drainage facilities. Property owners often finance construction of facilities. Drainage fees are collected at the time the property is developed and such funds are used to construct trunk drainage facilities. The current drainage fees vary based on the zone of the new residential development (Zone 11A, 11B or 11C), when the development was approved, the density of the development and the amount of impervious surface created by the development. For example, a development of four single family dwelling units on one acre in Zone 11A would cost $17,786 total and $4,447 per unit. A development of 20 multifamily units on one acre in Zone 11A would cost $22,350 total and $1,117.5 per unit.

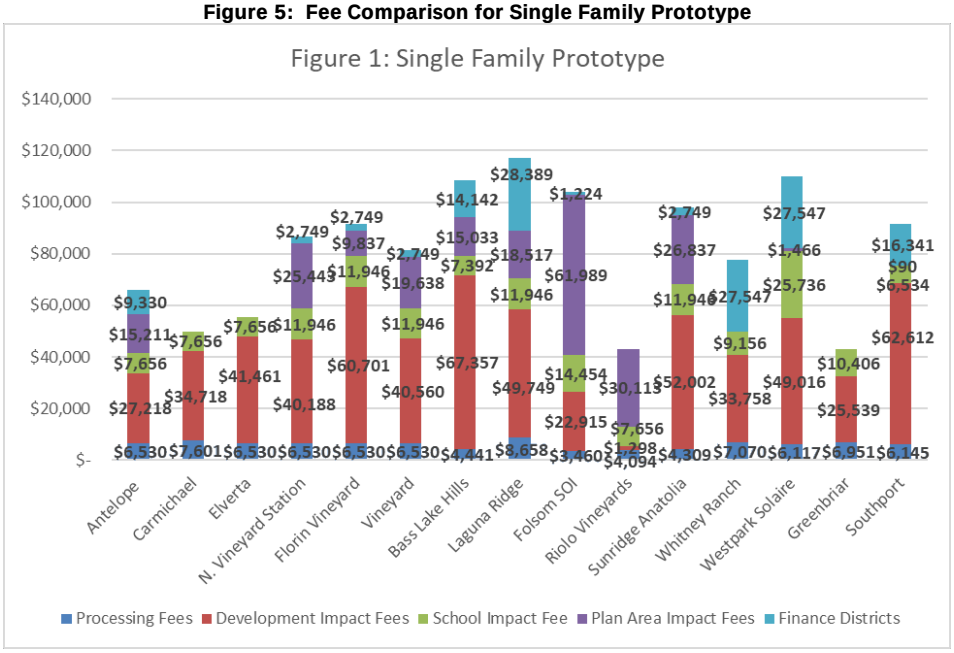
Public Facilities Financing Plan Areas

Examples of area-specific financing plans include the Antelope Public Facilities Financing Plan Development Impact Fee Program (Antelope Fee Program), the Mather Field Public Facilities Financing Plan, the North Vineyard Station Specific Plan Development Impact Fee Program (NVS Fee Program), and the Florin Vineyard Community Plan Fee Program (FVCP Fee Program). All of these programs help fund various levels of roadway and transit improvements, water supply and drainage facilities, parks, and library facilities. The County typically collects impact fees at the time of building permit issuance rather than upfront or at project initiation. Deferment of fees can be a significant benefit to project developers.

Comparison with Other Jurisdictions

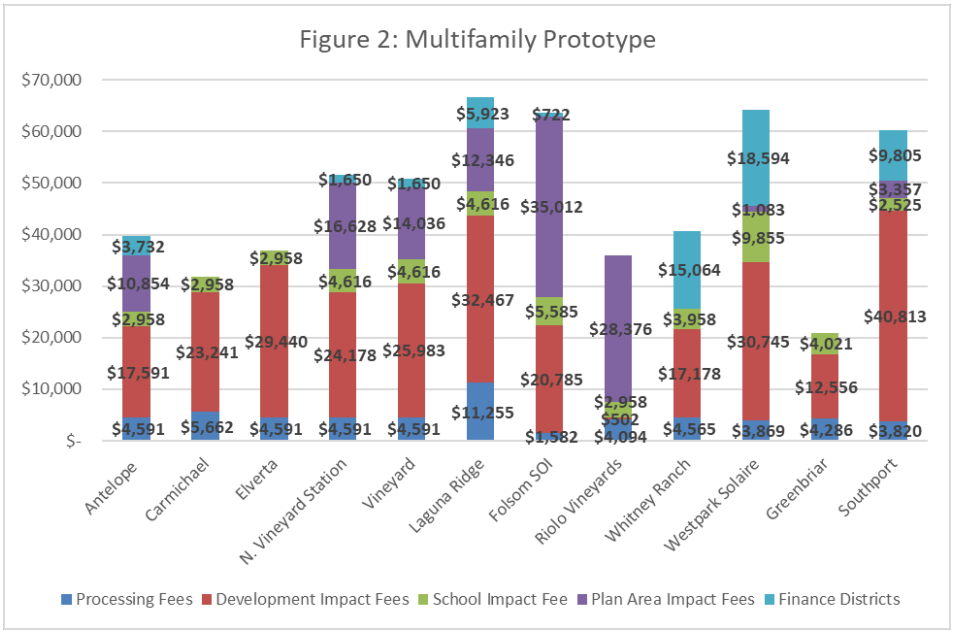
County staff prepared a residential fee comparison analysis for processing fees, development impact fees, school impact fees, plan area impact fees and finance districts in 2019. Figure 5 illustrates fees for a single family prototype while Figure 6 illustrates fees for a multifamily prototype. The analysis found that the Sacramento County financing plan area fees for single family development are comparable or even less than fees for new development areas in surrounding jurisdictions, such as Bass Lake Hills in El Dorado County, Laguna Ridge in Elk Grove, and the Folsom Sphere of Influence. Similarly, the analysis found that Sacramento County financing plan area fees for multifamily development are less than fees for areas such as Laguna Ridge in Elk Grove, Westpark Solaire in Roseville, and the Folsom Sphere of Influence. The County's existing communities, such as Carmichael and Elverta, tend to have even lower fees. Some new development areas such as Greenbriar in the City of Sacramento, have substantially lower fees for both single and multifamily development.

Figure 5: Fee Comparison for Single Family Prototype



Source: Sacramento County Special Districts staff, 2019

Figure 6: Fee Comparison for Multifamily Prototype



Source: Sacramento County Special Districts staff, 2019

A comment was received during the Housing Element review process regarding the offsite infrastructure costs to develop in some plan areas, including specifically the North Vineyard Station Specific Plan (NVSSP) area. Staff note that there have been units constructed in the Vineyard area including 1,400 units in the NVSSP. The adjacent Florin Vineyard Community Plan (FVCP) area is planned to accommodate 9,919 residential units of which 301 are constructed, 1,309 are approved and 935 units are pending approval.

County staff and the Board of Supervisors have been very focused on appropriately managing fee costs, while still ensuring that adequate infrastructure and services can be provided in these new growth areas. Since the initial assessment of potential governmental and non-governmental constraints, several specific actions have been undertaken.

On April 20, 2021, County staff presented to the Board recommendations for County participation in the Bond Opportunities for Land Development (BOLD) financing program and expansion of the County's existing participation in the Statewide Communities Infrastructure Program (SCIP). The BOLD and SCIP programs were created by the California Municipal Finance Authority (CMFA) and the California Statewide Communities Development Authority (CSCDA), respectively, to offer a means to finance new or continuing construction of infrastructure and public facilities through bonds issued by the CMFA and CSCDA. The BOLD and SCIP Programs are designed to help public agencies and land developers throughout the State work together to effectively finance public infrastructure projects and development impact fees. These two programs are another option to the existing ability for developers to form Mello-Roos community facilities districts to pay for infrastructure.

On March 23, 2021, the Board directed staff to update the Transportation Mitigation Strategy for the North Vineyard Station Specific Plan and to amend the Specific Plan to implement this strategy. This is intended

to build upon a prior action taken in June 2020 where the Board approved an Interim Transportation Mitigation strategy for the Florin Vineyard Plan area to facilitate development of at least 1,325 units. This action was based on the fact that the County has funding to deliver certain roadway improvements (South Watt Avenue/Elk Grove Florin Road widening and Jackson Road/Bradshaw Road intersection improvements) with other funding sources, thereby relieving the plan area developments from the cost of those major roadway improvements. The more recent March 2021 approach is intended to facilitate the near term construction of at least 4,070 units by deferring some road improvements such that plan area development does not have to carry those costs long term. This Transportation Strategy will developed by the end of 2021 and formally adopted into the Plan during 2022.

Therefore; with the steps taken by Sacramento County to reduce infrastructure cost and facilitate the construction of housing units in the NVSSP and Florin Vineyard Plan area these costs have been lessened and are not a constraint to development.

Deferral and Waiver Programs

The County's impact fees may constitute a significant barrier to residential development. In order to delay or reduce these costs, the County has adopted the Fee Deferral Program for Residential Projects and the Affordable Housing Fee Deferral and Waiver Program.

Under the Fee Deferral Program (Sacramento County Code 16.120), single-family and multifamily development projects may receive deferrals for the following County fee programs: Antelope Public Facilities Financing Plan Area, North Vineyard Station Specific Plan Area, Vineyard Public Facilities Plan Area, and SCTDF and TIF. The Fee Deferral Program allows for a fee deferral period of up to 15 months from the date of issuance of permits.

The Board of Supervisors also adopted the Affordable Housing Fee Deferral and Waiver Program (Sacramento County Code 16.100) to reduce the fee burden for affordable housing projects. Qualifying projects are those with at least 10 percent of units affordable to very low-income households or at least 49 percent of units affordable to low-income households. Qualifying projects may receive deferrals or waivers for the following County fee programs: Antelope Public Facilities Financing Plan Area, North Vineyard Station Specific Plan Area, Vineyard Public Facilities Plan Area, and SCTDF and TIF. In addition, qualifying projects may also apply for fee deferrals or waivers from impact fees assessed by SASD, SRCSD, and SCWA. Waivers are capped annually at 200 units or 5 percent of residential permits issued in the County in the previous year, whichever is greater.

The County will consider adopting amendments to the existing fee deferral and waiver programs or adopting additional fee waiver or deferral programs to delay and/or reduce the development of affordable housing. Potential amendments include increasing the annual waiver cap. This action is included as program B10 in the Housing Action Plan Chapter of this Housing Element.

PROCESSING AND PERMITTING PROCEDURES

This section describes and analyzes the types of permits, extent of discretionary review including required approval findings, procedures, and processing time required for residential development by zoning district. Non-discretionary staff level approvals are addressed in the following section. The section describes and analyzes the permit and entitlement process for a typical single-family unit, multifamily project, and accessory dwelling unit. It describes and analyzes all permits applicable to residential development, including conditional use permits and other mechanisms that place conditions and performance standards on development.

The County's hearing authorities involved in the consideration of discretionary housing developments ranging in authority from lowest to highest are: Zoning Administrator (a management-level staff acting as a hearing authority), Subdivision Review Committee, Planning Commission, and the Board of Supervisors. When a project is not principally permitted or does not meet development standards, it must receive approval from the designated hearing authority. Projects that are permitted and meet development standards are able to undergo a staff level Design Review, which is explained later in this section. Generally, the cost, complexity and timeframe required for approval rises with the level of hearing body. Since the

last Housing Element update, the County has completed a major update to its Zoning Code. The intent of the update was to lower the approval body authority required for entitlements and to allow more uses by right, streamline processing, reduce certain standards, and provide more certainty to developers.

Table 43 below summarizes the Zoning Code's required approval authority for various residential uses. For residential uses consistent with the General Plan, Community Plan and Zoning, the highest hearing body approval required is a Conditional Use Permit from the Planning Commission. The County does not require Board of Supervisors approval for any residential land uses that conforms with zoning. As shown, the County allows attached single-family and multifamily uses by right in all multi-family zones of 15-units to the acre and higher, all mixed-use zones and in the Limited Commercial (LC)[9] and General Commercial (GC) zones. Single-family housing is allowed by right in all agricultural, residential, and multi-family zones and most mixed-use zones. The Zoning Code currently allows duplexes and halfplexes by right in zoning districts RD-15 through RD-40 and with a Use Permit from the Zoning Administrator in zoning districts RD-5, RD-7 and RD-10.

The County is exploring the potential for further amendments to the Zoning Code to permit multifamily projects by right in the BP zoning district. The County will also explore amendments to the Zoning Code to allow for more missing middle or naturally occurring affordable housing product types. These actions are included as implementation programs in the Housing Action Plan Chapter of this Housing Element. In addition to these changes, the County is exploring an increase in the number of zoning districts that would allow duplexes and halfplexes by right through the County's SB 2 Planning Grant Program.

[9] Note that the LC zone is inclusive of the former Shopping Center (SC) zone.

Table 43: Zoning Code Table 3.1: Allowed Uses

KEY			
P=Permitted Primary Use	UPZ=Conditional Use Permit by the Zoning Administrator	UPB=Conditional Use Permit by the Board of Supervisors	Grey Boxes=Refer to Applicable Use Standards in Sections Identified
UPM=Minor Use Permit	UPP=Conditional Use Permit by the Planning Commission	A=Permitted Accessory Use	
		TUZ=Temporary Use Permit by the Zoning Administrator	

Zoning Districts	Agricultural			Agricultural Residential		Residential					Recreation			Mixed Use			Commercial			Industrial			Use Std.
Use, Service, or Facility	**AG-20 through AG-160**	**UR**	**IR**	**AR-10, AR-5**	**AR-2, AR-1**	**RD-1, RD-2**	**RD-3, RD-4**	**RD-5, RD-7, RD-10**	**RD-15 through RD-40**	**RM-2**	**RR**	**O**	**C-O**	**NMC**	**CMC**	**CMZ**	**BP**	**LC**	**GC**	**MP**	**M-1**	**M-2**	
Duplex or Halfplex								UPZ[10]	P	P													3.5.1.B
Multiple Family								UPZ[11]	P					P	P	P	UPP	P	P				3.5.1.C
Single Family Attached		UPZ	UPZ			UPZ	UPZ	UPZ	P	UPZ	UPZ			P	P	P	UPP	P	P				3.5.1.D
Single Family Detached	P	P	P	P	P	P	P	P	P	P	P	UPP		P	UPM	P	UPP						3.5.1.E
Mobile/Mfg. Home	P	P	P	P	P	P	P	UPM	UPM	P	UPM	UPP											3.5.1.G

[10] In the RD-5 and RD-7 zoning districts, permitted subject to issuance of a conditional use permit by the Zoning Administrator; in the RD-10 zoning district, the use is permitted by right. Permitted by right in any of the residential zones listed in this category for corner lots.
[11] Use is conditionally permitted, as noted, only in the RD-10 Zoning district. Not permitted in the other referenced zoning districts.

Table 43: Zoning Code Table 3.1: Allowed Uses

KEY			
P=Permitted Primary Use	UPZ=Conditional Use Permit by the Zoning Administrator	UPB=Conditional Use Permit by the Board of Supervisors	Grey Boxes=Refer to Applicable Use Standards in Sections Identified
UPM=Minor Use Permit	UPP=Conditional Use Permit by the Planning Commission	A=Permitted Accessory Use	
		TUZ=Temporary Use Permit by the Zoning Administrator	

Zoning Districts	Agricultural			Agricultural Residential		Residential					Recreation			Mixed Use			Commercial			Industrial			Use Std.
Use, Service, or Facility	**AG-20 through AG-160**	**UR**	**IR**	**AR-10, AR-5**	**AR-2, AR-1**	**RD-1, RD-2**	**RD-3, RD-4**	**RD-5, RD-7, RD-10**	**RD-15 through RD-40**	**RM-2**	**RR**	**O**	**C-O**	**NMC**	**CMC**	**CMZ**	**BP**	**LC**	**GC**	**MP**	**M-1**	**M-2**	
Mobile Home Park										P			UPZ				UPP	UPP					3.5.1.H
Res. Care Home[1]	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPM	UPM	UPZ	UPP	UPZ	P	P	P	P	P	P				3.5.1.I
Condo Conversions						UPP	UPP	UPP	UPP	UPP				UPP	UPP	UPP	UPP	UPP	UPP				3.5.1.J
Emergency Shelter																			P		P		3.5.2.A
Farm Worker Housing	P	P	P																				3.5.2.B
Single Room Occ. Unit									P										P				3.5.2.C
Acc. Dwelling Unit/Junior	A	A	A	A	A	A	A	A	A	A	A	UPP		A	A	A	UPP	A	A				3.9.3D

Allowed in multifamily and RM-2 zones only if developed as a duplex or halfplex.

Permit Processing Times

The time it takes to review and approve a residential development proposal can increase the cost of construction due to inflation and the developer's carrying costs during this period. The County has monitored the length of time it takes to process several different types of applications, from General Plan amendments to use permits. Table 44 provides an estimated time for completion for these types of applications.

The County must comply with procedural requirements set forth in State law for environmental review, subdivision review, and planning actions, including General Plan amendments, rezoning, and use permits. State law establishes hearing requirements, review periods, public notification, and time limits for various actions with which local governments must comply. The requirements are not only mandatory but must be completed in a specific order.

The County has adopted several strategies to reduce approval times for residential development proposals and the impact that lengthy approval processes have on development costs. These strategies include using administrative review and approval for certain types of development proposals, permitting multifamily and special needs housing by right (without a conditional use permit) in specified zones, adopting specific conditional use permit criteria to reduce uncertainty in the decision-making process, and establishing the Project Review Committee to identify issues early in the process (described in more detail below).

Table 44: PLANNING APPLICATION PROCESSING TIMES

Application	Estimated Time for Completion[1]
General Plan Amendment – Board of Supervisors	18-24 months
Community Plan Amendment and Rezone – Board of Supervisors	12-24 months
Rezone – Board of Supervisors	12-24 months
Tentative Subdivision Map – Planning Commission	6-12 months
Parcel Map – Subdivision Review Committee	4-8 months
Conditional Use Permit – Planning Commission	8-12 months
Conditional Use Permit – Zoning Administrator	6-10 months
Special Development Permit – Zoning Administrator	5-10 months
Design Review – Planning Commission	4-6 months
Design Review – Major	90 days
Design Review – Minor	60 days

[1] Timelines are estimated from date of application submittal to the date of the final hearing authority's action on an entitlement request

Source: Office of Planning and Environmental Review staff, 2020

To minimize disruptions in the project review process, staff works with the applicant to achieve a completed application that conforms to the various procedural, design, and zoning requirements. Processing times vary depending on the size and complexity of the project, the completeness of the application, and the conformance of the project to the Zoning Code requirements. This process often takes place before the formal submittal of an application and review period begins.

Permit and Entitlement Process for Typical Residential Projects

Design Review is required for residential subdivisions and lot division requests over a certain size as described in County Zoning Code Section 6.3.2. Design Review is processed concurrent with the subdivision process. Design review is not typically required for new homes on existing lots and in most cases, the construction of a single-family residence is only subject to the issuance of a building permit provided the zoning and parcels are in place. However, there are certain limited areas in the County and circumstances where an applicant will have to attain additional entitlements, such as a use permit, or undergo a staff-level design review. This raises the cost of development for the applicant but not to a significant degree. For example, an applicant constructing a residence in the Parkway Corridor Combing Zone that is visible from the American River Parkway but outside of an erosion zone will be required to pay fees for a staff level design review, which is relatively inexpensive compared to discretionary entitlements (Table 42~~Table 42~~) and usually takes 1 to 3 months to complete.

Multifamily projects are typically subject to a design review using the adopted Multifamily Design Guidelines, and issuance of building permits if the zoning is in place. Projects that have 150 units or less are required to attain a "staff level" design review while projects comprising more than 150 units are subject to the approval of a non-discretionary design review by the Planning Commission. A staff level design review takes significantly less time and money to attain than that reviewed by the Planning Commission.

Pursuant to the Interim Accessory Dwelling Unit Standards, ADUs and JADUs that comply with development standards are allowed by right in most zones in Sacramento County (Table 43). ADUs and JADUs that do not meet required development standards must request deviations through the Special Development Permit process. This process is described in more detail below.

Project applications are initially reviewed by the Project Review Committee (PRC), which can identify potential problems early in the development process. Design review may initially increase the entitlement processing time for a multifamily project but the potential improvement of the project's design increases public acceptance and reduces the length of the public hearing process. Staff gives priority and special handling to affordable housing projects in order to meet funding deadlines.

Project Review Committee

The purpose of the Project Review Committee (PRC) is to reduce permit processing times for residential and nonresidential projects. The PRC meets to identify issues early in the entitlement process. This committee is comprised of representatives from County departments and outside agencies involved in the development process. There are three components to PRC review: initial review to identify any potential problems, review of conditions of approval, and troubleshooting when needed.

Community Planning Advisory Councils (CPACs)

The County established CPACs to facilitate and invite direct citizen participation in the planning process. The councils provide a forum for the review of proposed amendments to plans, zoning matters and use permits. The council's 14 geographical areas of responsibility correspond to the community planning areas established by the County. CPAC review is advisory only, and the County tries to reduce additional delay by scheduling the CPAC review concurrently with staff review of applications.

In summer 2020, the Board of Supervisors approved amendments to the CPAC process in order to streamline development approvals, reduce unnecessary continuances, comply with requirements of SB 330 allowing no more than five hearings for housing developments, and to provide more certainty to developers, while still maintaining direct citizen involvement. The major components of the process improvements include that CPACs cannot continue housing projects but must act upon them in one CPAC meeting and projects are no longer automatically bumped to a higher hearing authority when a CPAC recommends denial. This allows a controversial housing project to remain at the original hearing authority.

Conditional Use Permits

Conditional Use Permits (CUP's) are required to insure the proper integration of uses that may be suitable only in certain locations or zoning districts because of their special nature and/or potential for becoming

nuisances. Certain uses may also only be suitable when they can be controlled or designed in a particular manner. Details regarding permitted and conditional residential uses for each zone are provided in Table 43. The County uses the CUP process to establish building standards and reasonable use conditions, not to regulate the users or occupants.

Potential concerns addressed by the use permit include factors such as noise, dust, dirt, litter, fumes, odors, vibrations, and traffic congestion. Conditional uses are those that need special review to determine their compatibility with the surrounding area and to establish special conditions to maintain harmony with the neighborhood.

The County's CUP process gives three different entities decision-making responsibility over CUP applications: the Zoning Administrator, the Planning Commission and the Board of Supervisors. As projects become more complex and controversial, they are heard by the Planning Commission and/or Board of Supervisors.

The County may require guarantees in the form of bonds, cash deposits or other evidence of good faith to secure compliance with imposed conditions. Such conditions may include but are not limited to:

- dedication of right-of-ways;
- improvements of vehicle access to the subject property to County standards;
- regulation of the placement of the use or building on the subject property;
- regulation of height, number of stories;
- regulation of the nature, hours of operation, extent of use; and
- regulation of landscaping for the protection of adjoining and nearby properties.

Special Development Permits

The intent of a Special Development Permit is to balance opportunities for greater creativity and flexibility in design while still providing adequate protection of the environment and the health, safety and comfort of local residents. A Special Development Permit may be issued to: 1) encourage a creative and more efficient approach to the use of a specific area of land, 2) maximize the choice in the type of environment available to residents in the unincorporated County, 3) encourage more efficient allocation and maintenance of private open space by redistributing overall density, and 4) provide economy in housing opportunities.

The Zoning Administrator typically hears applications for Special Development Permits unless the project has bundled other entitlements requiring a higher hearing authority. However, to the County is considering reducing the hearing authority for certain projects through the creation of a staff level Special Development Permit for multifamily, duplex/halfplex, and single-family projects which deviate from development standards but do not otherwise require an entitlement. This work is being accomplished through the County's SB 2 Planning Grants Program.

Density Bonus

Sacramento County Zoning Code Section 6.5.4 incorporates the State Density Bonus Law. State Density Bonus Law incentivizes affordable housing development by allowing projects to exceed maximum residential densities and by providing waivers from development standards. AB 1763 (2019) made significant changes to State Density Bonus Law. The changes include an increased density bonus allowance; changes to housing for veterans, foster youth, people experiencing homelessness, and college students; and inclusion of a waiver of the maximum density if the project meets certain criteria.

Zoning Code Section 6.5.5 includes provisions for the Housing Incentive Program (HIP), developed as a part of the previous 2013-2021 Housing Element. HIP provides density bonus incentives to multifamily developments that include units for individuals with special needs such as large households, people with disabilities, seniors, low-income households, and veterans. New developments of at least five housing units in areas zoned RD-20 and above or commercial within the unincorporated County may be eligible for a density bonus of up to 15 percent and a waiver of one multifamily development standard.

To comply with changes to State Density Bonus law, the County must amend Zoning Code Section 6.5.4. The County is also considering amendments to HIP to provide additional incentives for housing developers. These actions are included as program E4 in the Housing Action Plan Chapter of this Housing Element.

Design Review

The Design Review Administrator (DRA) and the Design Review Advisory Committee (DRAC) review projects for conformance with Design Guidelines. The DRA review and approves staff-level non-discretionary Design Reviews while the DRAC reviews discretionary projects and provides the final hearing authority with a recommendation. Applicants whose project require a staff-level non-discretionary design review may first meet with the DRA in a pre-application meeting. After this meeting, the applicant submits application to PER for processing. The DRA reviews and approves the project's conformance with the Countywide Design Guidelines. For discretionary projects, the DRAC review occurs during the normal project review process. The DRAC prepares conformance recommendations that are included in the project staff report to the hearing authority, where the entitlements are considered as well as the design review.

Although a fee is charged for design review and design review requirements include some general standards for materials and construction quality that have the potential to increase costs, the improvement of the project's design increases public acceptance and may reduce the length of the public hearing process. In addition, as part of work related to the SB 2 Planning Grant Program, the County is currently revising the design guidelines to eliminate subjectivity and make them more objective in order to maximize developer certainty and minimize project delays.

Streamlined Approval for Affordable Housing

Sacramento County offers a streamlined approval process for affordable housing consistent with Government Code §65913.4 (SB 35, 2017). SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process and exempting such projects from environmental review under the California Environmental Quality Act (CEQA). This process does not allow discretionary public hearings; only design review or public oversight is allowed, which must be objective and strictly focused on assessing compliance with criteria required for streamlined projects as well as objective design review of the project.

Applicants intending to invoke SB 35 streamlining and ministerial approval processes must first submit a SB 35 Application Form – Preliminary SB 35 Eligibility Determination to PER along with supporting documentation, as required. If the project is determined to be eligible for SB 35 streamlining, County staff will provide an approval letter within seven days and a development application can then be filed for formal processing. Once the full development proposal is filed, PER will approve or deny the project within 90 days after application submittal for projects of 150 or fewer units, or within 180 days for larger projects.

Sacramento County also offers a Preliminary Application Form for applicants seeking vesting rights for housing developments pursuant to SB 330 (2019). After submitting their Preliminary Application and filing fee, applicants have 180 calendar days to submit a complete planning entitlement application, or the Preliminary Application will expire. The County charges a planning review fee of $165.11 for each SB 330 Preliminary Application Form.

NONGOVERNMENTAL CONSTRAINTS

This section describes nongovernmental constraints including land costs, construction costs, availability of financing, requests to develop housing at densities below that anticipated in the housing element, the length of time between approval and submittal of application for building permits, and public concerns.

LAND COSTS AND CONSTRUCTION COSTS

A study by the Terner Center for Housing Innovation[12] analyzed the costs of developing a market-rate, mid-rise, rental apartment building prototype in three different areas of California: the East Bay, the South Bay, and Sacramento. The Terner Center study determined land cost by using comparable sales of land in each of the three markets. According to the study, in Sacramento, the prototype was significantly less expensive due to lower construction and land costs.

Construction costs include labor, materials, and mechanical systems. These are also referred to as hard construction costs and they are the most significant component of any housing development. Single-story, wood-framed structures are the least costly to build, whereas multi-story steel-reinforced, poured-in-place concrete structures are the most expensive. According to the Terner Center study, the hard costs in the East Bay were the highest at $46,169,455 ($384,745 per unit). In the South Bay, the hard costs were similarly high at $42,040,091 ($350,334 per unit). In Sacramento, the hard costs were the lowest at $29,599,500 ($246,662 per unit).

The land costs are typically determined by the amount of funds that a developer has left over after accounting for their hard and soft costs, or costs associated with design. This cost includes costs associated with closing on the land, as well as due diligence reports. In the East Bay, the land cost for the prototype was the highest at $7,858,500 ($65,488 per unit). In the South Bay, the land cost was similarly high at $6,045,000 ($50,375 per unit). In Sacramento, the land cost was the lowest at $4,231,500 ($35,263 per unit).

While land and construction costs in the Sacramento area are lower than areas like the Bay Area and Los Angeles, the cost to build in California overall is high and continues to increase. According to a report on the cost to develop apartment buildings by the Terner Center[13], the per-square-foot hard costs for constructing multifamily housing in California increased by $44 between 2008-2019 and 2018, a 25 percent increase.

This increase is due, in part, to increasing costs of materials and labor trends. The increased cost of material are due to several factors, including global trade patterns and federal policy decisions, such as tariffs, as well as state and local regulations, such as building codes. In addition, the supply of construction workers in California has not kept up with the demand for construction since the recession. This shortage leads to increased labor costs and project delays, in instances where workers are either not available or leave during a job to take on a more profitable project.

AVAILABILITY OF FINANCING

The availability of financing is a critical factor that can influence the cost and supply of housing. Housing developments require capital used by developers for initial site preparation and construction and capital used by homeowners and investors to finance the purchase of units. Financing is largely impacted by interest rates. Small fluctuations in interest rates can dramatically influence the ability to qualify for a loan.

Mortgage interest rates are at historically low levels, around 3 percent for a 30-year fixed mortgage[14]. Those households that have not been monetarily impacted by the coronavirus pandemic may find that the current low rates make it easier to finance home purchases. Rates are expected to remain low in the coming

---

[12] Garcia, David. Terner Center for Housing Innovation, August 2019, *Making It Pencil: The Math Behind Housing Development*. http://ternercenter.berkeley.edu/.

13 Raetz, Hayley, et al. Terner Center for Housing Innovation, March 2020, *The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California*, ternercenter.berkeley.edu/research-and-policy/hard-construction-costs-apartments-california/.

[14] Bankrate, LLC. California Mortgage Interest Rates. https://www.bankrate.com/mortgages/mortgage-rates/california/. October 9, 2020.

years. While interest rates for development and construction are generally higher than interest rates for home purchase, financing for new construction is generally available at reasonable rates. However, the economic uncertainty resulting from the coronavirus pandemic may have lasting effects on financing throughout the planning period. Lenders may scrutinize applicants more closely than in the past, reducing the availability for financing despite affordable rates.

AB 879 REQUIREMENTS

AB 879 (2017) requires housing elements to include additional analysis of nongovernmental impediments such as the requests to develop housing at densities below that anticipated in the housing element and the length of time between approval and submittal of application for building permits.

Several large-scale residential projects are detailed in below in order to illustrate the length of time between approval and building permit application submittal. For each project listed below, the applicant waited one year or more after receiving project entitlements to apply for the first building permit for the development.

During the 2013-2021 planning period, the County received six requests to develop non-residential uses on commercially zoned sites that were included in the inventory. The Housing Action Plan chapter includes programs A6 and B7, which will incentivize residential development on commercially zoned properties and reduce the risk that commercial sites on the County's lower-income inventory develop with nonresidential uses.

The County also received two requests to develop at a lower density on a residentially zoned site in the inventory during the planning period. The Vineyard Creek Tentative Subdivision Map project is located in the Vineyard Community on a site identified in the previous Housing Element Land Inventory. The previous Housing Element anticipated that the site would develop at a density of 20 dwelling units per acre and could provide 128 units affordable to lower-income households. The developer requested to develop at 12.5 dwelling unit per acre instead, or 79 single-family units on small lots. County staff recommended denial of the project but the County Planning Commission approved the project based on the applicant's argument that it provided a "missing middle" product not otherwise available in the immediate area. The other request to develop at a lower density was for the Tierra del Sol project in the Antelope Community. The previous Housing Element anticipated that the site could provide 86 units affordable to lower-income households but the developer requested to develop 73 single-family townhomes, another "missing middle" product type. Because there were only a few projects during the planning period that requested to develop at a lower density than anticipated in the previous Housing Element, these requests do not constitute a barrier to housing production.

Table 45: Length of Time Between Entitlement Approval and Building Permit Submittal

Project Name	# Single-Family Units	# Multifamily Units	Date Entitlement Approved	Date Design Review Approved	Date of 1st Building Permit Application	Length of Time
The Cottages at Sunset	15		6/09/2015	9/2/2019	7/15/2019	4 years, 1 month
Barrett Ranch East	482	196	6/06/2017	6/06/2017	9/14/2020	3 years, 3 months
Vineyard Creek Tentative Subdivision Map	79		11/13/2017	11/13/2017	11/19/2018	1 year

PUBLIC CONCERNS

Affordable housing projects, as with other land use entitlement projects, are typically subject to review by citizen boards or public officials during hearings for project approvals. Public concerns about higher density and affordable housing, often referred to as a "Not in My Backyard" or NIMBYism, can lead to project denials or costly delays. Development in general evokes fears of more congested streets and a rising need for new infrastructure facilities such as schools. In particular, affordable housing development can evoke fears of decreased property values and increased crime rates and may act as a constraint to the provision of some types of housing. Empirical evidence suggests that affordable housing developments that are designed and managed well do not contribute to increases in crime rates or traffic or decreased in property values. The public perception remains, however, and must be addressed each time a new proposal for lower income housing is submitted to the County.

The County will seek to balance the need for public participation with its potential to affect housing development and, as discussed in the Processing and Permitting Procedures Section, has modified CPAC procedures to minimize excessive hearings and to minimize delays. In addition, the County will prepare an outreach strategy to educate members of the public and hearing bodies about affordable housing and emergency housing to increase community support for affordable housing. This action is included as program B5 in the Housing Action Plan Chapter of this Housing Element.

CHAPTER 8: LAND INVENTORY

The provision of an adequate supply of suitable sites for the development of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the County's population is one of the seven goals of this Housing Element. Pursuant to State housing element law (California Government Code Section 65583 and 65583.2), cities and counties are required to prepare a parcel-specific inventory of appropriately zoned, available and suitable sites that can provide realistic opportunities for the provision of housing for all income levels.

Sacramento County has assembled this sites inventory as mandated by state law to determine the number of new housing units the County can accommodate in the unincorporated area during the RHNA Projection Period of June 30, 2021 to August 31, 2029. The chapter also explains how the sites inventory, along with a rezone program, will accommodate the County's allocation of the region's housing needs or Regional Housing Needs Allocation (RHNA).

REGIONAL HOUSING NEEDS ALLOCATION

The RHNA for the planning period is established for each region in the state by the California Department of Housing and Community Development (HCD), as detailed in the Housing Needs Assessment Chapter.

The overall allocation is divided into four income categories:

- Very low-income: up to 50 percent of median countywide income, which also includes extremely low-income at less than 30 percent of median countywide income (Health and Safety Code section 50105);
- Low-income: 50 to 80 percent of median countywide income (Health and Safety Code section 50079.5);
- Moderate-income: 80 to 120 percent of median countywide income (Health and Safety Code section 50093); and
- Above moderate-income: over 120 percent of median countywide income.

Due to unmet needs for housing, the State and Regional housing projections are substantially higher than in prior periods. The 2021-2029 RHNA for unincorporated Sacramento County is 21,272 new units, which is an increase of 7,428 units over the previous 2013-2021 planning period of 13,844 units. As a percentage of the 153,512 units in the SACOG region, Sacramento County is assigned approximately 14 percent of units. The unincorporated Sacramento County allocation is a one-percent increase from its regional share in the prior cycle. And, while the overall number of units allocated to the County is substantially increased (including the total number of affordable units needed), the share of very low and low income units decreased by 5.1 percent from 38.7 to 33.6 percent from the previous cycle allocation.

The countywide median income for Sacramento County was $86,300 per year for a family of four in 2020 according to the California Department of Housing and Community Development. Based on the income definitions, Table 46 summarizes the income ranges for a 4-person household in each income category along with the share of the County's RHNA by income category:

Table 46: SACOG (1) Regional Housing Needs Allocation Summary, Unincorporated Sacramento County Projected Needs Between 2021 and 2029		
Income Category(3)	**Income Level (2)**	**RHNA**
Extremely Low	$0 - $25,900	4,466
Very Low	25,901 - $43,150	
Low	$43,151 - $69,050	2,692
Moderate	$69,051 - $103,550	4,186
Above Moderate	$103,550+	9,928
Total		**21,272**

Source: Sacramento County Panning and Environmental Review, October, 2020.
(1) Sacramento Area Council of Governments RHNA, March 19, 2020.
(2) California Department of Housing and Community Development 2020 State Income Limits https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2020.pdf
(3) Extremely Low, Very Low and Low income categories are combined into Lower-Income Category or sites.

SITES INVENTORY SUMMARY AND COMPARISON TO RHNA

Government Code Sections 65583 and 65583.2 require a parcel-specific inventory of appropriately zoned, available and suitable sites to provide opportunities for the provision of housing to all income segments within the community. The sites inventory addresses how the County can meet projected housing needs. While the inventory analyzes sites available for the construction of new housing at all income levels, particular focus and analysis is done to identify sites available at the lower income categories. Government Code Section 65583.2(c)(3) allows jurisdictions to use higher density zoning as a proxy for lower income affordability. Sites that are zoned to allow sufficient density can be assumed to accommodate affordable housing. Sacramento County is a metropolitan county with a "default density" of at least 30 units per acre for lower-income sites. Zoning designations allowing at least 30 units have appropriate zoning for lower-income sites and even though the RHNA has assigned units to very low- and low-income categories for the purposes of identifying sites these income categories are classified as "lower income sites".

The subsequent section on Methodology provides further details.

The County's evaluation of adequate sites begins with a listing of individual sites by General Plan designation and zoning. The suitability analysis demonstrates these sites are currently available and unconstrained to provide development opportunities prior to 2029. To demonstrate the development viability of the sites, the analysis addresses the following:

- Sites have appropriate zoning.
- Development standards do not place an undue impact on projected development capacity and affordability.
- Existing constraints, including any known environmental issues, have been taken into consideration.
- Public services will be available to allow development within the planning period.

The analysis concludes that a total of 11,760.07 acres are available for residential development in the unincorporated County. These sites, along with the project construction of ADUs and JADUs, can accommodate 23,653 new housing units during the planning period. Table 47 summarizes the results of the inventory and breaks the inventory down by income category. The table shows a deficit of ~~2,834~~ 2,884 units in the Lower-Income category that will be addressed by identified programs. The Lower-Income category includes low-income (LI), very low-income (VLI), and extremely low-income (ELI) levels.

Table 47: Inventory, Projected Supply and Oversupply/Shortfall as Compared to the 2021-2029 RHNA(1)					
Income Category	**RHNA (units)**	**Projected Supply (units) (2)**	**ADUs (units)**	***Vacant & Underutilized Sites (acres)***	**Oversupply /Shortfall (units) (2)**
Lower-Income	7,158	4,~~100~~050	224	580.43	- ~~2,834~~2,884
Moderate	4,186	7,~~436~~486	172	1,311.66	+ 3,~~422~~472
Above Moderate	9,928	12,117	4	9,867.98	+ 2,189
Total	**21,272**	**23,653**	**400**	**11,760.07**	**2,777**

Source: Sacramento County Panning and Environmental Review data current as of October, 2020.
(1) Sacramento Area Council of Governments RHNA dated March 19, 2020.
(2) Oversupply is determined by subtracting the RHNA unit requirement from the Projected Supply.

Breakdown of Inventory Summary by Income Category

A key component of the analysis is correlating the inventory with the projection of what units may be built at the various income categories. Sacramento County has historically had an excess inventory of land suitable for construction of units at the Above Moderate income level with the greatest challenge identifying sites at the lower income categories. Table 48 identifies income levels with the corresponding Zoning District(s) that can accommodate the units. Table 48 through Table 51 summarize the supply by income levels based on information in the Appendices.

Table 48: Zoning Districts by Income Category	
Income Level	**Zoning District**
Lower-Income	RD-30, RD-40 LC, SC, GC, TC Accessory Dwelling Units (ADUs) Master Plans and Special Planning Areas (SPAs)
Moderate	RD-10, RD-15, RD-20, RD-25, RD-30, RD-40, RM ADUs
Above Moderate	AR-1, A-2, AR-2, A-5, AR-5, A-10, AR-10, RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RE-2, R-1A, B ADUs

Table 49: Lower-Income (ELI, VLI and LI) Housing Development Potential				
Zoning Category	**Density (units/acre)**	**Projected Supply (units) (1)**	**Vacant Land (acres)**	**Percent of Total Lower Income Acres**
RD-30	18-33	539	35.96	6.0
RD-40	30-44	230	7.95	1.2
Commercial (2)	35-46	934	22.09	3.8
ADUs	N/A	224	N/A	N/A
Master Plans, SPA's and Large and Underutilized Parcels	33-110	2.397	521.98	89.0
	Total Available	4.324	580.43	100 percent
	Demand	7,158		
	Deficit	**- ~~2,834~~ 2,884**		

Source: Sacramento County Office of Planning and Environmental Review, 2020
(1) Units reflect historical development patterns within the unincorporated County.
(2) Projected buildout calculated at 25% of total site .

Source: Sacramento County Office of Planning and Environmental Review, 2020

Table 50: Moderate Income Housing Development Potential			
Zoning Category	**Density (units/acre)**	**Projected Supply (Units)**	**Vacant Land (acres)**
RD-10	10	1,801	207.92
RD-15	15	1,122	82.81
RD-20	20	1,326	713.87
RD-25	25	553	28.93
RD-30	30	~~248~~ 298	27.5
RD-40	40	29	1.91
RM	8.5	100	13.92
ADUs	N/A	172	N/A
Previous Inventory RD-20 and 25	20 and 25	2.257	237.25
	Total Available	7,~~608~~658	1,321.66
	RHNA	4,186	
	Oversupply	**+ 3,~~422~~ 472**	

Table 51: Above Moderate Income Housing Development Potential			
Zoning Category	**Density**	**Projected Supply (units)**	**Vacant Land (acres)**

AR-1	1 ac./unit	282	249.03
A-2, AR-2	2 ac./unit	1,498	2,985.11
A-5, AR-5	5 ac./unit	447	2,212.86
A-10, AR-10	10 ac./unit	280	2022.51
RD-1	1 unit/ac.	27	21.24
RD-2	2 units/ac.	371	232.64
RD-3	3 units/ac.	202	75.05
RD-4	4 units/ac.	638	162.91
RD-5	5 units/ac.	6,010	1,517.71
RD-7	7 units/ac.	2,358	388.92
ADUs	N/A	4	
	Total Available	12,151	9,908.03
	Demand	9,928	
	Oversupply	**+ 2,189**	

ADDRESSING A SHORTFALL – COUNTYWIDE REZONE PROGRAM

As shown in the previous tables, the County has sufficient residential capacity to accommodate its RHNA for moderate- and above-moderate income units but has a current shortfall of sites to accommodate its lower-income RHNA. The County only has appropriately-zoned sites to accommodate 4,324 lower-income units, compared to a RHNA of 7,158, a shortfall of ~~2,834~~2,884 units.

- Sacramento County will accommodate an adequate inventory with the following mechanisms and programs:
- The inventory of vacant residentially and commercially zoned sites available for by right construction of new units by income category including some small and large parcels as documented with additional analysis;
- Inventory of non-vacant but underutilized sites available for by right construction of new units by income category;
- Estimating the construction of Accessory Dwelling Units;
- Programs to increase the vacant land inventory including:
    - Program A1 to identify and rezone at least ~~164~~ 165 acres of land to allow multifamily residential uses by-right, at a minimum density of 20 units per acre and a maximum density that allows at least 30 units per acre by May 2024.
    - Program A2 to amend the Zoning Code to ensure that developments in which 20 percent or more of the units are affordable to lower income households are allowed by-right on vacant sites identified in the 4th and 5th cycle Housing Elements and non-vacant sites identified in the 5th Cycle Housing Element, even if the development exceeds 150 units by May 2024.

The County will be required to rezone a minimum of 142 acres to meets its RHNA obligation for ~~2,834~~2,884 lower income units. When identifying rezone sites, preference will be given to properties in moderate and high resource areas, pursuant to AB 686. Additionally, sites that are between 0.85 and 10 acres; that are along transit routes or major roadway corridors and in proximity to commercial and employment centers; and that are currently served by both public water and sewer service or ability to hook up to services will be given priority for rezoning to accommodate affordable housing.

The County is also obligated to maintain adequate sites throughout the RHNA projection period through a provision in State law called "no net loss." If sites that are identified in the inventory as meeting the lower-income RHNA get built with market rate development, those sites are essentially lost from the lower-income sites inventory. State law mandates that the County would then need to identify a replacement site within 180 days. HCD recommends identifying additional capacity of 15-30 percent beyond the lower-income RHNA in order to create a buffer to deal with no-net-loss requirements. As part of the rezone effort, the County may decide to rezone additional sites beyond those needed to meet the RHNA in order to provide a buffer of lower-income sites in the event that sites are lost from the lower-income sites inventory. A 15 percent buffer will increase the rezone obligation to 164 acres.

Some of the sites that will likely be rezoned by program A1 to accommodate the lower-income RHNA are currently counted in sites inventory as moderate-income sites. As the rezone program is implemented and sites are reclassified as lower-income, the County will also ensure there remains adequate capacity to accommodate the moderate-income RHNA.

Rezone Program/Candidate Rezone Sites

Sacramento County has long relied primarily on zoning at RD-20, or 20 units per acre, combined with a local Housing Incentive Program to achieve actual densities above 20 units per acre, for the vast majority of the County's inventory to meet the lower income RHNA requirements. Many affordable projects in the County continue to occur on sites with this zoned density. However, State requirements for default densities do not allow the County to rely upon what historically has been the inventory to meet lower income requirements. This leaves the County with a substantial deficiency of ~~2,834~~ 2,884 units in the lower-income inventory. Therefore, sites in the RD-20 and RD-25 category are now shown on the moderate-income level inventory. However, the County intends to return to relying on this pool of sites through Program A-1 and is showing these sites as candidate sites for the Rezone Program to increase their density to meet State requirements for density (30 units per acre) to allow them to be classified as available as affordable sites. These sites are identified in Tables C-15, C-16, C-17, C-22, and C-23 of Appendix C as candidate rezone sites. This would create a realistic potential for 3,001 units, which represents a surplus of 167 units. Although these sites were utilized in previous cycles, the County still considers them viable sites to provide housing to lower-income categories, as these sites do meet the AB-1397 criteria. Specifically, these sites are located along major roadways with public transportation and will have access to infrastructure during the planning period.

The County is committed to a more thorough analysis of vacant and underutilized sites as identified in Program A1 to rezone and create a potential surplus of sites. While these additional rezone sites have not been identified, the rezone will focus on identifying sites in the Communities of Antelope, Carmichael/Old Foothill Farms, Cordova, Fair Oaks, and Orangevale to affirmatively further fair housing that complies with the AB-1397 criteria.

STATE REQUIREMENTS FOR ADEQUATE SITES

Government Code Section 65583.2(c)(3) allows jurisdictions to use higher density zoning as a proxy for lower-income affordability. Sites that are zoned to allow sufficient density can be assumed to accommodate affordable housing. Sacramento County is considered a metropolitan county with a "default density" of at least 30 units per acre for lower-income sites. This corresponds to the Residential 30 and 40 (RD-30 and RD-40) Zoning Districts, which allow a maximum of 30 and 40 units per acre, respectively and the County's commercial districts that also allow 30 units per acre by right.

Historically, Sacramento County has relied substantially on sites zoned RD-20 and RD-25 to accommodate its lower-income RHNA as the majority of the County's multi-family zoned land is zoned RD-20 . In fact, many recent and pending affordable housing projects are on sites zoned RD-20. Local and State density bonus provisions allow projects to exceed 20 units per acre. However, as the State will no longer allow this assumption, the County's lower-income inventory will have a substantial deficit until the County can achieve its rezone program. Sites in the RD-20 and RD-25 category are included in the Moderate Income inventory; however, as part of Program A-1, the Countywide Rezone Program, the County will ensure that sufficient sites at the default density will be made available with associated adjustments in the assumptions about which sites are available at the lower and moderate levels.

In addition to ensuring that minimum density requirements are met, there are additional State requirements for the inventory. In order to comply with these requirements, including AB-1397, affordable housing/higher

density residential sites selected for inclusion in the affordable inventory were screened using the criteria, and a majority of the sites not meeting this criteria were eliminated from inclusion in the affordable inventory:

- Size: greater than ½ acre but less than 10 acres;
- Vacant sites are preferred; although pursuant to General Plan policies LU-6 and LU-11, the County may also consider converting underutilized portions of commercial projects or office parks to higher density residential uses in order to create a mixed use development;
- Transit stops (existing or proposed) should be located within 1/4 mile from the project site (preferably with headways of less than 30 minutes);
- Proximity to grocery stores and other services within 1 mile of project site;
- Parks, opens space or other recreational amenities within 1 mile of project site;
- Currently served by both public water and sewer service or ability to hook up to services; and,
- Sites that are not overly constrained by the following: natural resources such as wetlands, vernal pools, or a large number of Oak trees or other native trees; overhead power lines, ditches, or utility easements that substantially impact development on the site; or, have a significant portion of the site located within a floodplain.

The inventory and analysis must also address Fair Housing including sites located in moderate and high resource opportunity areas for affordable multi-family development.

Finally, the inventory must conduct an additional analysis if using sites from prior (the 4th and 5th cycle) Housing Elements. In order to continue to utilize these sites toward the lower-income inventory within the Housing Element period, the County has committed to Program A2 in the Housing Action Plan chapter.

METHODOLOGY FOR THE LAND INVENTORY AND CAPACITY ANALYSIS

Government Code Section 65583.2(c) requires local governments to calculate the projected residential development capacity of the sites identified in the Housing Element that can be realistically achieved. Appendix C identifies each site that is available and suitable for development and estimates the residential units that can be constructed.

This discussion includes sections addressing the Affordable Sites Analysis, the Moderate and Above Moderate Income Sites, Accessory Dwelling Units, Infrastructure Availability, Environmental Constraints and Affirmatively Furthering Fair Housing/Opportunity Sites.

AFFORDABLE SITES ANALYSIS

Realistic Capacity

For the sites listed as available at affordable levels, a site-by-site capacity analysis was conducted. This analysis estimates the realistic development capacity for each site; typical densities of existing or approved residential developments at a similar affordability levels; and, the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. The analysis relied on aerial photography, Google maps, and the Sacramento County Parcel Viewer GIS program to determine property lines, elevation contours, environmental constraints, and easements.

Major easements, environmental constraints, and multi-family setbacks were subtracted from the gross acreage of each parcel to provide a net or developable acreage. The net acreage is identified in the inventory and multiplied by the zoning density without the Housing Incentive Program (HIP). This provides a realistic estimate of the development capacity for each site because it is calculated based upon the constraints for each individual site. On the rare property with no constraints, multi-family setbacks were applied to the parcel to provide the net developable acreage.

The analysis also considered development capacity in the case where sites have non-typical development standards (e.g. local Special Planning Area or Neighborhood Preservation Area zoning) by apply the standards, densities, or coverage requirements specific to those cases. These sites are located in urban/infill areas where road capacity and infrastructure is available; therefore, no adjustments were needed to account for infrastructure availability.

The development capacity for the affordable inventory is calculated based on the net developable acreage of each site multiplied by the density. This is a realistic capacity because the affordable projects developed in the 5th cycle Housing Element exceeded 100 percent of the density, by using the HIP Program and available density bonuses.

Table 52: Capacity of Approved Affordable Multi-Family Projects

Name	Year Issued Building Permit	Status	Total Units	Acres	Units/Acre	% of Max. Density
Anton Apartments	2015	Constructed	148	5.16	28.7	143
Mutual Housing on the Boulevard	N/A	Entitlement approved 9/11/2019	127	5.23	24	120
Arbor Creek Senior Apartments	2014	Constructed	60	2.25	26.6	133

Additionally, as discussed above, the inventory includes sites from the 4th and 5th cycle Housing Elements. In order to continue to utilize these sites toward the lower-income inventory within the Housing Element period, the County has committed to Program A2 in the Housing Action Plan chapter. This program requires the County to amend the Zoning Code by May 2024 to ensure that developments in which 20 percent or more of the units are affordable to lower income households are allowed by-right on vacant sites identified in the 4th and 5th cycle Housing Elements and non-vacant sites identified in the 5th Cycle Housing Element, even if the development exceeds 150 units.

Minimum Densities

By utilizing a minimum density calculation, the County acknowledges that it will ensure sites are built at a minimum residential density. Sacramento County General Policy LU-5 requires that residential projects meet an average overall density of 75% of zoned maximums, unless physical or environmental constraints make achieving the minimum densities impractical and the required no net loss findings under State law often require higher yields particularly for sites on the affordable inventory. Therefore, this policy is used to set the minimum density for sites on the inventory.

The previous Housing Element (2013-2021) created the Housing Incentive Program (HIP) to facilitate an increase in the actual density of projects. The HIP provides a by- right mechanism to increase density above the zoned maximum for the Residential 20, 25, 30 and 40 (RD-20, RD-25, RD-30, RD-40) Zoning Districts. HIP allows multifamily projects, in which 10 percent of the units will be set aside for lower income households or serve individuals/families with special housing needs, to increase densities by 15 percent in the Commercial zones and 10 percent in RD-25 through RD-40 Zoning Districts. This by right increase is in addition to density increases allowed under the County's density bonus ordinance (as required by Government Code Section 65915). Since the sites on the affordable inventory will accommodate the RHNA for lower-income households, these sites qualify for the HIP program and can receive a density increase over that allowed in the base Zoning District, thereby increasing the maximum density, resulting in a density range for sites on the affordable sites inventory.

An example of the by-right residential density increases pursuant to the HIP are as follows:

Table 53: Housing Incentive Program – Increase in Density by Zone		
Zone	**Density Increase of 10% to 15%**	**Resulting Unit Increase**
RD-20(1)	23 du/ac	3
RD-25(1)	27 du/ac	2
RD-30	33 du/ac	3
RD-40	44 du/ac	4
SC/LC, GC (2)	33 or 46 du/ac	3 or 6

Source: Sacramento County Planning and Environmental Review, 2020
(1) The HIP permits increased density for these Zoning Districts; however, sites with this zoning are not included in the affordable sites inventory.
(2) Commercially zoned sites assume a maximum density of either 30 or 40 dwelling units per acre depending on proximity to transit stops. HIP provides 15 percent density increase over the base.

Small Parcels (Less than one-half acre)

Government Code Section 65583.2 (c)(2)(A)(B) and (C) indicates that to include small parcels (less than one-half acre in size), there should be an opportunity to consolidate adjacent parcels to form sites larger than 0.5 acres. This was done for a small number of parcels in the prior planning period. For example, 043-0230-001 thru 004, 006 through 016 were merged and reconfigured and are now larger than 0.5 acres.

Two of these sites are carried forward into this inventory because common ownerships and zoning made it reasonable to assume that they could be consolidated with adjacent parcels and developed with multi-family densities. Specifically, 208-0142-022 is 0.38-acres and is adjacent to 208-0142-020 and which is a 1.93-acre parcel. Both parcels are currently on the inventory and the smaller parcel is necessary to provide access to the larger parcel.

A review of housing projects developed during the previous planning period indicates that there were several market rate multi-family projects that will consolidate multiple adjacent smaller parcels to develop multi-family units demonstrating that such consolidation is reasonable to assume.

A 45 unit multi-family development was approved on three parcels that are 0.29, 0.29, and 1.31-acres in size. In order for the construction of the proposed development as proposed consolidation of the existing parcels will need to occur.

The Housing Action Plan chapter includes program B11 to remove potential barriers to small parcel consolidations as a means to increase this type of development. The County is also considering updates to the multi-family development standards to increase the developable area of parcels. This is discussed in more detail in the Constraints Chapter of this element.

Commercial Properties for By Right Multifamily Housing

Some selected sites in the commercial zoning districts (LC, SC, GC and TC) are included in the affordable housing inventory as multi-family housing is permitted by-right in these zones. These sites are all greater than one acre and a conservative projection of 25 percent of the parcel acreage was assumed to calculate affordable residential capacity in recognition that commercial construction may also occur on these sites. This is a conservative estimate since the County's Zoning Code allows an entire site to be built with stand-alone multi-family developments and because other vacant commercial sites not included in the inventory could be used for affordable residential construction.

The current Zoning Code permits multi-family development in the Commercial (LC, SC, GC, and TC) zoning districts at an overall density of 30 dwelling units per acre. This meets the County's default density of 30 dwelling units per acre. Properties located within one-quarter mile of a transit stop may develop at a density of 40 dwelling units per acre. Additionally, the HIP provides a density increase allowance for residential projects within a commercial zoning district of 15 percent over the base project, resulting in a maximum density of 35 and 46 dwelling units per acre. Commercial properties identified for inclusion in the inventory are those that are most likely to develop with a residential component due to their location and size or past interest by a developer. The inventory specifically excluded commercial parcels where entitlement inquiries

or ownership lead County staff to conclude the parcels may develop exclusively with commercial uses. The inventory includes 22.09 acres of vacant LC, SC, GC, and TC zoned properties greater than one acre in size. These sites are viable candidates for multifamily development due to their proximity to other retail services and transit availability. Therefore, this inventory represents a reasonable assumption for residential development of commercially zoned parcels because it included the parcels most likely to develop residentially at a conservative estimate of 25 percent of the site, providing for the possibility for multiple permitted uses to develop on an inventory site.

The previous Housing Element assumed that 42 commercially zoned sites would develop with 526 units affordable to lower-income households. Of these, six sites (61 units) were lost to 100 percent commercial development and 1 site (12 units) developed as a mixed use development including affordable housing during the planning period. In addition, three sites were approved for affordable housing on commercially zoned sites that were not included in the affordable inventory. These units were on sites that developed 100 percent residentially and resulted in a total of 126 affordable units on commercial sites, resulting in a total of 138 units. While it is possible for commercially zoned sites to develop entirely with commercial uses, the prospects of 100 percent commercial projects are not likely to increase in the future due to declining retail trends and the impacts of COVID-19 on office use. County staff has seen an increase in requests for conversion of existing office buildings and new multi-family construction on Business and Professional Office (BP) zoned properties. While BP zoned properties are not currently included in the land inventory because they do not allow multi-family residential uses by-right, program B7 will leverage this trend and incentivize further residential development on these commercial sites. Program A2 will also incentivize development of affordable housing on commercial sites and remove potential barriers such as Use Permit requirements for multi-family developments that exceed 150 units. By assuming a 25 percent residential capacity, the commercial sites inventory contains a healthy buffer to accommodate the potential loss of residential capacity due to commercial development.

As shown in Table 54, the County has a documented record of approving affordable housing on commercially zoned parcels, further the entirety of each of these parcels is proposed to develop with residential uses.

Table 54: Affordable Housing Projects Developed on Commercial Parcels

Project	Zoning	Building Permit Issued	Status	Units	Acres
Courtyard Inn	North Watt SPA TOD Subdistrict 3	Building Permit 2018	Constructed	92	4
Victoria Park	LC (Limited Commercial)	Subdivision Map, Special Development Permit	Approved (2018)	12 of 30	2.7
Rashaad's Apartments	Folsom Blvd. SPA	Design Review	Approved (2020)	7 of 59	2.2
Saybrook	LC (Limited Commercial)	Design Review	Approved (2020)	88 total *61 rehab & 27 new*	4

~~Large Parcels~~ Master Plan and Specific Plan Sites ~~(Larger than 10 acres)~~

Commented [GK42]: Changes reflect Comment 2 – Large Sites

~~Government Code Section 65583.2 (c)(2)(A)(B) and (C) indicates that parcels greater than 10 acres in size are not adequate to accommodate affordable units unless the local jurisdiction can demonstrate the site can be developed. This sites inventory cycle contains both new and previous inventory parcels that are larger than 10 acres. During the prior planning period (2013-2021), the largest constructed project was 148 units on 5.16 acres. However, the previous Housing Element indicated that in 2006-2008 there were parcels larger than 10 acres where affordable units were constructed, the largest being 14.9 acres with 300 units.~~

~~The Sites Inventory Guidebook from HCD indicates larger parcels may result in very large projects leading to an overconcentration of affordable housing in one location or may increase cost by requiring a developer to purchase more land than necessary.~~

The County has conducted a site analysis and adjusted assumptions to justify why certain sites in master plan areas that are currently on parcels at or larger than 10 acres are included in the affordable inventory and what assumption has been made about the site's capacity for affordable units. Nine sites are in locations where there is an adopted Master Plan, or Specific Plan that guarantees ~~that~~ certain sites will be set aside for the construction of deed restricted affordable housing projects. Many of the Master Plan areas currently have parcels larger than 10-acres; however, subsequent large lot and subdivision maps will be processed achieving the proposed buildout at the identified density and parcel size in the adopted plan. Additionally, these Master Plans, including some with Development Agreement requirements, have identified the number of affordable units which are included in the inventory including commitments from developers to dedicate sites to the County or SHRA on the County's behalf in order to be built as affordable housing sites. These sites are ensured to be built as affordable housing due to the commitments made in those master plans for site dedication or acquisition along with a commitment in the County's Affordable Housing Ordinance for 50% of collected Affordable Housing Fees to be spent in large developments (aka master plan areas).

General Assumptions

Commented [GK43]: Changes reflect Comment 2 – Large Sites

The inventory does not necessarily assume that the totality of each large site will accommodate affordable units as sites may be developed with a combination of market-rate and affordable units. Staff have taken into consideration local criteria including the Sacramento Housing and Redevelopment Agency (SHRA) which provides specific criteria in their "Multifamily Lending and Mortgage Revenue Bond Policies" regarding the number affordable units per site and reduced the assumed number of affordable units to generally align with local policies to not result in overconcentration of affordable units.

Large parcels included in the inventory have appropriate zoning and provide a development capacity that is consistent with the SHRA Multifamily Lending and Mortgage Revenue Bond Policies. Table C-27 and C-28 (Appendix C) identifies the large parcels and explains the assumptions associated with their inclusion in the inventory and analyzes each parcel. This shows examples of whether the inventory assumes a portion of the development capacity of a larger parcels at the lower income category with and the remaining development capacity at the moderate income category. For example, a parcel with a development capacity of 300 units might have 150-200 units included in the affordable sites inventory and 100-150 units in the moderate sites inventory.

The Zoning Code currently requires additional entitlements for multi-family developments greater than 150 units. Pursuant to program A2, the County will amend the Zoning Code to ensure that developments that have 20 percent or more of the units are affordable to lower income households are allowed by right on vacant sites in previous Housing Element cycles to eliminate this constraint and potentially encourage development on larger parcels.

Additional entitlements such as maps to divide larger parcels can lengthen the permitting process of a housing development. The County will expedite planning entitlements and building permits for affordable housing projects by prioritizing them to ensure meeting applicant's funding due dates for the duration of the Housing Element pursuant to program B3.

In addition to programs A2 and B3, the County has developed program A-8 to incentivize affordable development on parcels greater than 10-acres.

The County does have a track-record of facilitating subdivision of larger parcels to accommodate housing as follows:

- The Southeast Watt subdivision on parcels 064-0080-001, 002, 039, and 040 was approved on parcels ranging in size from 4.53 to 27.45-acres to accommodate residential development.
- The Barrett Ranch East project was approved in 2017, consisting of the necessary entitlements including a small lot subdivision map to divide 128.2-acres on parcels 203-0120-018, 059, 065, 067 and 094 to accommodate residential development. This included a 6.9-acre parcel identified for multi-family development.

Non-Master Plan Sites

Commented [GK44]: Changes reflect Comment 2 – Large Sites

Table C-28 identifies parcels that are currently larger than 10-acres and outside of a Master Plan/Specific Plan area. These parcels are included in the Housing Inventory because although they are large, they meet the AB 1397 criteria for infrastructure and services and compared to other large parcels in the County need

relatively few entitlements or actions to be available for construction of affordable housing. Further, they are large enough to be utilized for mixed use or mixed income developments.

Commented [LLM45]: Changes made per 2.14.22 letter to address large lots.

APN 043-0220-031 is a vacant 14.49 acre Limited Commercial zoned parcel in South Sacramento that is targeted for re-use and redevelopment as part of the County's Commercial Corridor strategy (see discussion on page 130, methodology for Commercial properties). This site meets SHRA's multi-family lending guidelines and is assumed to accommodate 166 affordable units on a portion of the site with the remainder available for commercial use.

APN 073-0190-069 is 17.8 acres zoned to develop at 30 units per acre and is in the Highest Resource area in the County in the Community of Rancho Murieta. This site has oak trees and slope therefore, while the total property is over 10-acres, the assumed developable acreage for affordable units is approximately 10-acres meeting the State criteria. The affordable units assigned to this parcel is 150, consistent with the SHRA Multifamily Lending and Mortgage Revenue Bond Policies.

Commented [LLM46]: This was reduced from 200 based on 2.16 meeting with HCD.

APN 220-078-001 is a 10.46 acre site developed with a place of worship and 4.92-acres is undeveloped and could accommodate housing. This is a candidate rezone site and was included in previous Housing Elements based upon inquiries about multi-family development. Once the rezone is complete this site's units will be moved to the affordable inventory.

APN 203-0260-064 is a 40-acre site with split zoning. Only a 5.8-acre portion has zoning to accommodate multi-family development. This site is vacant and is a candidate rezone site and was included in previous Housing Elements. Once the rezone is complete this site's units will be moved to the affordable inventory

066-0100-024 is a 39.69 acre site with split zoning. An 8.3 gross acre portion is zoned for multi-family development. A valid map has been approved and will divide the multi-family zoned property into two separate parcels (4 and 4.3 acres). 7.6 net acres is available for development and no environmental constraints are on the subject area. This vacant site is a candidate for rezoning and was included in previous Housing Elements. Once the rezone is complete this site's units will be moved to the affordable inventory.

066-0070-052 is a 15.64 acre site. Road easements reduce the developable area to 13.5 acres. This vacant site is a candidate for rezoning and was included in previous Housing Elements. This site is located in a specific plan area and zoned to accommodate affordable housing. The Board has taken steps to facilitate development in this area. Once the rezone is complete this site's 150 units will be moved to the affordable inventory.

The units assigned to parcels that are identified as candidate rezone parcels are currently zoned RD-20 and designated at the moderate income level in the housing inventory and will be moved to the lower income inventory once the rezone to the RD-30 designation is complete. Program A8 is included in the Housing Action Plan to facilitate the development of parcels that are larger than 10 acres for affordable housing. Per Program A8, staff will work with the property owners and affordable Housing developers to facilitate affordable housing development and parcel sizes that comply with SHRA multi-family lending guidelines for the parcels listed above.

Master Plan Sites

Commented [GK47]: Changes reflect Comment 2 – Large Sites

The Vineyard Springs Comprehensive Plan, North Vineyard Station Specific Plan, Florin Vineyard Comprehensive Plan, Glenborough at Easton and Easton Place are approved Master Plan with sites that may have been included in prior Housing Elements. The County has also recently approved two additional Master Plans with sites included in this inventory: the Mather South Community Master Plan (Mather South) on January 28, 2020 and the NewBridge Specific Plan (NewBridge) on October 6, 2020. Mather South (Figure 7 and Figure 8) and NewBridge are anticipated to achieve buildout over a 10 to 20-year period in four phases. For the purposes of this Element, only Phase 1 and 2 of these Master Plans are included in the inventory and distributed among all income categories. Additionally, units from the Cordova Hills Master Plan, adopted in 2013 are included in the affordable and moderate inventory because a portion of the plan area is anticipated to develop within the Housing Element period. The Mather South, NewBridge, and Cordova Hills have Development Agreements or mechanisms in place to assure the development of affordable units and the Glenborough at Easton and Easton Place Master Plans have identified their affordable sites commitment in their Master Plans. The large sites identified in these Master/Specific Plans for affordable housing have the zoning in place to develop affordable units and are identified as meeting at least a portion of their affordable housing obligations. Further, the sites in the affordable inventory are only the sites that were specified for affordable housing in the Master Plans. Other sites in the Master Plans

that have higher density zoning (RD-30 and above) are not included in the affordable inventory and are counted as moderate inventory, so as not to over count sites in the affordable inventory. Table C-27 identifies the parcels in the Master Plan identified to accommodate lower income units, their final size and realistic units.

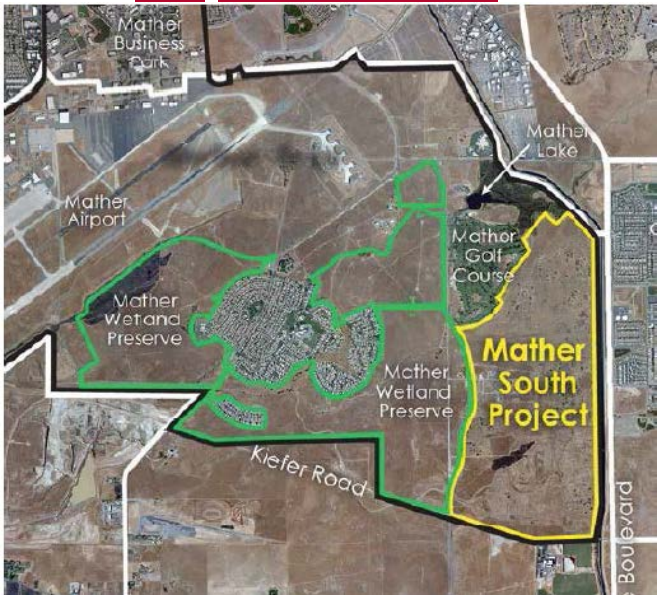
Mather South

Mather South is a Master Plan located within a portion of the former Mather Air Force Base, which was closed and relinquished to Sacramento County by the Department of Defense in 1990. Mather South proposes a total of 3,522 residential units on a total of 848 acres at full buildout; however, for the purposes of the Housing Element inventory only the first two phases are counted, in which includes a total of 1,797 residential units at all income levels. Specifically, Phase one

Figure 9) will provide 943 units: 649 above-moderate; 94 moderate and 200 affordable units identified on a proposed 10-acre EC designated parcel. The project includes an Affordable Housing Strategy which consists of land dedication of 10 acres on Parcel EC in the central portion of the Plan Area, which will be used to for the construction of 200 affordable housing units. Phase two will provide 954 units with 193 being moderate income level and 671 being above moderate. . In total, the inventory includes 200 lower-income units and 277 moderate units for Mather South. Phase one is where developers have indicated the Master Plan will begin due to the construction of backbone infrastructure to serve the project. Phase two and subsequent phases could begin or develop concurrent with Phase one. The Master Plans do not have a required start or end date for each phase of development and are subject to market conditions. The Master Plan document indicates a 10-20 year build out. Assuming the first two phases will develop in the Housing Element cycle is a conservative assumption for the development, especially as the affordable units identified in the Affordable Housing Strategy will develop in the Phase one.

Commented [LLM48]: Highlighted text is added to address phasing finding from 2/14 letter

Figure 7: Mather South Vicinity Map

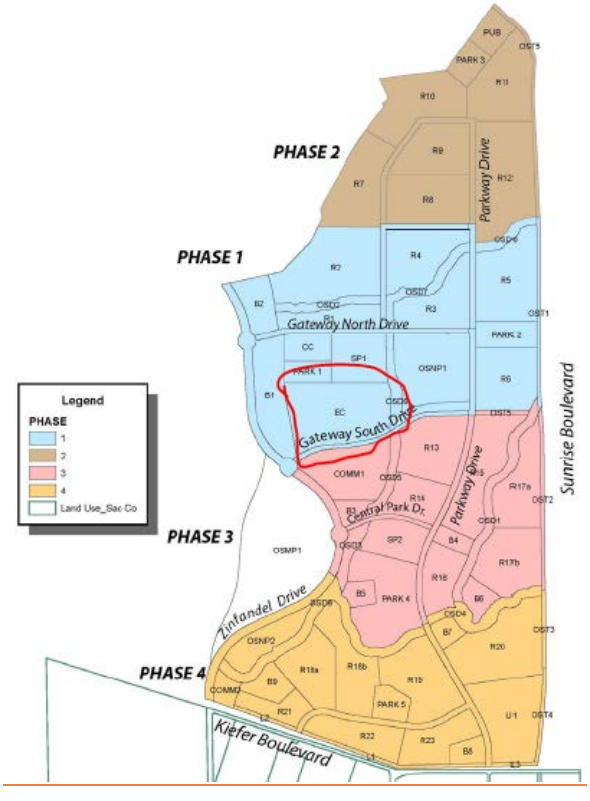


Source Mather South Master Plan

Figure 8:- Mather South Land Use Plan

Source Mather South Master Plan

Figure 9:- Mather South Phasing Plan



Source Mather South Master Plan

The residential portion of the Master Plan includes 2,292 single-family homes ranging in densities from 5 to 10 dwelling units per acre (du/ac), and 1,230 multifamily homes ranging in densities from 10 du/ac to 20 du/ac. The residential portions are identified in the parcels described below in Table 55.

Table 55: Mather South Phasing Plan

Use/Phasing Summary PHASE/RESIDENTIAL PARCEL	LAND USE DESIGNATION	GROSS ACRES	DWELLING UNITS
Phase 1:			
Parcel R-1	RD-10	9.39	94
Parcel R-2	RD-5	29.80	158
Parcel R-3	RD-8	15.38	123
Parcel R-4	RD-7	16.95	125
Parcel R-5	RD-5	21.85	127
Parcel R-6	RD-6	16.74	116
Parcel EC	RD-20	10.00	200
Phase Totals		**120.11**	**943**
Phase 2:			
Parcel R-7	RD-5	19.38	112
Parcel R-8	RD-10	18.31	183
Parcel R-9	RD-8	15.08	121
Parcel R-10	RD-5	20.50	102
Parcel R-11	RD-6	19.37	128
Parcel R-12	RD-7	28.04	208
Phase Totals	**120.68**		**854**
Phase 3[1]:			
Parcel R-13	RD-20	17.38	347
Parcel R-14	RD-10	10.37	104
Parcel R-15	RD-7	20.09	149
Parcel R-16	RD-6	10.15	66
Parcel R-17a	RD-5	15.52	90
Parcel R-17b	RD-5	17.05	90
Phase Totals	**90.54**		**846**
Project Phase 4 [1]			
Parcel R-18a	RD-5	14.20	82
Parcel R-18b	RD-5	16.36	87
Parcel R-19	RD-7	19.81	147
Parcel R-20	RD-6	25.12	166
Parcel R-21	RD-10	6.87	69
Parcel R-22	RD-8	11.84	95
Parcel R-23	RD-20	11.71	234
Phase Totals	**105.91**		**879**
RESIDENTIAL TOTALS	**437.24**		**3,522**

1) ~~1)~~ Phase 3 and 4 are not included in the inventory unit counts for Mather South.

NewBridge

The NewBridge Specific Plan (NSP) is located in the Vineyard community of unincorporated Sacramento County, southeast of Mather Airport, and just west of the City of Rancho Cordova. NewBridge includes three Planning Areas referred to as North, South, and West. Only those properties within the North and South Planning Areas, encompassing 790 acres, are proposed for development. NewBridge proposes a total of 3,075 residential units at full buildout; however, for the purposes of the Housing Element inventory only the first two phases are counted (Phase A and B -NewBridge North), in which includes 2,415 residential units at all income levels.

Phase A will provide 1,115 units. 895 above- moderate; 21 moderate and 220 lower-income –units on Parcels N-11 and N-14 identified in the Affordable Housing Strategy between SHRA and the developer. Phase B will provide 1,300 units. 794 above-moderate and 485 moderate units. 220 lower-income units are included in the inventory on two five acres parcels identified in the Master Plan. Phase A is where developers

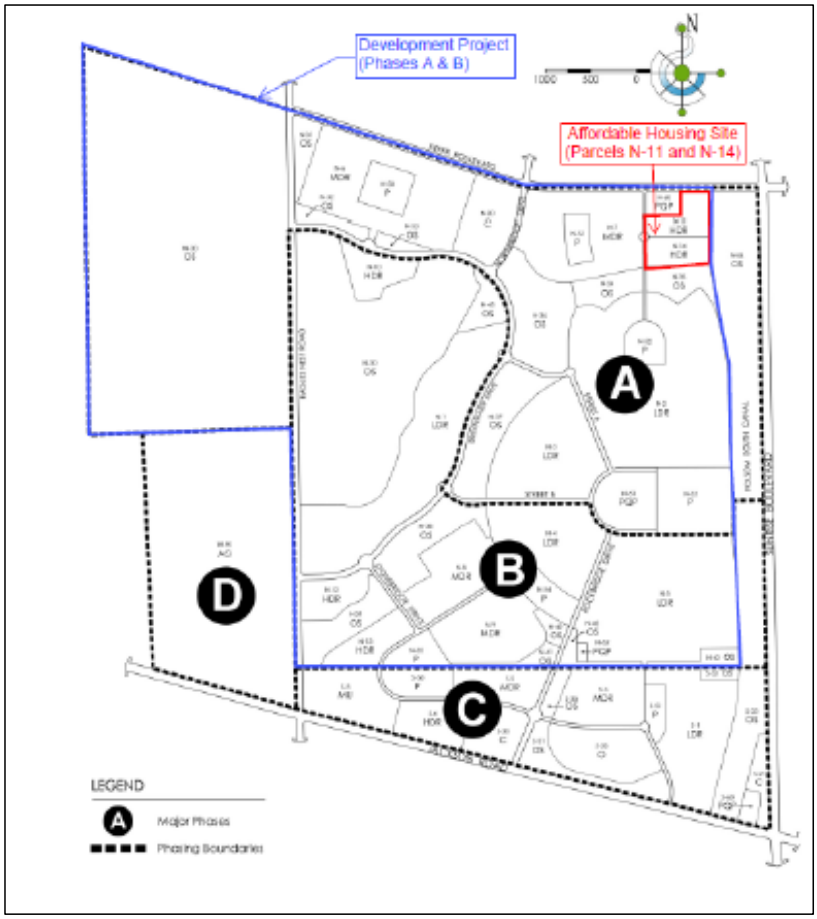
have indicated the Master Plan will begin due to the construction of backbone infrastructure to serve the project. Phase B and subsequent phases could begin or develop concurrent with Phase A. The Master Plans do not have a required start or end date for each phase of development and are subject to market conditions. The Master Plan document indicates a 10-20 year build out. Assuming the first two phases will develop in the Housing Element cycle is a conservative assumption for the development, especially as the 220 lower-income units will develop in the Phase A.

Commented [LLM49]: Added highlighted text to address phasing finding from 2.14.22 letter

Figure 10: NewBridge Vicinity Map

Source NewBridge Master Plan

Figure 11: NewBridge Phasing Map and Affordable Housing Sites



Source NewBridge Specific Plan

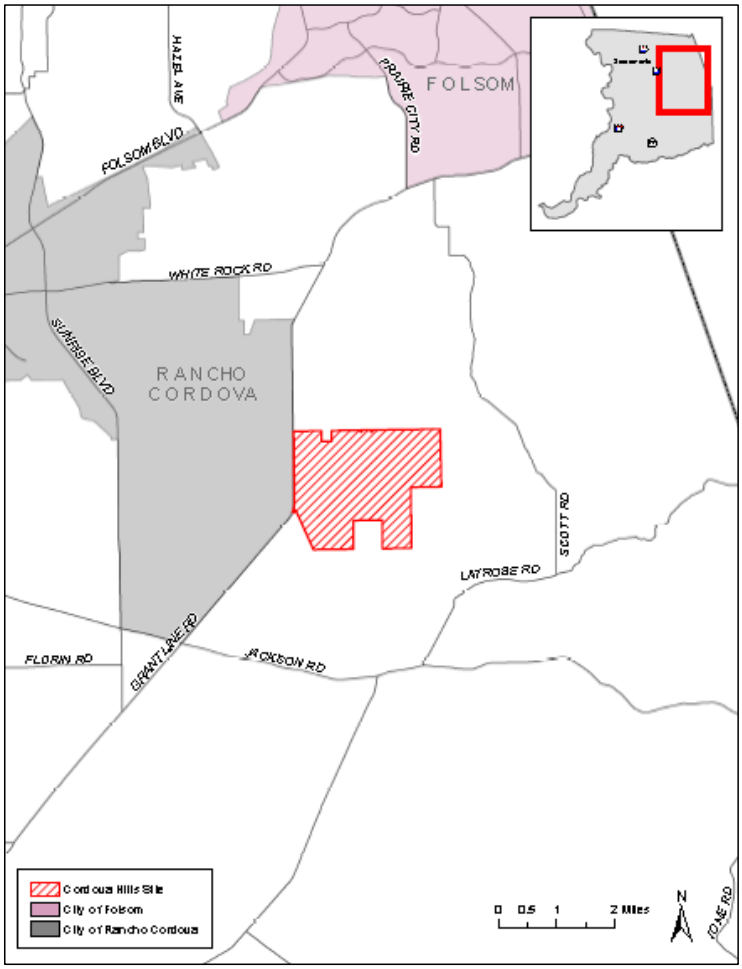
Table 56: NewBridge Specific Plan Phasing Plan

MAP DESIGNATION	LAND USE DESIGNATION		GROSS ACRES [1]		UNITS WITHIN LAND USE DESIGNATION
Development Project Phase A:					
Parcel N-2	LDR		63.0		300
Parcel N-3	LDR		25.5		155
Parcel N-6	MDR		30.1		230
Parcel N-7	MDR		22.8		210
Parcel N-11	HDR		5.0		110
Parcel N-14	HDR		5.0		110
subtotal		151.7		1,115	
Development Project Phase B:					
Parcel N-1	LDR		41.5		150
Parcel N-4	LDR		20.8		129
Parcel N-5	LDR		50.0		250
Parcel N-8	MDR		15.3		120
Parcel N-9	MDR		17.3		145
Parcel N-10	HDR		6.7		171
Parcel N-12	HDR		5.7		145
Parcel N-13	HDR		7.4		190
subtotal		164.7		1,300	
TOTAL ACREAGE AND UNITS IN RESIDENTIAL PORTION OF DEVELOPMENT PROJECT		**316.4**		**2,415**	

Cordova Hills

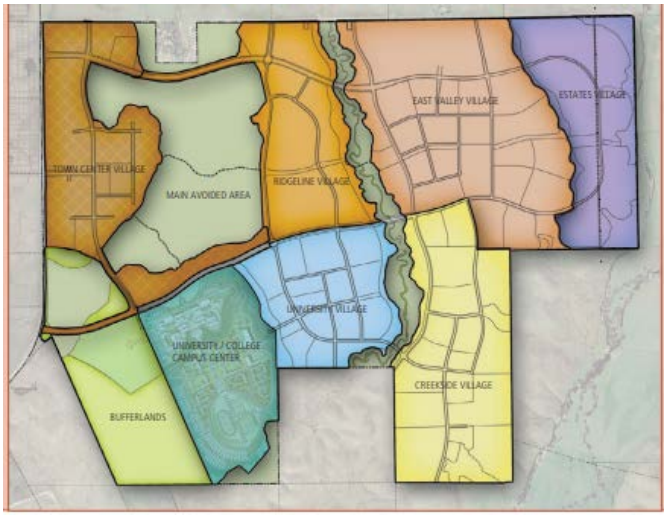
Cordova Hills is located in located in the southeastern portion of Sacramento County on approximately 2,669 acres, adjacent to the City of Rancho Cordova and proposes a total of 8,000 residential units in six villages at full buildout. For the purposes of the Housing Element, only the Town Center is being counted towards the inventory, as the applicant has indicated this will be the first phase of development and is moving towards providing infrastructure to this portion of the Master Plan. Overall, the Affordable Housing Plan for Cordova Hills indicates that 15 percent of the total units in the development or approximately 1,044 affordable units will be provided on six sites spread throughout the planned villages and identifies HDR in the Town Center for affordable housing. The Town Center will provide 1,750 residential units at all income levels, with 150 units identified as affordable on Parcel HDR 2; 550 moderate units and 1,050 above moderate units. HDR 2 is identified as an 8-9 acre affordable site in the in the Cordova Hills Affordable Housing Plan. It is assumed only the Town Center will develop during the Housing Element cycle and only 150 of the potential 1,044 affordable housing units are included in the inventory.

Figure 12: Cordova Hills Vicinity Map



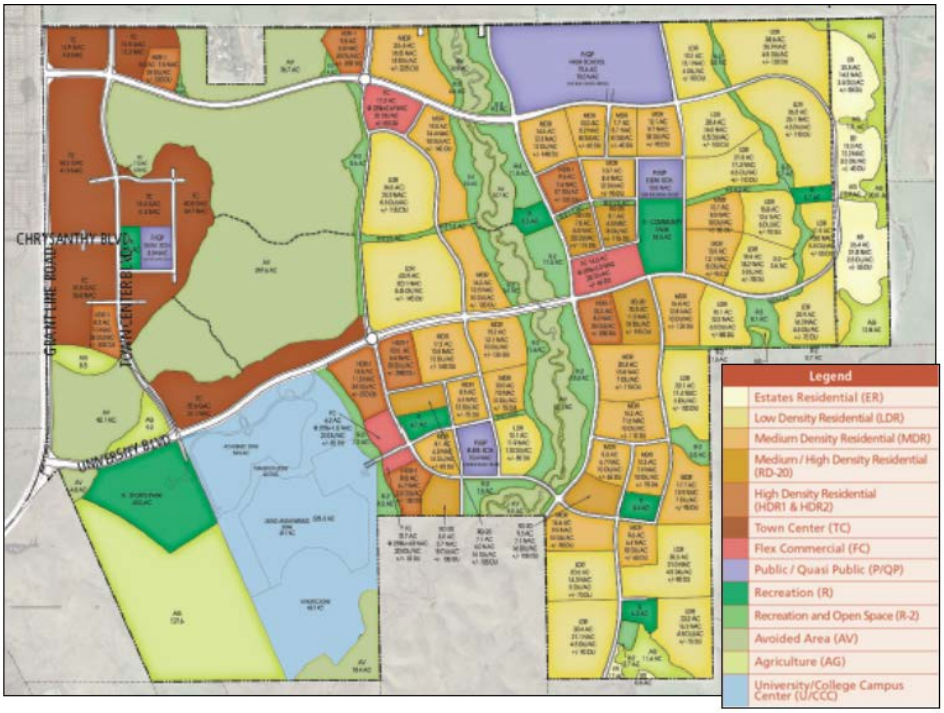
Source Cordova Hills Master Plan

Figure 13: Cordova Hills Villages and Phasing Map



Source Cordova Hills Master Plan

Figure 14: Cordova Hills Land Use Map



Source Cordova Hills Master Plan

Table 57: Cordova Hills

Village	Commercial SF	HDR 2 30 - 40 DU/AC	HDR 1 23 - 30 DU/AC	RD20 20 DU/AC	MDR 7 - 15 DU/AC	LDR 4 - 7 DU/ AC	ER 1 - 7 DU/AC	FC	Total Units
Town Center	966,779	150	400	150	760	290	0	0	1,750
Ridgeline	92,000	0	200	0	485	260	0	50	995
University Village	88,860	0	620	205	530	80	0	40	1,475
East Valley	111,200	0	200	230	725	520	0	65	1,740
Creekside	0	0	200	303	610	425	2	0	1,540
Estates	0	0	0	0	0	355	145	0	500
FRD Overlay	90,580	0	0	0	0	0		0	0
TOTALS	1,349,419	150	1,620	888	3,110	1,930	147	155	8,000

Note: Total University / College Campus Center Dorm Rooms are 1,010

Note: University / College Campus Center Business Conference Center has 100 units that accommodate one person per room

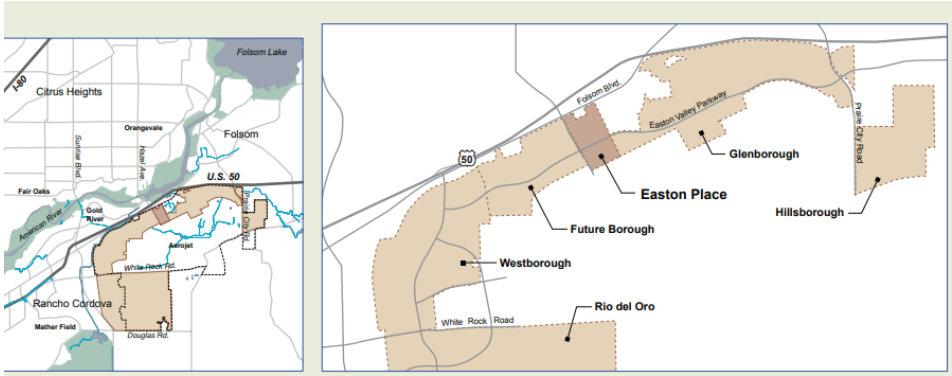
Source Cordova Hills Master Plan

Easton Place and Glenborough at Easton

The project consists of two proposed communities (Glenborough at Easton and Easton Place) located between the cities of Folsom and Rancho Cordova, adjacent to the Highway 50 and Light Rail.. Glenborough at Easton is proposed as a 1,208± acre community with 3,239 dwelling units and a mixture of land uses, including residential, commercial, office, open space, park, and quasi-public uses. Easton Place is proposed as a 183± acre transit-oriented community. Together, the Glenborough at Easton and Easton Place communities include 4,883 dwelling units. Easton Place is organized into a series of three districts (Transit, Central, and Market) and provides a total 1,194 units at buildout. 318 lower-income units are identified on Parcels T1 and T2 in the Transit district and an additional 876 moderate units will be provided. The 318 lower-income units and 376 moderate units are included in the Housing Element inventory. The Master Plan identifies that Easton Place will meet its affordable housing obligation through an integrated plan that includes both Easton Place and Glenborough at Easton. The Master Plan identifies that 318 high-density attached units will be provided in Easton Place. These affordable sites will be accommodated on Parcels T1 and T2 that will ultimately be 5.4 and 5.6 acres in size respectively meet this requirement. The lower-income inventory only includes parcels T1 and T2 and not the entirety of Easton Place. These sites will be developed in the first phase of Easton Place, as identified by the developer.

Commented [GK50]: Text was added to address HCD 2.14.22 comment.

Figure 15: Easton Place and Glenborough Vicinity Map



Source Easton Place Master Plan

Figure 16: Easton Place Land Use Map

Source Easton Place Master Plan

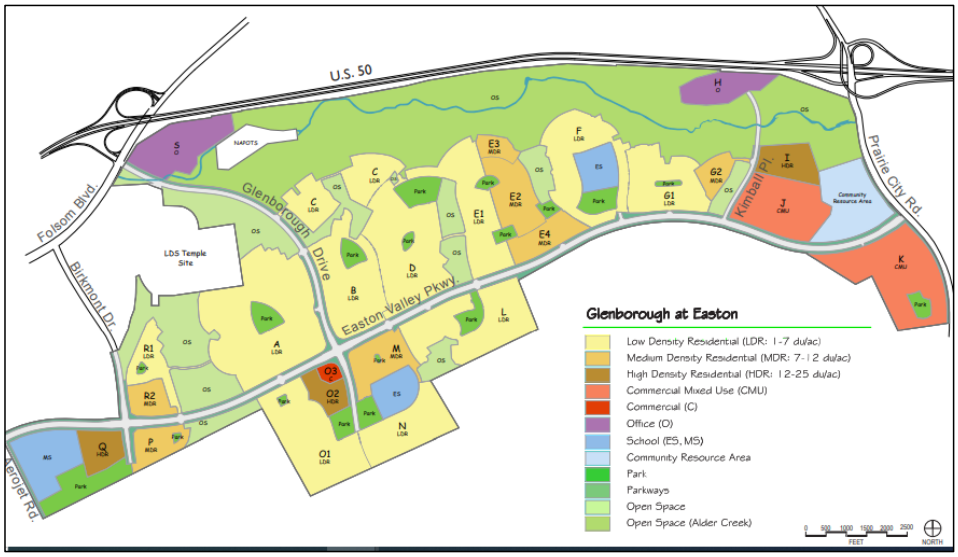
Table 58: Easton Place Master Plan

Land Use	Units	Area (Acres)	Targeted Density	Commercial/Office* (Square Feet)	Floor Area Ratio Range+
Transit District					
T1 High Density Residential	432	5.4	80 du/ac		
T2 High Density Residential	336	5.6	60 du/ac		
T3 Office/Commercial/Retail		6.5		283,000	0.5-1.2
T4 High Density Residential	274	6.1	45 du/ac		
T5 High Density Residential	152	6.7	23 du/ac		
Subtotal	**1,194**	**30.3**		**283,000**	

Glenborough at Easton (Figure 17) is an infill master plan that is adjacent to the Easton Place Master Plan. It proposes 21 residential neighborhoods and will provide a total of 3,239 units at buildout. 414 lower-income units, 2,286 above moderate and 539 moderate units are identified in the Housing Element inventory. 414 lower-income units are identified in Villages O2, K and Q which are high density and mixed Use villages. Villages J and K allow for a creative horizontal and vertical mixed use formats and will include residential, commercial and public facility uses. Development of Glenborough will generally occur from west to east with Phase 1 supplying 128 units in Village O2, and Phases 3 and 4 supplying 166 units in Village Q and 120 units in Village K, respectively. Subsequent phases could begin or develop concurrent with other phases. Master Plans do not have a required start or end date for each phase of development and are subject to market conditions. It is estimated that Glenborough will buildout during the Housing Element period because unlike other Master and Specific plans, small lot tentative maps were approved for each Village and backbone infrastructure largely exists due to its previous uses and surrounding uses in the area, as discussed on page 152 (Infrastructure Availability).

Commented [LLM51]: This section was amended per HCD 2.14.2022 letter provides additional phasing detail.

Figure 17: Glenborough at Easton Land Use Map



Source Glenborough at Easton Place Master Plan

Table 59: Glenborough at Easton Place Master Plan

Land Use	Units	Acreage	Density	Comm/Office Sq. Ft.
Residential				
Low Density Residential (1.0 - 7.0 du/ac)	1,659	378.3	4.4 du/ac	
Medium Density Residential (7.1 - 12.0 du/ac)	627	77.9	8.0 du/ac	
High Density Residential (12.1 - 25.0 du/ac)	466	29.5	15.8 du/ac	
Subtotal	**2,752**	**485.7**		
Commercial/Mixed Use/Office				
Mixed Use				
Village J	224	28.5		72,100
Village K	263	40.6		151,100
Commercial				
Village O3		2.4		20,900
Office				
Villages H		13.5		147,000
Village S		23.6		308,400
Subtotal	**487**	**108.6**		**699,500**
Parks				
Neighborhood Parks		**53.0**		
Open Space				
Alder Creek Open Space Corridor		270.2		
Open Space		121.0		
Community Resource Area		25.6		
Subtotal		**416.8**		
Public/Quasi-Public				
Schools		**40.2**		
Roadways\Parkways				
Roadways		60.5		
Parkways		43.5		
Subtotal		**104.0**		
GRAND TOTAL	**3,239**	**1,208.3**		**699,500**

Source Glenborough at Easton Place Master Plan

This inventory does not include sites in the adopted master plan areas of Elverta Specific Plan or in the pending master plan areas of Jackson Township, West Jackson, Grandpark or Upper Westside. While development could occur in these areas during the planning period, due to lack of certainty over the timing of buildout and availability of infrastructure, sites in these areas are not currently presumed in the inventory.

Non-Vacant Sites

Local governments may rely on the potential for new residential development on underutilized sites to accommodate the RHNA. Underutilized sites are not vacant sites, but rather sites with obsolete uses that have the potential for redevelopment (e.g., vacant restaurant) and existing high opportunity developed areas with mixed-use potential or any other suitable underutilized land that is sufficiently large to accommodate additional development. The County has made an effort to permit residential uses on non-vacant sites through Housing Element Goal HE-1 to provide an adequate supply of land for housing with an objective of this goal to being to actively promote and facilitate the use/reuse of vacant and underutilized infill sites. To further this goal the County developed the “Commercial Center Re-Use” brochure to promote the reuse of underutilized commercial center with multi-family development. Additionally, Programs A6 and A7 encourage infill development in the County.

The non-vacant sites chosen for inclusion in the lower-income inventory meet the AB 1397 requirements for adequate sites. In addition, these sites are all larger than one-acre and a larger portion of the site is vacant. For example, the inventory contains sites that are only developed with parking lots or have a small portion used for a commercial or residential building. None of these underutilized sites have existing, vacated, or demolished affordable housing and none have been occupied by affordable housing in the last five-years. These existing residential uses are assumed to not be affordable to lower-income levels. The developable area of each site was calculated by measuring the area needed to create a lot around the existing structure and subtracting that area from the total site acreage. If the structure was clearly obsolete and not actively used, the entire site was considered available and a net developable acreage was calculated by applying setbacks and any constraints. The number of units was then determined by multiplying the developable area by the density. Commercial sites assumed that 25 percent of the parcel will be available for affordable multi-family development as a conservative estimate of the units.

Many of the non-vacant sites on the affordable inventory are overflow parking lots. During the previous planning period, a site with similar characteristics developed with affordable housing. Anton Apartments, a 148 unit affordable multi-family development was built on an overflow parking lot for an existing mall. The non-vacant inventory also contains commercial sites that either have a single building or a slab where a building was demolished. The site at 5700 Stockton Boulevard owned by SHRA is a former commercial motel site and associated parking lot that is moving forward with entitlements for an affordable multi-family development. Sites on the inventory are similar to these two examples and there are no known conditions or requirements that would preclude the overflow parking sites on the inventory from developing with affordable multi-family uses.

Table C-~~28~~ 29 shows the underutilized parcels identified in the Sites Inventory that will be used to meet the County's RHNA obligation.

Pending Projects

The inventory contains sites with approved entitlements (Table C-25) and that are expected to develop in the Housing Element planning period with the unit count reflecting what has been entitled. These affordable sites are identified separately and will receive a portion of their funding from SHRA. Other sites that are available to moderate-income levels based on zoning have also been approved and are expected to be built in the Housing Element Planning period are currently in the process of obtaining improvement plan approval. These sites do not have pending building permits or are expected to have building permits by June 30, 2021.

MODERATE AND ABOVE MODERATE INVENTORY

The County must also identify sites for development at moderate and above moderate-income levels. Sites in the Agricultural (AG-20 through AG-160), Agricultural Residential (AR-1 through AR-10) are typically larger parcels that range in size from 1-acre to 160-acres in the more rural areas and accommodate housing at the above moderate income levels. Residential zones RD-1 through RD-7 (1 to 7 dwelling units per acre) also provide housing for above-moderate income levels, as these are typically developed with detached single-family homes. Properties zoned RD-10, and RD-15 (10 and 15 dwelling units per acre) provide moderate-income housing sites. These can be larger sites or smaller parcels that are large enough for one or two units and are typically developed with duplexes, townhomes, or small lot single-family homes. Small sites with RD-20 through RD-40 zoning also provide moderate-income housing. For example, a 0.15 acre, RD-20 zoned parcel provides housing for two units in the inventory because the zoning and the parcel size can accommodate a duplex. Further, these smaller RD-20 zoned lots were typically developed with duplexes during the prior planning period. Additionally, sites that were previously on the affordable sites inventory with RD-20 and RD-25 zoning are being considered to provide housing for moderate income levels until Program A1 and A2 are complete making these parcels available for lower income groups.

Residential unit yield in single-family residential zones (RD-1 through RD-15) is based on an assumption of 85 percent buildout of maximum capacity. The County completed a survey of proposed and adopted subdivisions from 2017-2019 and determined that the proposed buildout was greater than 85 percent of

maximum capacity in almost all residential zones (see Table 60). For this reason, the 85 percent yield assumption is reasonable and feasible within the 2021-2029 planning period.

Table 60: Densities of Recently Proposed and Approved Subdivisions(1)

Zone	Total Proposed Units	Total Acres	Units Per Acre	% of Maximum Capacity
RD-2	29	20.55	1.4	70.6
RD-3	20	8.11	2.5	82.2
RD-4	21	5.19	4.0	100
RD-5	1202	236.78	5.0	100
RD-7	211	31.32	6.7	96.2
RD-10	27	3.38	8.0	80
RD-15	113	7.44	15.2	101

Source: Sacramento County Office of Planning and Environmental Review, 2020 review years 2017-2019. (1) Capacity of proposed and adopted subdivisions was divided by the total acreage of the subdivisions to attain units per acre figure.

ACCESSORY DWELLING UNITS

Consistent with Government Code Section 65583.1 the County will count Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) constructed during this housing cycle toward meeting its RHNA given that they are an important source of affordable housing. The County has encouraged the development of ADUs by adopting development fee exemptions for ADUs that are 850 square feet or less and for multi-bedroom ADUs 1,000 square feet or less. The County has chosen to amend the development impact fees for ADUs in a manner that reflects the sizes incentivized in State law and utilizes methods to ensure collection of the smallest fee. Additionally, the County removed the requirement for the Accessory Dwelling Unit Administrative Permit (ADUAP), which was an administrative permit required to allow property owners to develop an ADU, further reducing costs and time for processing ADUs.

The County applied for Local Early Action Plan (LEAP) grant funding to create pre-approved construction drawings for ADUs to reduce the cost of development and encourage ADUs on parcels in Sacramento County.

In the 2021-2029 Housing Element, Programs E9 and E10 are intended to accelerate and promote ADU and JADU production.

A total of 89 ADUs were developed in the prior planning period from 2013-2021. Table 61 provides the number constructed each year.

Table 61: Accessory Dwelling Units in the Prior Planning Period	
Year	**Number of ADUs Developed**
2013	6
2014	8
2015	7
2016	19
2017	10
2018	17
2019	22(1)
Total	**89**

Source: Sacramento County Planning and Environmental Review, 2020

(1) In addition to the 22 ADUs that were developed, four mobilehomes were developed as ADUs. This table accounts for 22 developed ADUs in 2019, the total number permitted including mobilehomes was 38, there is lag time between planning entitlements and building permits.

While the number of ADUs constructed have fluctuated from year to year, the County experienced an overall upward trend in the number of ADUs constructed in the 5th Housing Element Cycle, increasing from 6 in 2013 to 22 in 2019. In 2019, 38 ADUs were permitted with only 22 building permits were issued. There is often a lag between entitlements and building permits.

From 2018 to 2019 (the last full year of data), there was a 33 percent increase in the number of ADUs built. In 2020, the County implemented State Law requirements for ADU and JADU development and has experienced a 25 percent increase above 2019, with 29 building permits issued in 11 months. Anecdotally, staff have experienced a significant increase in inquiries about ADU construction particularly after permitting fees were reduced and permitting requirements were relaxed and staff expect greater interest once pre-approved construction drawings are available.

To project ADU development during the next Housing Element cycle County chose to follow Option 2 from the HCD Guidance.

Option 2: Where no other data is available, assume an average increase of five times the previous planning period construction trends prior to 2018. This option is a conservative estimate based upon statewide data on ADU development since the implementation of the new laws (safe harbor option).

The average ADUs permitted from 2013-2017 was 10 per year. A fivefold increase will be 50 units per year for a total projection of 400 ADUs from 2021 through 2029.

ADU and JADU Affordability

ADUs are an important source of affordable housing. Per the 2020 Zillow Rent Index for zip codes in Sacramento County, the average rent was $1,793 whereas, SACOGs' January /February 2020 Survey of ADUs found that the average cost of rents for ADUs in Sacramento County was $1,205. ADUs provide a valuable housing type to Sacramento County that can be missing in typical single family and multi-family developments. Due to their size (150 square feet-1,200 square feet) and type, either detached or attached and subordinate to a primary residence, they can provide housing to family members, students, elderly, in-home health care providers, disabled and renters at below market prices. Homeowners may also benefit from added income and an increased sense of security. ADUs also promote infill development and sustainable land use patterns by providing additional housing on parcels that are already developed rather than focusing on new greenfield development to provide housing which can be more costly.

SACOG provided local governments in the region with the SACOG Region Accessory Dwelling Unit Affordability Analysis dated March 2020 that provides assumptions for ADU affordability that can be used to assign ADUs to RHNA income categories in Cycle 6 (2021-2029) Housing Elements. The analysis supporting these assumptions was reviewed by HCD and found to be satisfactory.

Based on the SACOG analysis and the reasonable assumption that 400 ADUs will develop during the 2021-2029 planning period, the County anticipates that ADUs will be constructed for the following income categories:

Table 62: Number of ADUs/JADUs Per Income Category

Income Category	Percent	Number of units
Lower-Income Categories	56%	224
Moderate	43%	172
Above Moderate	1%	4

Compliance with State Law and Development Standards

The County initially applied "Interim Accessory Dwelling Unit (ADU) Standards" to ensure compliance with recently adopted State Laws. These standards were replaced by a formally amended ordinance in December 2020 resulting in compliance with State Law.

ADUs are a permitted accessory uses in all Agricultural (AG-20 through AG-160), Agricultural-Residential (AR-1 through AR-10), Residential (RD-1 through RD-40), Mixed Use (NMC, CMC, NMZ) Recreation Reserve (RR, O, C-O and Commercial (BP, LC, GC) Zoning Districts. ADUs are not permitted in the Industrial Zoning Districts.

To facilitate the construction of ADU/JADUs, Program E10 will promote their construction and evaluate whether the estimated number are being constructed during the Housing Element period. This provides the opportunity to evaluate and make any necessary adjustments to these programs to ensure their effectiveness.

INFRASTRUCTURE AVAILABILITY

There is sufficient water, sewer and dry utility capacity for the parcels listed in the affordable sites inventory. Affordable sites are on residential and commercial zoned parcels located within the County's Urban Policy Area (UPA) and Urban Services Boundary (USB). The USB is the ultimate growth boundary for the unincorporated area and the UPA defines the area within the USB expected to receive urban services in the near term. The development on the parcels would increase the demands on public services to some degree, but not beyond the planned service capacities of the providers.

When identifying affordable sites for inclusion in the inventory, potential sites were reviewed to determine whether sufficient water, sewer, and dry utilities are available or accessible. Services are considered available or accessible if there was existing infrastructure identified adjacent to or in close proximity to the sites.

The parcels located outside the UPA or USB are either agricultural-residential parcels that do not meet the required level of service for affordable sites or parcels located in small towns in the Delta Community where there are sufficient water and sewer service for future residential development. Parcels in these areas available to accommodate the RHNA for moderate and above-moderate units.

Water

Affordable sites on the inventory are within existing service areas that have surrounding infrastructure. Water purveyors serving the residentially zoned parcels may require infrastructure changes or improvements in order to serve various parcels. Because infrastructure exists, the water service could be provided during the time of project development.

Sewer

The residential and commercial parcels in the affordable inventory are in the service areas of the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD provides the local wastewater collection system for the unincorporated County which is connected to the regional conveyance system that was constructed by and is maintained by SRCSD. Sites identified in the affordable inventory may be served by either connecting to an existing lower lateral or main that is either directly adjacent to the parcels or will only require a short extension of services.

All sites listed in the affordable housing inventory will receive services in the term of the Housing Element.

Infrastructure to Master Plan Areas

Easton and Glenborough at Easton

Two major infill projects that were included in the last housing element affordable sites inventory are Easton Place and Glenborough at Easton. Sites meeting the criteria are included in the sites inventory for 1,208 units at the affordable and moderate-income levels. The infrastructure that will serve the land uses in Easton Place and Glenborough at Easton will consist of collector sewers, trunk sewers, and a possible sewer lift station. All collector and trunk sewer lines will initially transport wastewater to existing interceptor sewers along Folsom Boulevard adjacent to the project sites. Wastewater from the southwest portion of the project area will eventually flow to a proposed Aerojet/Laguna Creek interceptor. Until this new interceptor is built, existing interceptor sewers along Folsom Boulevard will be sufficient to serve the projects. Water is provided to the areas by the City of Folsom through existing service lines. Some extension of these lines will occur, but the infrastructure exists. Therefore, sufficient infrastructure is available to serve these infill projects.

Mather South Community Master Plan

As part of the documents associated with the Mather South Community Master Plan (Mather South), the County approved an Urban Service Plan and Public Facilities Financing Plan detailing how services, including sewer and water will be provided. Water is provided for the plan area by the Sacramento County Water Agency Zone 40. Initial service to the area will be from the Vineyard Surface Water Treatment Plant by an existing 30-inch diameter pipeline. A grid of 8 inch to 12-inch mains will extend from the existing 30-inch diameter NSA Pipeline (Phase I) water main transmission main in Kiefer Boulevard, the existing 16-inch diameter water line in Zinfandel Drive (south of Douglas Road) and the existing 16-inch diameter water line in Sunrise Blvd. to serve development within the Plan Area. Sewer is provided by SASD and a System Capacity Plan approved in 2012 is reflected in the master plan. The proposed Zinfandel Drive trunk sewer line will provide sewer service to the Plan area. For the purposes of the sites inventory, only Phase 1 and 2 are considered, as that is reasonably expected to develop within the 6th Cycle Housing Element period and 477 lower and moderate income sites are counted.

NewBridge Specific Plan

The NewBridge Specific Plan (NewBridge) was adopted by the Board of Supervisors on October 6, 2020. The approved Urban Service Plan and Public Facilities Financing Plan detail how services including sewer and water will be provided. Water for the plan area is provided by the Sacramento County Water Agency Zone 40 and 41 through the extension of existing transmission mains in the intersection of Sunrise and Kiefer Blvds. or at the intersection of Kiefer Blvd. and Eagles Nest Rd. adjacent to Phase A. SASD will provide sewer service and onsite improvements will discharge into the Mather East trunk sewer line in Eagles Nest Road. There is currently a sewer line in Kiefer Blvd. adjacent to the project site. For the

purposes of this sites inventory, only 732 lower and moderate income units within Phases A and B are included as a reasonable expectation for development within the Housing Element period.

Cordova Hills Master Plan

The Cordova Hills Master Plan (Cordova Hills) was adopted by the Board of Supervisors on March 12, 2013. The adopted Master Plan details how water and sewer services will be provided. Water for the Plan area is provided by the Sacramento County Water Agency Zone 40 through the extension of existing transmission mains in Douglas Blvd. approximately 3,700 feet north of the site and a backbone transmission system will distribute water throughout Cordova Hills Plan area. Sewer service for Cordova Hills will ultimately be provided by the SRCSD Douglas Interceptor facility. Prior to the extension of this interceptor to the Plan area vicinity Cordova Hills will pump its wastewater to the existing Aerojet-Sunrise Douglas trunk sewer located in Douglas Road approximately 3,700 feet northwest of Cordova Hills. Discussions with the developer indicate the Town Center consisting of 550 lower and moderate income sites develop within the Housing Element period.

The inventory sites in Master Plan areas are included in the inventory because they will receive services in the term of the Housing Element.

Environmental Constraints

Each inventory site was reviewed using GIS data, Water Resources water and flood data, aerial photography, Sacramento County pictometry, Google Street View, and elevation contours to determine suitability and potential constraints to development.

Identified environmental constraints are accounted for in the inventory through a reduction in the developable area and the residential development capacity; however, it does not preclude their development. During the initial site review, any sites that were determined to have an environmental constraint that would significantly impact the development capacity of a site for multi-family development, such as significant tree canopy or flood hazard, was removed from consideration. There are no inventory sites in very high fire hazard areas, habitat preserves or floodways.

The following is a summary of the environmental constraints that have the potential to impact the viability of identified sites:

1. Protected Trees (primarily Oak Trees);
2. Slope;
3. Flood Zones (Local and Federal);
4. Natural resources, such as, wetlands and vernal pool habitats.

Protected Trees

Chapter 19.12 of the County Code attempts to preserve trees, particularly oaks and other heritage trees. During both ministerial and discretionary permitting processes, on-site oak trees are identified and may be required to be retained or may be allowed to be removed with compensation.

Depending on the location and design of a residential development, incorporating trees into landscaping or open space calculations for multi-family development may occur and result in a minimal reduction to residential densities. For oak trees that are on inventory sites, the area of the dripline is removed from the developable area used for calculating development capacity. Sites or portions of sites with extensive tree canopy where the presence of protected trees will be a significant barrier to multi-family development were not included in the affordable and moderate inventory.

Slope

Sacramento County has some areas with slopes that may require grading or retaining walls to develop a property although not to the extent of many other jurisdictions. The slope of potential inventory sites was reviewed as part of the selection process and sites known to have significant slope that could preclude

multi-family development at densities of RD-30 and above were not included as an inventory site. Development in these areas use a combination of grading, retaining walls and building techniques, such as, split-levels to accommodate residential development.

Slope on an inventory site was considered in determining the developable acreage and residential capacity by reducing the developable acreage to accommodate area for retaining walls.

Flood Zones

Sacramento County identifies both 100-year floodplain as mapped on a federal Flood Insurance Rate Map and local flood hazard areas as being areas potentially subject to flooding. The Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards require that the project be located outside or above the floodplain or flood hazard area. Sites on the inventory were reviewed to determine whether they were in a local or federal flood zone.

For parcels where the flood zone designation covers the entirety of the property, it is assumed the habitable structures will be elevated per the ordinance requirement. Properties known to be in identified floodways or the Delta where elevation above the base flood elevation may require several feet were not included in the inventory of affordable sites.

Natural Resources-wetlands and vernal pools

Using aerial photography sites on the inventory were reviewed to determine the presence of wetlands. For sites on the inventory known to contain wetlands, the wetland area has a required setback of 250 feet from the edge of the wetland area to ensure avoidance. The area has been subtracted from the parcel acreage used to project the residential capacity of the site.

AFFIRMATIVELY FURTHERING FAIR HOUSING/OPPORTUNITY SITES

State law, Government Code Section 65583(c)(10), requires the sites analysis to be analyzed with respect to Affirmatively Furthering Fair Housing (AFFH) to ensure that affordable housing is dispersed equitably throughout the County rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved. This analysis is in the Assessment of Fair Housing, or Chapter 11, of this Housing Element.

~~The County has a deficit of lower-income units and has committed to increasing multifamily-zoned land in the Moderate and High Opportunity areas, thereby, reducing the deficit and furthering fair housing, through Housing Action Plan Chapter Policy HE 7.1.3. Policy 7.1.3 commits the Countywide Rezone Program (program A1) to rezone parcels in the Moderate and High opportunity areas to make them available for multi-family uses to affirmatively further fair housing choice. While specific rezone sites have not been identified, the rezone will focus on identifying sites in the Communities of Antelope, Carmichael/Old Foothill Farms, Cordova, Fair Oaks, and Orangevale that also comply with the AB1397 criteria.~~

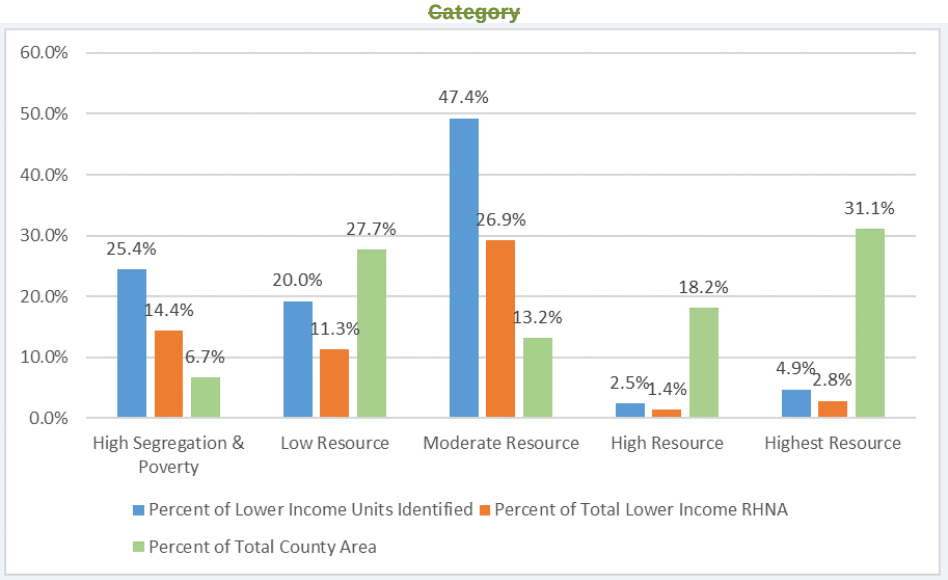
~~In addition to program A1, there are numerous programs in the Housing Action Plan Chapter (Chapter 3) that affirmatively further fair housing choice listed below and in the Assessment of Fair Housing Chapter (Chapter 11).~~

- ~~A6 Infill Program will promote infill development of housing in the County.~~
- ~~B5 Affordable Housing Education will educate the public and County Board and Commissions about affordable housing.~~
- ~~Program B8 Missing Middle Housing or Naturally Occurring Affordable Housing requires the County to explore Zoning Code amendments to allow for more missing middle housing types in single family zoning districts.~~
- ~~C5 Rental Housing Inspection Program this commits the County to continue to inspect multi-family rental housing and report on the outcome of these inspections.~~

- ~~C7 Information For Displaced Tenants requires the County to amend the County Housing Code to require that property owners provide relocation benefits to tenants who are experiencing severe Health & Safety conditions.~~
- ~~E1 Preserve Affordable Housing at Risk of Becoming Market Rate. The Sacramento Housing and Redevelopment Agency (SHRA) will prioritize multifamily lending such that preserving affordable housing at risk of converting to market rate comes first when funding is available.~~
- ~~E2 Prevent the loss of units in SHRA's public housing stock. In order to preserve its public housing stock, SHRA will reposition the County's public housing stock to private ownership with affordability preserved in perpetuity.~~
- ~~G1-G6 are specifically intended to Affirmatively Further Fair Housing by protecting tenants and removing impediments barriers to Fair Housing.~~

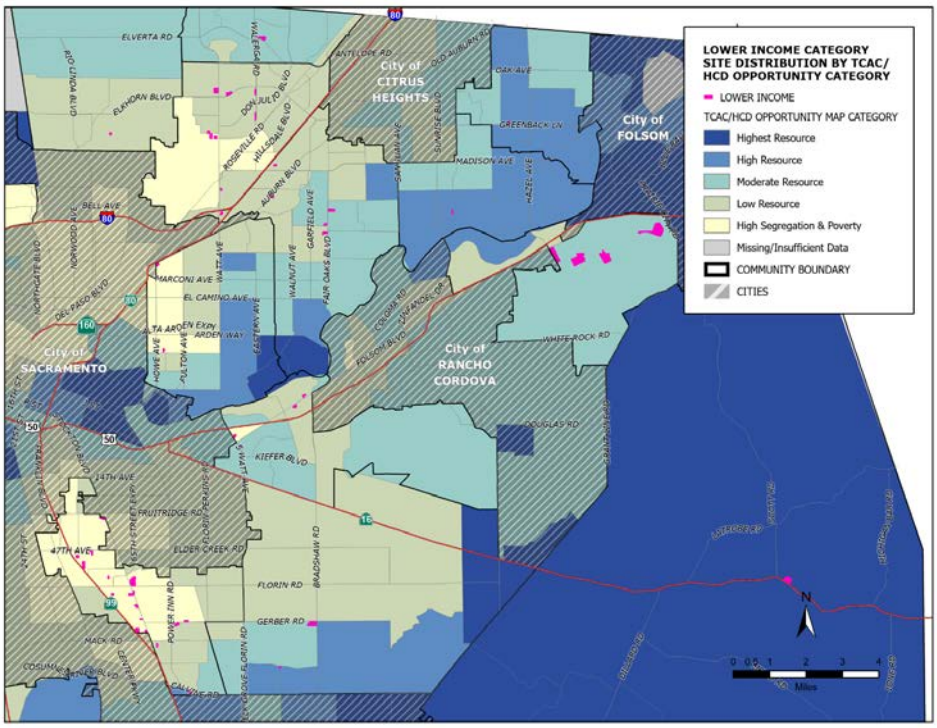
~~Additionally, the County has an Environmental Justice Element (EJ Element), the purpose of which is to address public health risks and environmental justice concerns of those living in disadvantaged communities, many of which are the result of geographic or procedural inequities. The County elected to emphasize the importance of environmental justice by preparing a separate Element rather than integrating environmental justice policies among existing General Plan elements. The EJ Element identifies Goals, Policies, and Implementation Measures that are intended minimize and equalize effects of environmental hazards among the entire community regardless of income, ethnicity or race.~~

~~Figure 18: County Land Area and Lower Income Unit Distribution by TCAC Opportunity Category~~



~~Source: Sacramento County 2020~~

~~Figure 19: Lower Income Site Distribution by TCAC/HCD Opportunity Category~~



~~Source: Sacramento County 2020~~

EMERGENCY SHELTERS AND TRANSITIONAL HOUSING

Emergency Shelters provide shelter to those individuals experiencing unsheltered homelessness. The 2019 Point-In-Time (PIT) Homeless count conducted for Sacramento County and the incorporated Cities provides a single-night snapshot of nearly all individuals and families staying at emergency/transitional shelters in the county, as well as, other places not meant for human habitation. The count identified 711 individuals experiencing homelessness in unincorporated Sacramento County; therefore, this is the unmet need the County must accommodate. The County has 182 shelter beds available to temporarily house those experiencing homelessness; however, those shelter beds were presumably occupied and are not counted towards meeting the needs of unsheltered individuals. A detailed description of those experiencing homelessness and development standards for emergency shelters is provided in the Housing Needs Assessment Chapter and the Constraints Analysis Chapter of this element.

Methodology

The County must show there is enough land available to construct emergency shelters to house the unsheltered people experiencing homelessness. The County continues to implement Zoning Code provisions that permit homeless shelters in the General Commercial (GC) and (Light Industrial) M-1 zones. County funded shelters are allowed in any zoning district in the County.

Identified emergency shelter sites are at least 0.85-acres in size, within one-half mile of a transit line and 1,000 feet from schools, parks and single family residential zones.

GC zoned sites were assigned a density of 30 units per acre with the assumption that a maximum of 120 beds could be accommodated on an acre. However, a maximum of 100 beds per site was assumed because that is the maximum number of beds permitted by right. There are at least 0.93 acres available in the GC zone with an estimated capacity of 100 beds.

The same locational criteria was used for identifying shelter sites in the M-1 zone. The M-1 zone does not have a residential development density. However, the estimated capacity for emergency shelters is 100 beds per site, as each identified site is larger than one acre and 100 beds is the maximum permitted capacity per site without a Use Permit. There are at least 23.66 acres available in the M-1 zone with an estimated capacity of 1,200 beds. Therefore, the County can accommodate the unmet need of 711 unhoused individuals with an excess of 589 beds.

Tables C-~~28~~ 29 and C-~~29~~ 30 in Appendix C list the vacant parcels that are available for emergency shelters.

The County continues to maintain an adequate supply of land for homeless shelters and has shifted away from large shelters and toward a “scattered site shelter” model as a part of its Full Service Re-Housing Shelter (FSRS) Initiative. Through this model, the County is able to assist people experiencing homelessness to stay in their community, keep pets, and room with partners and spouses. As of 2019, there are 15 of these sites located throughout the County. These sites provide 24-hour accommodations for up to 75 individuals at a time and serve approximately 250 to 300 persons annually.

FARMWORKER HOUSING

Farmworker housing is allowed by right in the Agricultural 20, 40, 80, 120 and 160 zones (AG-20, 40, 80, 120 and 160). There are a minimum of 3,000 parcels encompassing more than 245,000 acres that can accommodate farmworker housing without a use permit. This list includes parcels larger than two acres that are not owned by a public entity, railroad, conservation bank, or mining company. Additionally, Program D6 requires the County to amend the Zoning Code to allow Farmworker Housing by-right in all Zoning Districts where Agriculture is a primary use. The County will also consider amendments to the Zoning Code to increase the allowed maximum size of farmworker housing to serve larger families. Potentially providing additional parcels that may be developed with farmworker housing.

The number of possible sites and the acreage of these sites are more than sufficient to accommodate future farmworker housing.

CHAPTER 9: OPPORTUNITIES FOR ENERGY CONSERVATION

This chapter will inventory and analyze the opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems and design in to Sacramento County's residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

Nationwide, residential energy accounted for about 21 percent of all energy use in 2019. Sacramento County's 2015 Greenhouse Gas (GHG) Inventory indicates that residential energy consumption accounted for 25 percent of GHG emissions.

Opportunities for residential energy efficiency exist at all scales: the single dwelling unit, multifamily structures, the neighborhood, the community, and the region. Sacramento County currently has strategies, policies, and programs to address opportunities for energy efficiency at all of these levels.

GENERAL ENERGY EFFICIENCY CONCEPTS

There are many opportunities to implement energy-efficiency measures into both new home construction and retrofits of existing homes. The concept of energy efficiency in buildings is defined by the building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, shade screens, windows, walls, foundation, roof, and insulation. All the components of the building envelope must work together to keep a building warm in the winter and cool in the summer. Examples of design methods to reduce residential energy consumption can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
    - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter.
    - Use of "thermal mass," earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night.
    - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior.
    - Location of openings and the use of ventilating devices that take advantage of natural airflow (particularly cool evening breezes).
    - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
    - Zone heating and cooling systems, which reduce heating and cooling in the lesser used areas of a home.
2. Building orientation that uses natural forces to maintain a comfortable interior temperature and take advantage of solar heating. Examples include:
    - Incorporation of climate responsive design principles.
    - Locating structures and windows to take advantage of natural air circulation and evening breezes.
    - Southern exposure of rooftops to increase the potential for photovoltaic panels.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:

- Use of deciduous shade trees and other plants to protect the home and reduce the heat island effect.
- Use of natural or artificial flowing water.

In addition, a number of technologies and methods of energy generation and efficiency have been developed or advanced over the last few decades. These include using:

- Solar energy and heat pumps to heat water.
- Radiant barriers on roofs, weather-stripping and other insulation to reduce heat gain and loss.
- Solar powered attic ventilation.
- Solar panels and battery storage to generate and store electricity.
- Dual pane windows and high-efficiency coatings on windows to repel summer heat and trap winter warmth.
- Energy efficient home appliances, including Energy Star© home appliances.
- Low-flow showerheads and faucet aerators to reduce hot water use.

REGULATORY AND POLICY FRAMEWORK

The County's energy efficiency strategies, policies and incentives are shaped by several State, regional, and local initiatives and programs. The most important initiatives and programs described in this chapter are:

- The California Building Energy Efficiency Standards (Title 24);
- The State's emerging climate change strategies focused on reductions in greenhouse gas emissions;
- The Sacramento County Climate Action Plan;
- The Sacramento County 2030 General Plan;
- The Sacramento County Zoning Code and Design Guidelines.

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS - TITLE 24

Title 24 of the California Code of Regulations contains California's building standards for energy efficiency and is designed to reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings. The California Energy Commission updates the Building Energy Efficiency Standards (Title 24, Parts 6 and 11) every three years by working with stakeholders in a public and transparent process.

The most recently adopted standards are the 2019 Building Energy Efficiency Standards that took effect on January 1, 2020. They focus on four key areas: smart residential photovoltaic systems (now required for new residential development), updated thermal envelope standards (preventing heat transfer from the interior to exterior and vice versa), residential and nonresidential ventilation requirements, and nonresidential lighting requirements. The ventilation measures improve indoor air quality, protecting residents from air pollution originating from outdoor and indoor sources. The rulemaking process for the 2022 standards is already underway. By the end of the planning period represented by this housing element (2021-2029), the State will be utilizing the 2028 standards unless the timeframes established by the enabling legislation change.

As part of the County development and plan approval process, the County's Building Permits and Inspection Division checks all proposed residential units for design and construction compliance with the State's Title 24 Building Energy Efficiency Standards.

STATE GREENHOUSE GAS EMISSIONS REDUCTION

The California Legislature adopted the California Global Warming Solutions Act in 2006 (Assembly Bill 32) and declared that "global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California." In adopting the act, the legislature found that human activity is one of the leading contributors to an increase in carbon dioxide, methane, and other "greenhouse gases" (GHGs). The State has declared that these gases are leading to an increase in average global temperatures and contributing to changes in climate throughout the world. The purpose of the act is to reduce GHG emissions to 1990 levels by 2020 (25 percent reduction over current levels) and then to reduce GHGs to 80 percent below 1990 levels by 2050.

On September 30, 2008, Senate Bill (SB) 375 was signed by Governor Schwarzenegger. SB 375 combines regional transportation planning with sustainability strategies in order to reduce greenhouse gas emissions in California's urbanized areas. Existing law requires each regional transportation planning agency, which in Sacramento County's case is the Sacramento Area Council of Governments (SACOG), to adopt a Metropolitan Transportation Plan. SB 375 required the California Air Resources Board (ARB) to set performance targets for reduction of passenger vehicle emissions per capita in each of 16 Metropolitan Planning Organizations (MPOs) in the state for 2020 and 2035. For the SACOG MPO, these targets were set at 7% below 2005 per capita emissions for 2020 and 16% below 2005 per capita emissions for 2035. MPOs are not required to meet the greenhouse gas emission targets established by ARB, but if they conclude it is not feasible to do so, they must prepare an Alternative Planning Scenario to demonstrate what further land use and/or transportation actions would be required to meet the targets. SB 375 also requires that the Metropolitan Transportation Plan for each MPO include a Sustainable Communities Strategy (SCS) that integrates the land use and transportation components, and amends CEQA to provide incentives for housing and mixed use projects that help to implement an MTP/SCS that meets the ARB targets.

On September 8, 2016, Senate Bill (SB) 32 was signed by Governor Jerry Brown. SB 32 builds upon previous GHG reduction goals by requiring that ARB ensure that statewide GHG emissions are reduced by 40 percent below the 1990 level by the year 2030. Additionally, SB 32 emphasized the critical role that reducing GHG emissions would play in protecting disadvantaged communities and the public health from adverse impacts of climate change. Enactment of SB 32 was predicated on the enactment of Assembly Bill 197, which seeks to make the achievement of SB 32's mandated GHG emission reductions more transparent to the public and responsive to the Legislature.

SACRAMENTO COUNTY CLIMATE ACTION PLAN

Phase 1 –Strategy and Framework

The Sacramento County Board of Supervisors adopted the Climate Action Plan – Strategy and Framework Document on November 9, 2011 along with adoption of an update to the General Plan, which presented a framework for reducing GHG emissions and an overall strategy to address climate change. Additionally, it provided direction for developing the second phase of the Climate Action Plan (CAP).

Phase 2a - Government Operations

The Board of Supervisors adopted the Climate Action Plan – Government Operations (Government Operations CAP) on September 11, 2012. The Government Operations CAP identified the GHG emissions from the County's operations (i.e. County-owned facilities, vehicles, and equipment) and measures to reduce these GHG emissions.

Phase 2b – Communitywide Climate Action Plan

The County began working on the Communitywide Greenhouse Gas Reduction and Climate Change Adaptation (Communitywide CAP) project in 2016. This project is intended to complete the second phase of the County's multi-phase CAP process. The Communitywide CAP: 1) updates the unincorporated County's GHG inventory and forecasts (completed 2016 which updates the inventory from 2005 to 2015),

2) determines the GHG reduction targets which are required, and 3) proposes measures to achieve the required GHG reductions for the entire County.

Additionally, to prepare for climate change effects (e.g. impacts related to precipitation, flooding, heat waves, wildfires, air quality, water supply, water quality, natural ecosystems, and agriculture), the Communitywide CAP will also develop an adaptation strategy.

The Phase 2b CAP is currently planned for completion in late 2021.

SACRAMENTO COUNTY GENERAL PLAN

The Sacramento County 2005-2030 General Plan was adopted November 9, 2011 and contains several General Plan Elements with goals, objectives and policies that set a framework for energy conservation. The most pertinent General Plan Elements include Energy, Land Use, Public Facilities and Environmental Justice.

Energy Element

The Energy Element consists of two major works — a Research report (Background Section) and a combined Policy Plan and Action Program. The Research Report provides background data for the Policy Plan.

The Energy Element sets the following goals:

- Reverse the historical trend of increasing per capita consumption of energy,
- Shift toward using a greater share of renewable sources of energy, and
- Shift seasonal and daily peak energy demands to increase the load factor of electrical generating facilities, while
- Maintaining or enhancing the general standard of living, the level of employment, and the quality of the environment.

In support of these goals, the Energy Element contains the following objectives:

- Reduce per capita consumption of energy.
- Reduce the reliance on non-renewable energy sources with emphasis on those in shortest supply.
- Reduce seasonal and daily peak electrical energy demand, and distribute future growth in electrical energy consumption throughout the day and year, thereby increasing the annual system load factor.
- Exercise county leadership.

Land Use Element

The Land Use Element's primary role is to ensure that the County's land resources are utilized in the most efficient, equitable and productive manner possible to provide a high quality of life for both current and future residents. This Element's policies and programs direct future development and investment toward previously urbanized communities and strategically-located new growth areas to:

- Maintain or improve the character of existing communities. Plan for commercial corridor improvements and protection of natural resource and habitat corridors. Participate in regional planning efforts aimed at implementing more compact land use patterns and an efficient multi-modal transportation system.
- Infill vacant parcels and intensify development on underutilized lands where appropriate to maintain or improve the quality, character and identity of existing neighborhoods and communities, as well as to relieve growth pressure on the urban fringe.

- Create "complete communities" that have a mixture of housing, jobs and retail amenities to reduce automobile dependence, support local commercial and employment opportunities, and create a jobs/housing balance.
- Stimulate reinvestment in targeted commercial corridors through comprehensive planning efforts with a strong focus on implementation.
- Provide the infrastructure and conditions necessary to encourage walking and biking as a means of travel, as well as to support enhanced transit service.
- Direct growth toward previously urbanized areas and strategic new growth areas to reduce sprawling development, strengthen existing communities, relieve traffic congestion, improve air quality, preserve open space and natural resources, protect valuable agriculture and rangelands, and realize economies of scale for infrastructure and services.

Given the increasing competition between communities for high quality and economically beneficial employment and retail uses, the Land Use Element as well as the other Elements have a common theme: efficient land and resource use. Energy is one of those resources and efficiency can be achieved by committing to a pattern of land use that concentrates development in configurations designed to protect valuable agricultural and rangelands, conserve natural areas and resources, reduce travel distances, reduce air pollutant emissions, conserve energy, and enhance the efficiency of providing infrastructure and services.

Public Facilities Element

The Public Facilities Element contains an Energy Facilities section with the following goal:

> Appropriately sited energy facilities that efficiently and safely produce and distribute energy to Sacramento County residents without compromising environmental quality or human health.

The Energy Facilities section promotes the goals of the Air Quality and Energy Elements of the General Plan through support of alternative energy technologies that provide relatively clean, safe electricity.

Although Sacramento County in not the region's utility provider, the County does, however, recognize its responsibility for prudent infrastructure planning and implementation of conditions placed on plans and maps to support the conservation and efficiency initiatives of the Sacramento Metropolitan Utility District (SMUD) and Pacific Gas and Electric Company (PG&E). The County is currently collaborating with SMUD and PG&E in development of the County's Phase 2b Climate Action Plan and supports both utilities' renewable energy portfolio, energy source diversification, demand-side conservation, and de-carbonization plans.

Environmental Justice Element

Environmental Justice (EJ) seeks to minimize and equalize effects of environmental hazards among the entire community regardless of income, ethnicity or race. The California Government Code (Section 65040.12) defines environmental justice as "The fair treatment and meaningful participation of people of all races, culture and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies."

Sacramento County adopted its Phase 2 Environmental Justice Element on December 17, 2019. The purpose of the Environmental Justice Element (EJ Element) is to address public health risks and environmental justice concerns of those living in disadvantaged communities (identified in the EJ Element as Environmental Justice Communities), many of which are the result of geographic or procedural inequities. The planning period for the current EJ Element is 2019 to 2029 and thereafter will be updated on the same track as the Housing Element.

The EJ Element is divided into sections that cover the following topical areas:

- Prioritizing Improvements and Programs That Address the Needs of Environmental Justice Communities

- Civil Engagement
- Crime Prevention
- Healthy Food Access
- Physical Activity
- Promote Public Facilities
- Reduce Pollution Exposure
- Safe and Sanitary Homes

Increasing energy efficiency has multiple co-benefits for Environmental Justice Communities (EJ Communities) and the County as whole. When energy efficiency rises, utility bills are lower thus allowing people to spend more income on healthy food and safe and sanitary housing. Additionally, when energy efficiency rises and demand is reduced, the pollution associated with energy generation is reduced. The EJ Element identified that EJ Communities are more vulnerable to the effects of climate change. Because of the links between energy consumption (GHGs) and climate change, it is important to prioritize EJ Communities in programs that are part of energy efficiency and Climate Action Planning. The following EJ Policy supports this:

> Policy EJ-28. It is the policy of Sacramento County that programs developed as a part of a Climate Action Plan such as incentive programs, fee mitigation programs, adaptation and resiliency programs, and County-funded programs shall prioritize Environmental Justice Communities.

As part of developing the Phase 2b Climate Action Plan, the County is currently exploring the opportunity to utilize a fee in-lieu program for new development to fund energy efficiency upgrades in EJ Communities.

SACRAMENTO COUNTY ZONING CODE AND DESIGN GUIDELINES

The Sacramento County Zoning Code, provides a 25 percent density bonus for residential development projects that meet the following two energy efficiency conditions:

- The project would result in an energy savings beyond those obtained with conventional design and construction techniques.
- The amount of increased density is proportional to the amount of increased energy efficiency achieved that exceeds adopted regulations.

The Sacramento County Zoning Code also provides a density bonus for multi-family residential projects that provide small, on-site wind turbine generated energy.

Adopted in 2015, the Sacramento County Design Guidelines integrate development approaches to design and build healthy, sustainable, and inclusive neighborhoods. They promote a clean and safe environment, a strong economy, and good quality of life for all residents. They integrate Urban Greening, which is a systems approach to plan, plant, care, and manage flora, structures and spaces, which lead to increased forest canopy, reduced storm water runoff, improved air and water quality, energy conservation, open space and ultimately, more sustainable communities.

The guidelines incorporate a broad spectrum of sustainability practices that include: 1) green building and construction which can facilitate sustainability by generating jobs, 2) increasing energy efficiency, water conservation, air quality and waste reduction, and 3) improving housing quality and the physical environment. Sustainable design guidelines promote use of solar, cool roofs, tree shading, green streets, urban greening, low impact development storm water features using River Friendly Landscaping, and more.

The Guidelines address both single and multi-family structures. For single family structures the Guidelines recommend:

- Solar access for daylighting and solar panels should be considered when orienting buildings.

- Glazing should be located so as to maximize energy efficiency.
- Placement of windows should also consider the cooling benefits of Sacramento's delta breezes.
- Vary the design and elevation of front porches to accommodate outdoor furniture and active uses by occupants while maintaining private yard areas.
- Horizontal sliding doors on main entries are highly discouraged.
- The use of "cool roof" options, including lighter colored, high albedo coatings and other "cool roofing" materials and applications are encouraged to achieve energy efficiency inside homes and reduce the heat island effect.
- The use of rooftop solar or wind turbine installations (where allowable) should be integrated into the overall home image and be non-obtrusive on the neighborhood imagery.
- Installation of radiant heat barriers and insulation in attic and rafters is encouraged to increase energy efficiency and interior livability.

The Design Guidelines for multi-family developments recommend measures similar to those for single-family structures as noted above and additionally recommend the following:

- For street lights, use Sacramento Department of Transportation approved LED lights or other acceptable high energy efficiency lights.
- Lighting in parking areas should be LED lights or other acceptable high energy efficiency light, with automatic controls to dim lights after certain hours or when no one is present. Lighting shall be adequate to provide for a safe environment.

ENERGY EFFICIENCY PROGRAMS

SACRAMENTO COUNTY

To encourage more retrofitting of existing residences, the County has developed a Property Accessed Clean Energy (PACE) program. PACE is a way to finance energy efficiency, renewable energy, and water conservation upgrades to homes and buildings. PACE can pay for new efficient and/or renewable energy improvements such as heating and cooling systems, lighting improvements, solar panels, water pumps, insulation, and more for almost any property – homes, commercial, industrial, non-profit, and agricultural.

This unique financing mechanism is tied to the property, rather than the individual, and eligibility is based primarily on property value and equity.

PACE saves property owners money and makes their property more valuable. PACE pays for 100% of a project's costs. This financing amount is then repaid over 5 to 20 years (up to 25 years for qualifying solar projects), with an assessment or special tax added to the property tax bill. PACE financing also creates jobs, promotes economic development, and helps to protect the environment.

SACRAMENTO MUNICIPAL UTILITY DISTRICT (SMUD)

SMUD is the electrical provider for Sacramento County. SMUD provides technical and financial assistance for design, construction, and remodeling of housing. For new construction, SMUD offers design services, technical assistance and incentives for incorporating efficiency features. Incentives may also be available for upgrading air conditioning, lighting, and appliances to more efficient systems. SMUD has programs to incorporate advanced systems such as photovoltaic roof panels and ground source heat pumps into new projects. Design assistance may be available for retrofit projects.

Other ways in which SMUD works with its residential customers and local jurisdictions to promote energy efficiency include:

- An online Home Energy Analysis that allows customers to identify where their home uses energy and how it compares with similar homes.

- An online Home Energy Library that shows ways to save energy and money on everything from home cooling and heating systems to kitchen appliances, pools, and spas.

- Home energy audits and/or Home Energy Raters to inspect homes, perform tests and provide itemized lists of energy efficiency upgrades and cost effectiveness.
  - Consumer information containing a variety of tips for saving energy during winter heating and summer cooling periods.
  - Free shade trees that help cool homes naturally.
  - Various programs that help homebuilders construct homes that have been engineered and constructed with energy-saving windows, insulation, heating, ventilation and air conditioning systems.
  - Solar power programs that allow residential customers to purchase new homes with built-in or community solar systems.
  - Financing, rebates and other incentives that can reduce the cost of extremely efficient electric appliances and products.

PACIFIC GAS AND ELECTRIC COMPANY

PG&E is the natural gas service provider for Sacramento County. PG&E provides efficiency services that are similar to those provided by SMUD. For new and existing homes, PG&E offers technical assistance for the installation or modification of gas service. Like SMUD, PG&E has rebate programs for new energy efficient appliances such as water heaters and central natural gas furnaces. Also like SMUD, PG&E has an online energy analyzer for home energy audits.

CONCLUSION

Sacramento County has taken steps to implement residential energy efficiency on four levels: (1) compliance with State building code standards (Title 24 of the California Code of Regulations); (2) ensuring that subdivision design maximizes passive and natural heating and cooling opportunities; (3) providing density bonuses to developments that, by project design, conserve energy; and (4) supporting numerous retrofit programs offered by SMUD and PG&E for existing housing units.

The County also implements its energy efficiency-related strategies through a host of regulatory and incentive programs (e.g., zoning, subdivision, and building codes) that promote mixed-use development, infill and reuse, transit-oriented development, subdivision designs that take advantage of natural heating and cooling, and development along the County's major commercial corridors.

Lastly, the County collaborates with other agencies, including but not limited to SMUD and PG&E, to ensure staff is implementing and sharing information on the latest and most innovative energy efficiency programs. These collaborations allow residents to access funds that might be available for activities such as weatherization, replacement of old roofs and appliances, tree planting, and installation of water conserving devices.

CHAPTER 10: PRESERVATION OF ASSISTED HOUSING UNITS

State Housing Element law requires a description and analysis of housing projects containing assisted units (i.e., financially subsidized) that are at-risk of losing long-term affordability provisions and converting to market rate/non-affordable units. As defined in Government Code Section 65863.10(a), assisted housing developments, or at-risk units, are defined as multifamily rental housing complexes that receive government assistance under prescribed federal, State, and/or local programs, or any combination of rental assistance and are eligible to convert to market-rate due to termination (opt-out) of a rent subsidy contract. These assistance programs include, but are not limited to, Housing Choice Vouchers, mortgage prepayment (e.g., FHA), or extending expiring rent/deed restrictions with the use of State or local funding programs.

Pursuant to Government Code section 65583(a)(9), this chapter includes the following:

1. an inventory of assisted housing units at-risk of converting to non-affordable units over the next 10 years (2021 to 2031) due to the termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use;
2. an assessment of conversion risk, cost of replacement versus preservation, and
3. a list of entities qualified to preserve at-risk apartments, and financing and subsidy resources available for preservation.

The findings of this chapter are as follows:

(1) 1,161 units are listed as being at risk of converting to market rate housing due to expiration dates falling within the 2021-2031 period. As discussed, the expiration date does not directly correlate to actual conversion.
(2) The owners of the HUD-subsidized properties may renew their Housing Assistance Payment contracts and therefore, the loss of affordability is not inevitable.
(3) Of greater concern during this Housing Element period is the expiration of the regulatory agreements on the Low Income Housing Tax Credit units. In the earlier years of the program, the affordability period was for 30 years and many of the properties in the County were initially financed in the 1990s.
(4) Viable preservation options include rent subsidies, acquisition and rehabilitation, and new construction of affordable housing. Federal, state, and local funding sources are available for these activities. Furthermore, several local affordable housing organizations are available to assist the County in preserving affordable units.
(5) Since preparation of the previous Housing Element, the difference between an affordable rent and a Fair Market rent, the cost to subsidize an affordable unit and the total number of units expiring are all significantly higher. This, in conjunction with a higher demand for new construction of affordable units, will drastically stretch already limited funding sources.

AT-RISK UNITS

Approximately 78 SHRA-assisted, privately-owned rental housing projects, providing over 9,440 affordable units are located within the unincorporated area of the County. In general, once the period of restricted rent/occupancy expires, a property owner may charge market rents for the previously restricted units. There is a threat that low income occupants may have to find alternative housing if rents rise to market levels, although in properties with Housing Assistance Payment (HAP) vouchers, those residents are provided “enhanced” vouchers to subsidize their rent in market rate projects.

Generally, there are three circumstances that can result in the conversion of rent-restricted units to market rate units:

- **Prepayment of HUD Mortgages:** Section 221(d)(3), Section 202 and Section 236: Through Section 221 (d)(3) assistance, the U.S. Department of Housing and Urban Development (HUD) provides either below market interest rate loans or market-rate loans to privately-owned projects. Through Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants.
- **Opt-outs and Expirations of Housing Assistance Payment Contracts:** Housing Assistant Payment (HAP) contracts (also known as Section 8 contracts) are a federally funded program that provides for subsidies to owners of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides not to renew an expiring contract. Profit-motivated owners typically decide not to renew their HAP contracts when the rental market tightens and market rents are escalating.
- **State and Local Regulatory Agreements:** Expiration of the low-income use period of various financing sources, such as Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), local housing trust funds, Community Development Block Grant (CDBG), HOME Investment Partnerships Program and Low/Mod Tax Increment Financing. In addition to federal subsidies, the State of California and the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the County of Sacramento, provide subsidies or tax-advantaged funding to support the development of affordable housing. In return for receiving the development subsidies, owners of rental housing enter into regulatory agreements that require all or a portion of the units in a rental housing project to be reserved for lower income households. When those regulatory agreements expire without recapitalizing with new, subsidized financing, affordability covenants may also be lost.

The County's inventory of assisted units includes multifamily rental projects regulated by federal, state, and/or local programs. Such projects include those with HAP contracts with HUD, funded using Low Income Housing Tax Credits, Mortgage Revenue Bonds, and County subsidies.

Table 63~~Table 63~~~~Table 58~~ includes a list of multifamily projects that contain 1,161 housing units that have some sort of income restriction that is due to expire between 2021 and 2031. The inventory was created using a combination of data and information sources including SHRA, the California Housing Partnership Corporation (CHPC), and the California Tax Credit Allocation Committee.

Table 63: At-Risk Housing Units 2021-2031 (Unincorporated County)

Project Name	For Profit or Nonprofit	Street Address	Program	Rent Restriction Expiration Date	Assisted Units	Total Units
Eastern Gardens Cooperative	Nonprofit	3045 Eastern Ave	HUD	2024	112	112
New Hope Senior Village	For Profit	890 Village Run Drive	TCAC	2025	55	56
Albert Einstein Residences	Nonprofit	5981 Devecchi Ave	HUD	2026	78	78
Hallmark Apartments	For Profit	2856 Paseo Rio Way	Bond	2027	25	100
Larchmont Arms	For Profit	7415 Larchmont Drive	TCAC	2027	64	64
Larchmont Gardens	For Profit	7330 Watt Ave	TCAC	2027	114	116
Sac Veterans Center	Nonprofit	7270 East Southgate Drive	SHRA	2028	32	32
Sienna Vista Shady Tree	For Profit	4904 Little Oak Lane	TCAC	2028	292	293
Watercrest Apartments	For Profit	4400 Elkhorn Boulevard	TCAC	2029	205	206
Vintage Woods Senior	Nonprofit	8780 Madison Avenue	TCAC	2031	184	185
	Unit Totals				**1,161**	**1,242**
	Definitions/Abbreviations: SHRA: HOME, or locally-generated funding HUD: Housing and Urban Development Housing Assistance Payment Contract (Fed) TCAC: Tax Credit Allocation Committee – Low Income Housing Tax Credits (State)					

Source: California Housing Partnership Corporation, SHRA, CTCAC

PRESERVATION STRATEGIES

In addition to identifying units at risk of converting to market rate housing, Government Code section 85583(a)(9)(B) requires a comparison of costs to replace lost units through construction or rehabilitation to the cost of preserving the existing units. Preservation of rental housing at risk of affordability loss is the

County's first priority for funding through SHRA's Multifamily Lending Program. By providing capital subsidies for developers of housing interested in acquiring and rehabilitating at-risk projects, the County makes significant effort to ensure affordable units are not lost from the County's inventory. While less likely, the County may also consider offering rental assistance as a form of preservation as discussed, below.

1. **Purchase of Affordability Covenants:** The first option to preserve the affordability of at-risk projects is to provide an incentive package to owners to maintain the projects as low-income housing. Incentives could include restructuring the existing loan, and/or supplementing the HAP fair market rent to market levels, if market rents are substantially more than the HUD allowed fair market rent, and/ or providing a low interest loan or grant to finance project rehabilitation. It is difficult to estimate the cost of purchasing affordability covenants due to the number of variables in such a purchase.
2. **Transfer of Ownership:** Long-term affordability of low-income units can be secured by transferring ownership of at-risk projects to non-profit or for-profit affordable housing developers. By doing so, these units would be eligible for refinancing using a range of affordable housing financing programs, including low income housing tax credits and tax-exempt mortgage revenue bonds that ensure affordability for at least 55 years from the time of funding. Transactions also include rehabilitation of the project to modernize the property and to extend the useful life of the major systems. Upon review of recently financed acquisition/rehabilitation projects funded in the County within the past three years, shown in Table 64~~Table 64~~~~Table 59~~, the average cost of acquiring and rehabilitating affordable housing units is $282,900 per unit.
3. **Rental Assistance:** Operating subsidies may also be used to preserve the affordability of housing. Similar to Housing Choice vouchers, the County, through a variety of potential funding sources, could provide operating subsidies to project owners or tenant-based subsidies to lower income households within projects with expired use restrictions. The level of subsidy required to preserve at-risk affordable housing through rent subsidies is estimated to equal the Fair Market Rent for a unit minus the housing cost that would be affordable to a lower-income household. Table 65 estimates the rent subsidies required to preserve the housing affordability for a theoretical project. Based on the estimates and assumptions shown in the table, approximately $5,241,624 annually would be required to preserve the current at-risk inventory of 1,161 units. This estimate of per-year subsidy costs is indicative of the dramatic increase in the cost of housing, stagnant wage growth, and escalating rents that occurred over the past several years. In addition, there are 525 more units considered at risk of affordability loss during this Housing Element period than in the prior period. As an example, the County's analysis of rental housing subsides, as described in the 2013-2021 housing element update, concluded that $592,116 annually was required to preserve the affordability of 636 units.

To estimate replacement housing costs for units potentially lost from the affordable housing market, the County reviewed three affordable housing projects that have received a commitment of subsidy from SHRA. These projects are located in the City of Sacramento and the City of Citrus Heights and will be new construction projects. The numbers provided are based on significant pre-development work including architectural drawings by experienced developers of affordable housing. The projects have not been constructed; however, the cost estimates are valuable for assessing replacement costs associated with the potential loss of affordable units from the inventory. Table 66 outlines the total and per unit costs for these projects.

Table 64: Estimated Acquisition/Rehabilitation Cost

Acquisition/Rehabilitation	Number of Units	Total Cost	Cost/Unit
Crossroad Gardens	70	$18,562,057	$265,172
Southwind Court	88	$17,918,083	$203,615
Sierra Sunrise Senior	119	$41,600,226	$349,582
Average	92	$126,026,789	$282,900
Total for all 1,161 "at risk" units (based on average cost)			**$328,446,900**

Table 65: Potential Rent Subsidies

		1 Bedroom	2 Bedroom	3 Bedroom	Total
Per Unit Affordable Rent[1]					
A	Low Income (60% AMI)	$971	$1,165	$1,346	
B	Very Low Income (50%)	$809	$971	$1,122	
C	Average (A & B)	$890	$1,068	$1,234	
D	Per Unit Fair Market Rent[2]	$1,072	$1,349	$21,946	
E	Monthly Per Unit Subsidy (D-C)	$182	$2,811	$712	
F	Annual Subsidy/Unit (E * 12)	$2,184	$3,372	$8,544	
	Total "At Risk" Units[3]	**581**	**348**	**232**	**1,161**
	Total Annual Subsidy	**$1,268,904**	**$1,173,456**	**$1,982,208**	**$4,424,568**

Source: U.S. HUD, Fair Market Rents 2020; Ascent 2020.
[1] Affordable rent calculation is based on 1.5 persons per bedroom.
[2] 2020 HUD Fair Market Rent.
[3] Assumes 50% of total "At Risk" units are 1-bedroom, 30% are 2-bedroom, and 20% are 3-bedroom.

Table 66: Estimate Replacement Cost			
New Construction Project	**Number of Units**	**Total Cost[1]**	**Cost/Unit**
Lavender Courtyard (Sacramento)	53	$31,298,544	$590,539
Mirasol Village B/E (Sacramento)	123	$60,279,401	$490,076
Sunrise Pointe (Citrus Heights)	47	$23,301,506	$495,777
Average	74	$38,293,150	$517,475
Total for all 1,161 "at risk" units (based on average cost)			**$600,788,475**

[1] Total development costs as estimated by developers of proposed, affordable rental projects – new construction.
Source: City Council and Board of Supervisors Staff Reports for listed projects, 2019 and 2020.

In summary, the three cost estimating scenarios find the relative preservation cost to be:

- Acquisition and rehabilitation: $328,446,900
- Rent subsidy: $4,424,568 annually or $243,351,240 over 55 years (the typical length of a regulatory agreement)
- Replacement through new construction: $600,788,475

The above analysis reveals that replacement and preservation of the identified 1,161 at-risk units is costly, regardless of the preservation method. Providing a rent subsidy program may appear to be the least costly option; however, such an approach does not also preserve the physical aspects of the housing nor does it have the potential to leverage private-sector financing or create jobs. However, while federal and state funding is not as plentiful as in years past, there are still programs available for acquisition, rehabilitation, and new construction of affordable housing.

RESOURCES FOR PRESERVATION OF ASSISTED HOUSING

There are a number of resources available to finance the acquisition and preservation of existing affordable housing. The most important is HUD's willingness to renew and extend Housing Assistance Payment (HAP) contracts, which has been consistent. State Housing and Community Development (HCD) also administers programs to finance the acquisition of at-risk projects, and SHRA as well as the California Housing Finance Agency (CalHFA) underwrite tax-exempt bond issuances that developers can couple with low income housing tax credits. Local funding resources including HOME Investment Partnership Program funding, Community Development Block Grant funds, Permanent Local Housing Allocation program and local housing trust funds.

The County is fortunate to have many, active and experienced affordable housing developers who are interested in preserving their own portfolios and potentially acquiring at-risk properties from developers who are no longer interested in providing affordable housing. SHRA maintains a list of developers and stakeholders and regularly updates these individuals regarding opportunities for housing funding and available land. HCD also maintains a list of organizations called qualified entities that have been pre-approved by HCD to participate in acquisition of at-risk properties. The entities registered for Sacramento are listed in Table 67~~Table 67Table 62~~. There are an additional 70 organizations on the list that are qualified for all counties.

Table 67: Qualified Entities, Sacramento County	
Company	**City**
ACLC, Inc	Stockton
Affordable Housing Foundation	San Francisco
Eskaton Properties Inc.	Carmichael
Housing Corporation of America	Laguna Beach
Norwood Family Housing	Sacramento
ROEM Development Corporation	Santa Clara
Rural California Housing Corp	West Sacramento
Sacramento Valley Organizing Community	Sacramento
Satellite Housing Inc.	Berkeley
Volunteers of America National Services	Sacramento

Source: HCD 2020.

The Housing Action Plan chapter includes several that address the preservation of at-risk properties, including actions to monitor expiring subsidy contracts and regulatory agreements and prioritizing lending to preserve at-risk units.

CHAPTER 11: ASSESSMENT OF FAIR HOUSING

AFFIRMATIVELY FURTHERING FAIR HOUSING

In 2018, the Governor signed AB 686 into law. AB 686 requires that all public agencies administer programs and activities related to housing and community development in a manner that affirmatively furthers fair housing and to not take any action that is materially inconsistent with this obligation. AB 686 also requires local governments to include an assessment of fair housing within their housing elements.

Public agencies may affirmatively further fair housing by taking actions that:

- Foster inclusive communities
- Address segregated living patterns with integrated living patters
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity
- Maintain compliance with civil rights and fair housing laws

This chapter acts as an assessment of fair housing practices, pursuant to Government Code Section 65583 (c)(10), and discusses three documents which together begin the County's approach to addressing systemic issues of racism and inequity; the Resolution Declaring Racism as a Public Health Crisis; the Environmental Justice Element; and the Analysis of Impediments to Fair Housing Choice prepared for the Sacramento Valley Region. It examines existing conditions and demographic patterns —concentrated areas of poverty within the county, concentrated areas of low- and median- income housing, and concentrated areas of low and high opportunity — to compare how past discriminatory housing practices inhibit fair housing practices in the county today.

Environmental Justice Communities

Many programs use Environmental Justice Communities (EJ Communities) as geographic areas of focus. The EJ Element's geographic focus of analysis and policies is EJ Communities - areas that are considered disadvantaged compared to other parts of the unincorporated County. Staff used two sources to determine the extent and boundaries of EJ Communities. Consistent with Senate Bill 1000, staff utilized the California Communities Environmental Health Screening Tool (more commonly known as CalEnviroScreen). The other source utilized was the Sacramento Area Council of Governments' (SACOG) Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). State law requires SACOG to conduct an environmental justice and Title VI analysis as part of the MTP\SCS to determine whether the MTP/SCS equitably benefits low-income and minority communities (Sacramento Area Council of Governments, 181). SACOG refers to these areas as Low Income High Minority (LIHM) Areas.

Commented [LLM52]: Details EJ communities per emailed comments from SHA (February 2022)

Staff then combined CalEPA's disadvantaged communities with SACOG's LIHM areas to delineate EJ Communities. There are four EJ Communities: North Highlands/Foothill Farms, North Vineyard, South Sacramento and West Arden-Arcade. The North Highlands/Foothill Farms EJ Community includes Old Foothill Farms. These EJ Communities include Racially or Ethnicaly Concentrated Areas of Poverty (R/ECAPs) and TCAC areas of High Segregation and Poverty.

FAIR HOUSING ENFORCEMENT AND OUTREACH

Local Data and Knowledge

Commented [GK53]: These revisions are to address Comment 1, Bullet 4 – Local Date and Knowledge

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code."

Fair housing issues that may arise in any jurisdiction include but are not limited to:

- housing design that makes a dwelling unit inaccessible to an individual with a disability;
- discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristic when renting or selling a housing unit;
- and, disproportionate housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

The County of Sacramento works with many cities in its jurisdiction to conduct outreach related to fair housing. The County provides fair housing resources on the County website and directs residents to appropriate agencies and resources for fair housing assistance. The County also participates in the Renter's Helpline, a regional telephone and internet-based resource that provides counseling and mediation services for residents of Sacramento County to help resolve a housing crisis or dispute. The program counselors deal directly with concerns regarding landlord-tenant disputes and help refer fair housing issues to the appropriate agency. Renter's Helpline service providers also perform outreach to County residents through social media posts, TV and radio advertisements, community events, and trainings.

Table 68~~Table 68Table 63~~ shows county data from the Renter's Helpline, including the unincorporated county, for the years 2015-2019. In the years shown, calls from residents in the unincorporated county accounted for almost half of all calls countywide.

Table 68: Renter's Helpline Records 2015-2019

	Countywide	Unincorporated County	
2015-2016	Number	Number	Percent
Calls	7,182	3,076	42.8%
Dispute Resolutions	61	48	78.7%
Potential Fair Housing Violations	63	58	92.1%
2017-2018			
Calls	8,302	3,369	40.6%
Dispute Resolutions	61	48	78.7%
Potential Fair Housing Violations	85	29	34.1%
2018-2019			
Calls	8,079	3,616	44.8%
Dispute Resolutions	134	58	43.3%
Potential Fair Housing Violations	114	48	42.1%

Source: Project Sentinel, 2020.

In spring and fall of 2020, seven focus groups meetings were held to inform stakeholders about the Housing Element Update and to receive knowledge from 19 organizations that include local/regional advocates and service providers. A summary of the focus groups meetings is in the Introduction Chapter and Appendix A. During these focus group meetings, the County received the following feedback related to fair housing.

- For immigrants and refugees in the County, the challenges that were discussed were language barriers, lack of immediate income for security deposits, and lack of housing for large families. Focus group attendees recommended that the County provide short-term affordable housing

options with low barriers to entry, provide housing assistance, and make housing requirements flexible.

- For people experiencing homelessness, the challenges that were discussed included general opposition from the public, nimbyism, and xenophobia. Focus group attendees recommended that the County create broader community education efforts to help the public accept different types of housing, provide services on site at emergency and supportive housing options, protect housing and service providers for people experiencing homelessness, and provide leadership from the "top-down" for homeless programs.
- For people with disabilities, the challenges that were discussed were housing affordability, aging housing stock, limited affordable and accessible housing stock, a lack of understanding of renters' rights, and physical, systemic and economic barriers. Recommendations to the County were to expand the existing Universal Design program, incentivize development of additional accessible units, develop a system to share new accessible units that are built with stakeholders, and encourage higher than the minimum Building Code requirements for developing accessible units.
- For tenants, focus group attendees recommended that the County consider methods to keep people in their homes such as eviction protections, homeless diversion programs, aging in place programs, funding for increased accessibility in the existing housing stock.

This feedback directly resulted in the creation of the following Housing Element programs: B8 Missing Middle Housing, B5 Affordable Housing Education, D1 Universal Design, D2 Accessible Unit Tracking, D10 Tiny Homes, D14 Housing for People Experiencing Homelessness, E3 Affordable Housing Ordinance Amendment, and G1 through G6 specific to Affirmatively Furthering Fair Housing.

OUTREACH FOR REGIONAL ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)

Commented [GK54]: These revisions are to address Comment 1, Bullet 4 – Local Date and Knowledge

Local Data and Knowledge

In addition to outreach conducted for the Housing Element, the Sacramento Valley Fair Housing Collaborative had a community engagement process including focus groups with residents and stakeholders, engagement at local events, and a resident survey as part of research to inform for the Sacrament Valley Analysis of Impediments to Fair Housing Choice (AI).

RESIDENT SURVEY

The resident survey was available in Chinese, Korean, Russian, Spanish, and Vietnamese. It was offered online and accessible to participants using assistive devices (e.g., screen readers), and in a postage-paid paper mail-back format. Additionally, residents who would prefer to take the survey by phone could do so by calling the project team's 800 number. Outreach and promotional efforts included broad and targeted activities. The survey was promoted directly to residents and the participating partners asked local organizations to encourage clients, residents, consumers, and members to participate in the survey through various platforms. Sacramento County's Communications and Media staff promoted the availability of the resident survey on the County's social media channels, including NextDoor posts reaching more than 60,000 Sacramento County residents.

There were 3,388 total participants in the resident survey. Of those participants, approximately 2,129 participants were residents in the County of Sacramento including the cities of Citrus Heights, Elk Grove, Rancho Cordova, and Sacramento City. About 224 were county residents who did not reside in an incorporated city. This section reports on survey data for Sacramento County and excludes responses from residents of Citrus Heights, Elk Grove, Rancho Cordova, and the City of Sacramento.

The major findings from the resident survey are summarized below:

Housing Challenges. Among Sacramento County survey respondents, 42 percent worry about rent increasing to an amount they cannot afford; 32 percent struggle to pay rent (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine); 37 percent want to buy a house but cannot

afford the down payment, and 25 percent worry about property taxes increasing to an amount they cannot afford

Displacement Experience. Overall, 28 percent of survey respondents had been displaced from a housing situation in Sacramento County in the past five years. When examined for members of protected classes and by income, experience with displacement varies widely. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability experienced higher displacement rates than regional survey respondents overall. Additionally, lower income households are much more likely than higher income households to have experienced displacement in the past five years. Higher income households that did experience displacement were more likely to have been displaced due to the landlord selling their home.

Experience with Housing Discrimination. Overall, 17 percent of survey respondents said that they experienced discrimination when they were looking for housing in the region. Among the jurisdictions, about one in four residents of Sacramento, Elk Grove, and Sacramento County experienced housing discrimination. Among members of protected classes, African American respondents, Native American respondents, and households that include a member with a disability had the highest rates of housing discrimination experiences. Respondents who believed they experienced discrimination when looking for housing in the region provided the reasons why they thought they were discriminated against. The top five reasons for discrimination were as follows: race/ethnicity (29 percent), income/income too low (23 percent), age (18 percent), familial status/having children (18 percent), and disability status (16 percent).

FOCUS GROUPS

In partnership with the participating jurisdictions and nonprofit organizations throughout the region, the project team facilitated six resident focus groups and six stakeholder focus groups. Focus groups consisted of 80 residents representing various stakeholders working in the fields of housing, real estate and development, supportive services, fair housing advocacy, and economic development.

As with survey participants, housing costs and lack of available housing to rent or buy are significant challenges for residents. Other common challenges discussed by focus group participants include barriers to renting due to rental requirements, poor housing conditions, overcrowding, lack of options for voucher holders, and difficulties with publicly supported housing policies and practices.

Poor Housing Conditions. Resident focus group participants shared stories of poor housing condition, ranging from units in need of repair, problems with mold, and pest infestations. Many shared that they were afraid to request repairs or remediation out of fear of being evicted or having the rent increase. Evictions resulting from code enforcement actions were described in nearly all resident focus groups, regardless of the community where they were held.

Overcrowding. Participants in a number of resident focus groups discussed how they live with extended family, roommates, or other friends in order to afford their housing. Sometimes two or more households share a unit; large families have an especially difficult time finding affordable housing that is large enough to accommodate their family.

Minimum income requirements. High deposit requirements and requirements that tenants have incomes of at least 3X (three times) the rent are very common among Sacramento Valley housing providers. Residents described these policies as a significant barrier to housing choice.

Lack of options for voucher holders. Focus group participants who are voucher holders described the difficulty they have experienced when faced with finding a new place to rent. Stakeholders also described that too few landlords in the region accept Section 8 vouchers and that more landlords or properties are opting out of the program altogether.

Lack of affordable accessible housing units. Residents with disabilities who participated in focus groups discussed the challenges they experienced when trying to find housing they could afford that met their accessibility needs. For residents with disabilities, particularly those relying on disability benefit income, finding affordable housing that also meets their accessibility needs in the home is incredibly

difficult. Market rate units that are accessible and financially out of reach. Older units that may be naturally occurring affordable housing, including properties in less transit-rich environments are rarely accessible. In addition to other challenges, residents who rely in part on disability benefit income must carefully balance their employment earnings. For many, especially those with cognitive difficulties, this is a difficult task with serious consequences for their housing situation. Lack of ADA accessible infrastructure or infrastructure in disrepair further narrows where residents with mobility disabilities can seek housing. Overall, one in three (35 percent) households surveyed through the AI that include a member with a disability live in a home that does not meet the needs of the resident with a disability.

HISTORY OF SEGREGATION IN THE REGION (OTHER RELEVANT FACTORS)

The majority of the data used in this assessment is from the Analysis of Impediments to Fair Housing Choice (AI) prepared for the Sacramento Valley Fair Housing Collaborative in February 2020. The regional study assessed fair housing in cities and unincorporated jurisdictions of Sacramento, Placer, and Yolo counties. The complete AI is available on the County's Fair Housing webpage[15].

The AI includes a summary of the history of housing discrimination in the Sacramento Region based on research by Jesus Hernandez, PhD at the University of California, Davis. Sacramento County, like many other places across the nation, has a past history of systemic segregation and exclusion in housing including practices of:

- Mortgage redlining, leading to disinvestment in low-income areas and area primarily inhabited by People of Color;
- Racially restrictive covenants on housing developments, restricting the access of residents of color to certain areas of the region; and
- Urban renewal programs aimed at redeveloping "blighted" areas or areas primarily inhabited by People of Color.[16]

Dr. Hernandez has documented racial covenants, which prohibited People of Color from purchasing or renting a home, in the Sacramento region as early as the 1920s. By the 1940s, these covenants were being reinforced by mortgage redlining practices, which excluded people of color from receiving government-backed home loans with favorable terms.

Due to covenants and redlining, many of Sacramento's people of color were living in the West End neighborhood by 1950. The City then targeted this neighborhood with urban renewal efforts to redevelop "blighted" areas with commercial development. People of color who were displaced from the West End then resettled in other non-covenant restricted areas. This resettlement and the redlining practices that followed resulted in a southwest to northeast pattern of racial covenants that extended beyond the City of Sacramento into the unincorporated County of Sacramento and the region at large (as shown in Figure 9).

Specifically, Dr. Hernandez found that racial covenants spanned from Sacramento's Pocket neighborhood in the southwest including River Park, East Sacramento and Arden- Arcade, and Fair Oaks in the northeast Figure 18. These covenants caused communities of color to settle in areas to the north and south of the City of Sacramento and were prevented from moving to more desirable neighborhoods while non-Hispanic white residents expanded to the northeast suburbs. These government practices of exclusion and disinvestment prevented People of Color from attaining the same intergenerational wealth that white

[15] https://www.saccounty.net/FairHousing/Pages/default.aspx

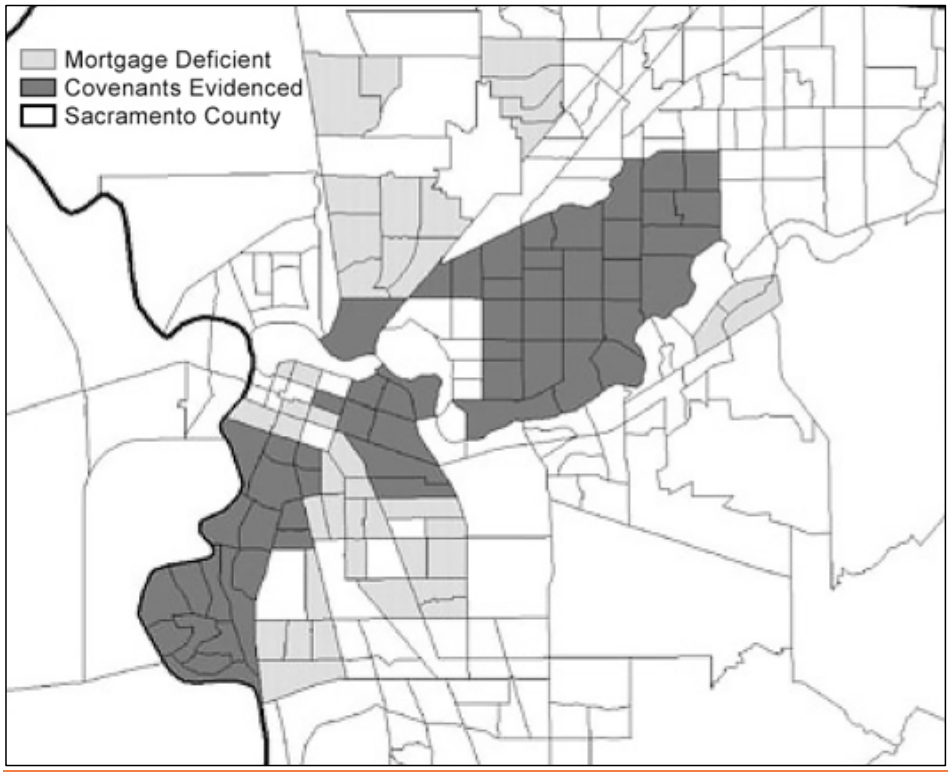
[16] Hernandez, Jesus. (2009). Redlining Revisited: Mortgage Lending Patterns in Sacramento 1930-2004. International Journal of Urban and Regional Research. 33. 291-313. 10.1111/j.1468-2427.2009.00873.x.

families achieved. This history is partly why in 2016, the net worth of a median white household ($171,000) was 10 times that of a median Black household ($17,150) in America[17].

Mortgage redlining, racially restrictive covenants, and urban renewal programs created the historic patterns of segregation in the Sacramento region but single-family zoning districts are another part of the reason that the region is still segregated today. According to SACOG's Housing Policy Toolkit Appendix: History and Context, Sacramento's historic redlining map of low-risk areas are still predominately zoned as single-family today. These areas also correspond directly with high opportunity areas, or areas identified by HCD as having access to jobs, high-performing schools, and low pollution levels. Single-family zoning districts prevent residential uses that are more affordable from developing in opportunity areas.

Figure 20: Areas with Historic Racially Restrictive Covenants

Commented [GK55]: These revisions are to address Comment 1, Bullet 4 – Local Date and Knowledge



Source: Hernandez Jesus. (2009) Redlining Revisited: Mortgage Lending Patterns in Sacramento 1930-2004.

Local Data and Knowledge

Commented [GK56]: These revisions are to address Comment 1, Bullet 4 – Local Date and Knowledge

The unincorporated Sacramento County has similar trends and patterns related to concentrated areas of affluence and racial segregation that occurred elsewhere in the region, state and even the country. The

17 Brookings Institute, "Examining the Black-White Wealth Gap" (2020).

population has changed throughout County history to reflect significant historical events/trends. The Sacramento region experience substantial change with the impact of the Gold Rush and creation of the rail lines. The non-white immigrants that were hired for mining work then shifted to the agricultural work, domestics, or merchants. This growing population experienced strong anti-immigrant sentiment. During the late 1800s and early 1900s, the rise of large community builders across the U.S. transformed home construction into a nationwide industry with restrictive covenants used as the primary method by which they implemented their planning and design visions (Weiss 1987:3). These covenants places limits on who could use the land (reside), place limits on exchange (ownership), and dictate how the land could be used.

When the Federal Housing Administration (FHA) was created in the 1930s, it marked the shift in local residential mortgage financing. Since FHA financing aided both construction and sales of new homes, developers of new communities in Sacramento during this period readily complied with FHA mandates for racial restrictions on residency. The demand for affordable home financing made possible by the FHA-insured mortgage program created a new market for community builders and expanded the boundaries of racially excluded space beyond the city limits. Developers of new suburban tracts used racial covenants to attract buyers and advertised the use of "wise restrictions" along with FHA Title II financing to assure buyers of the safety of their investment. FHA loan programs during this period helped institutionalize long-standing local realtor practices of racial segregation and played an important role in shaping the city's residential geography during the 1930s and 1940s. Lenders were unable to sell loans to Fannie Mae unless the mortgaged property had race covenants in place. Consequently, race covenants in property deeds became a standard practice and a necessary condition in the rapidly growing Sacramento housing industry.[18]

These trends coincide with the establishment of the Carmichael Colony in Carmichael and the Fair Oaks Sunset Colonies in the early late 1800 to early 1900's as farming communities and their conversion to suburban communities post World War II with racially restrictive covenants.

CURRENT PATTERNS OF INTEGRATION AND SEGREGATION

Race and Ethnicity

Commented [GK57]: These revisions are to address Comment 1, Bullet 4 – Local Date and Knowledge

The Sacramento Valley region has grown similarly to the other counties in the SACOG region and has correspondingly increased in diversity. In 2017, non-Hispanic White residents made up 55.7 percent of the population within the Sacramento Valley region, compared to 73 percent in 1990. Figure 9 displays regional patterns of racial and ethnic segregation as of 2010. The 2010 patterns of settlement indicate that most non-White residents (including Black, Asian/Pacific Islander, as well as Hispanic/Latino residents) who live in the unincorporated county live near the cities of Sacramento and Elk Grove. The population within rural, agricultural areas tends to primarily be non-Hispanic White with a greater presence of Hispanic/Latino residents than any other community of color.

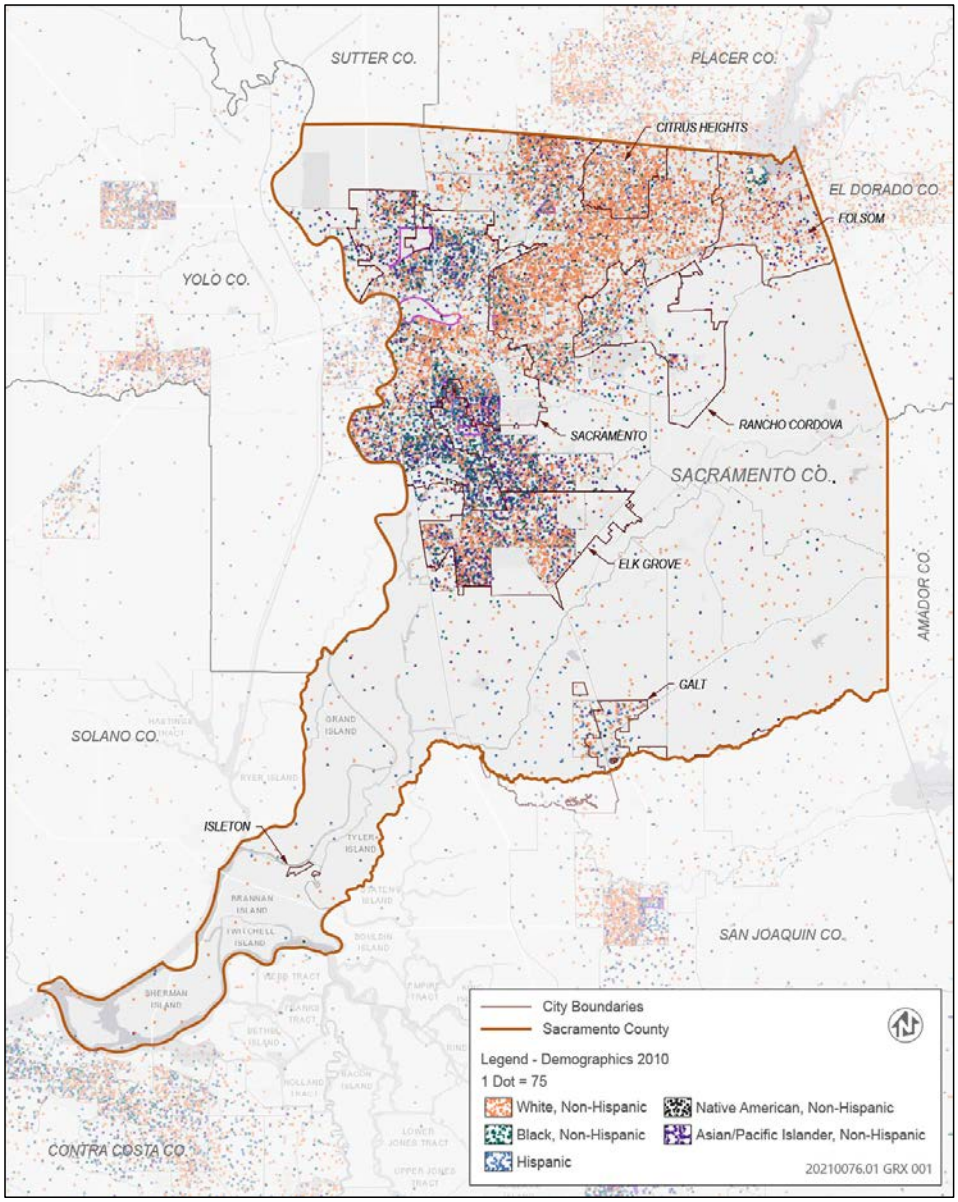
Between 2010 and 2018, the percent of the total non-White population for most census block groups in the county increased from 21-40 percent in 2010 to 41-60 percent in 2018. As shown in Figure 10, people of color now comprise a large majority of the population within many block groups correlating to identified communities. ~~, such as in the unincorporated neighborhoods of Florin and South Sacramento. The proportion of people of color is also increasing in the unincorporated areas of Rio Linda, Antelope, and North Highlands.~~

The percentage of non-White residents is predominately clustered in the more urban communities of Arden Arcade, South Sacramento and North Highlands/ Foothill Farms. The proportion of people of color is also increasing in the unincorporated areas of Rio Linda~~,~~ and Antelope. These are the areas of the County that historically did not have racially restrictive covenants. The population becomes more White in the suburban areas of Carmichael/Old Foothill Farms, Fair Oaks and the predominately agricultural communities of Southeast and Cosumnes. Portions of these suburban areas were subject to racially restrictive covenants. Orangevale, a suburban/rural residential community located at the northeast corner of the County is the least diverse portion of the County, with portions being less than 20 percent non-~~-~~White.

As shown in Figure 19, there are far more predominately White census tracts than any other race or ethnicity and these tracts generally follow the Interstate-80 Highway and are outside of city centers in Carmichael, Fair Oaks (areas subject to racially restrictive covenants) and Orangevale. Most Hispanic/Latino majority census tracts are in the southern areas of the county in the Florin and Rio Vista areas. Asian residents are most predominant in the Florin area as well, north of Elk Grove. Additionally, there are two census tracts with predominant Black populations located in the unincorporated county outside of the northern boundary of the City of Sacramento in the Natomas community.

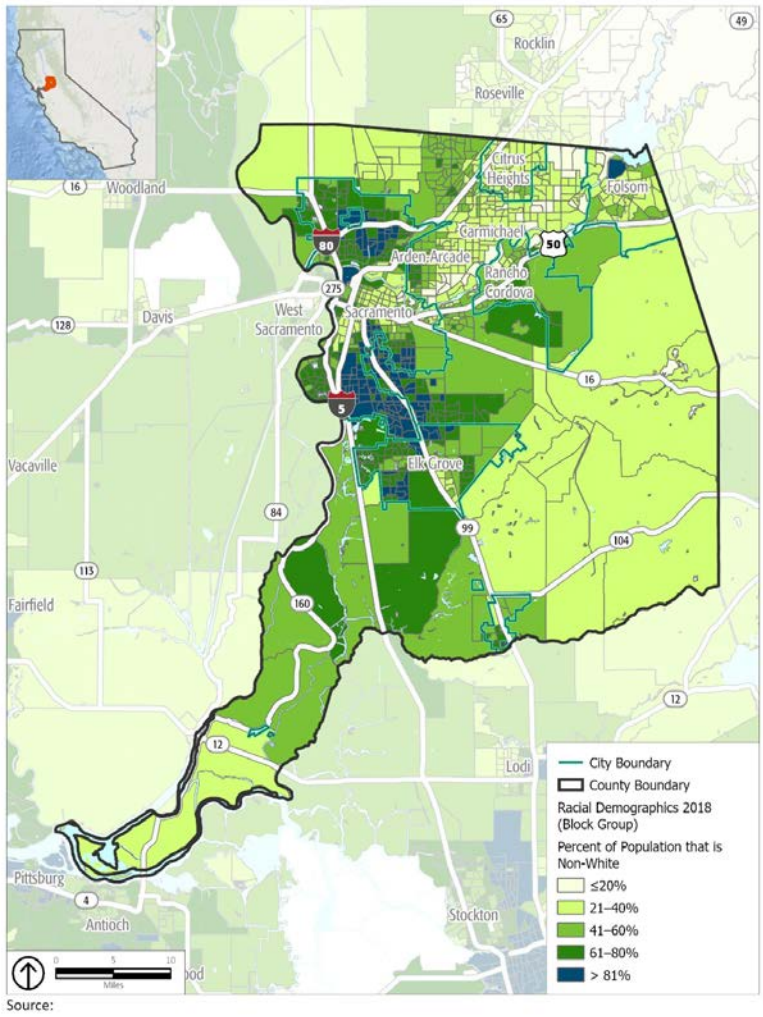
[17] Hernandez, J. 2021 Race and Place in Sacramento: A Report for the City of Sacramento to support preparation of the Environmental Justice Element of the Sacramento 2040 General Plan Update. JCH Research. Sacramento

Figure 21: Sacramento Racial and Ethnic Distribution, 2013



Source: HCD AFFH Data and Mapping Tool, 2021

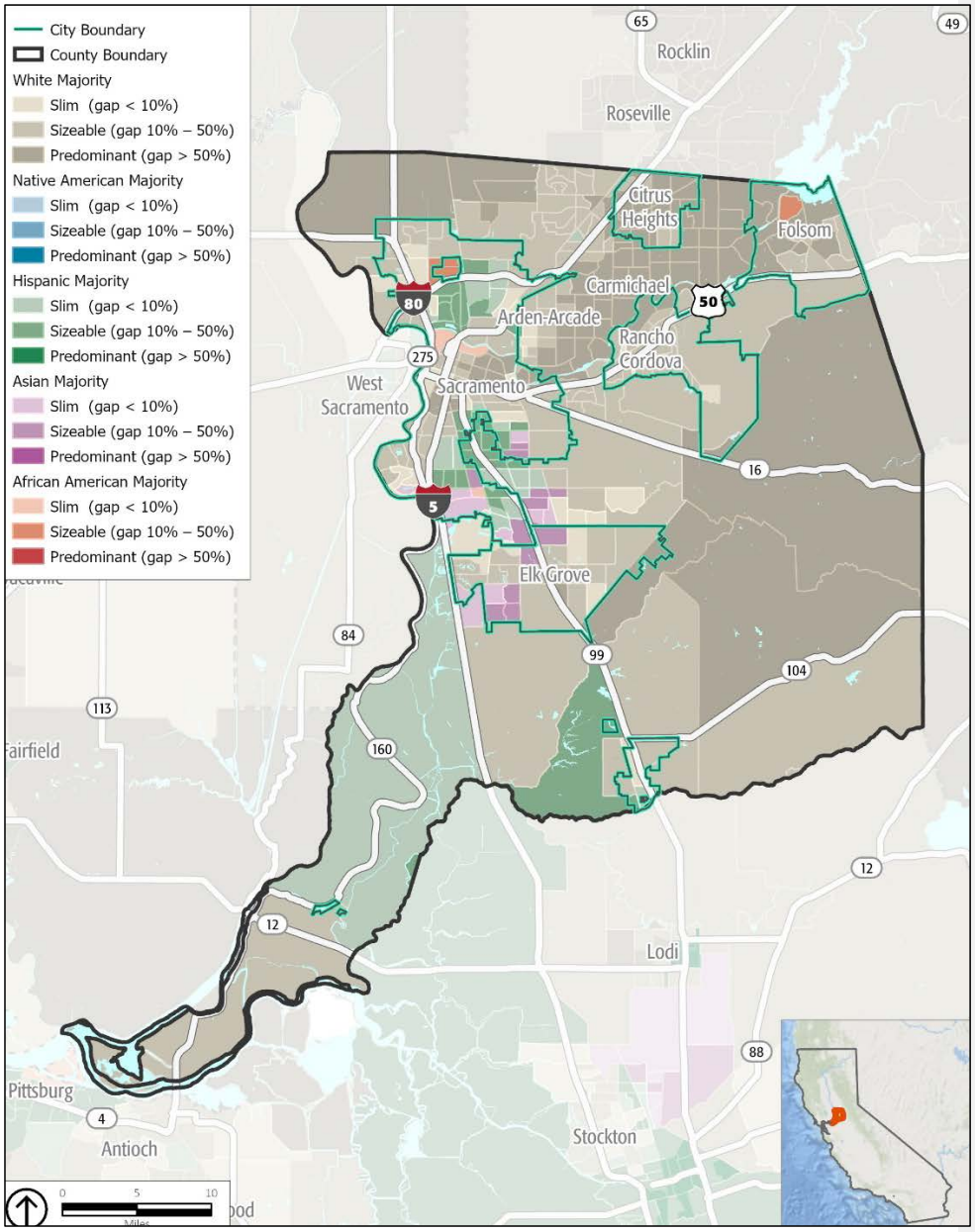
Figure 22: Racial Demographics, Sacramento County, 2018



Percent of Residents that are Non-white by Census Block Group (2018)

Source: HCD AFFH Data and Mapping Tool, 2021

Figure 23: Racial Predominance, Sacramento County



Dissimilarity Index

A common measure of the magnitude of segregation within a city or county is the dissimilarity index (DI). The DI measures the degree to which two specific groups are distributed across a geographic area. The DI varies between 0 and 100 and measures the percentage of one group that would have to move across neighborhoods to be distributed the same way as the second group. A dissimilarity index of 0 indicates conditions of total integration under which both groups are distributed in the same proportions across all neighborhoods. A dissimilarity index of 100 indicates conditions of total segregation such that the members of one group are located in completely different neighborhoods than the second group.

It is important to note that the DI provided by HUD uses non-Hispanic White residents as the primary comparison group. That is, all DI values compare racial and ethnic groups against the distribution of non-Hispanic White residents and do not directly measure segregation between two minority groups (e.g., Black and Hispanic segregation).

The AI found that segregation in Sacramento County is "moderate" as defined by the DI (Figure 22). However, the AI also notes that segregation in the county has increased each decade since 1990. Overall, the DI shows that 36 percent of all "minority" households would need to relocate neighborhoods in order to be evenly dispersed with non-Hispanic White households. About half (48.5 percent) of all Black households would need to move neighborhoods (census tracts) to be proportionally even. Black segregation has been "above moderate" in the balance of Sacramento County since 1990 and has actually increased in recent years, which means that most Black households live in concentrated, neighboring, or segregated communities. The concentration of Black households, and many communities of color, over a 30-year time period is largely due to the long-term effects of redlining and mortgage discrimination.

The segregation of Asian residents also rose to "moderate" from 2012 to 2013 (the most recent year data are available).

Figure 24: Dissimilarity Index, 2013

	Minority/NHW Dissimilarity Index		Hispanic/NHW Dissimilarity Index		Black/NHW Dissimilarity Index		Asian/NHW Dissimilarity Index	
Jurisdiction	Index	Rating	Index	Rating	Index	Rating	Index	Rating
Citrus Heights	18.54	Low	20.64	Low	25.50	Low	18.52	Low
Elk Grove	27.10	Low	19.63	Low	28.80	Low	34.68	Low
Davis	17.96	Low	16.62	Low	21.90	Low	23.63	Low
Rancho Cordova	17.87	Low	18.52	Low	25.16	Low	36.80	Low
Roseville	15.92	Low	20.19	Low	19.41	Low	29.67	Low
Rocklin	12.74	Low	13.44	Low	21.48	Low	24.21	Low
Balance of Sacramento	36.41	Low	36.76	Low	48.52	Moderate	45.19	Moderate
City of Sacramento	37.80	Low	39.56	Low	44.92	Moderate	43.73	Moderate
W. Sacramento	19.26	Low	27.57	Low	29.52	Low	24.27	Low
Woodland	21.58	Low	22.69	Low	30.89	Low	39.69	Low

Note: NHW is Non-Hispanic White.
Source: Decennial Census 2010 pulled from the HUD Exchange and Root Policy Research.

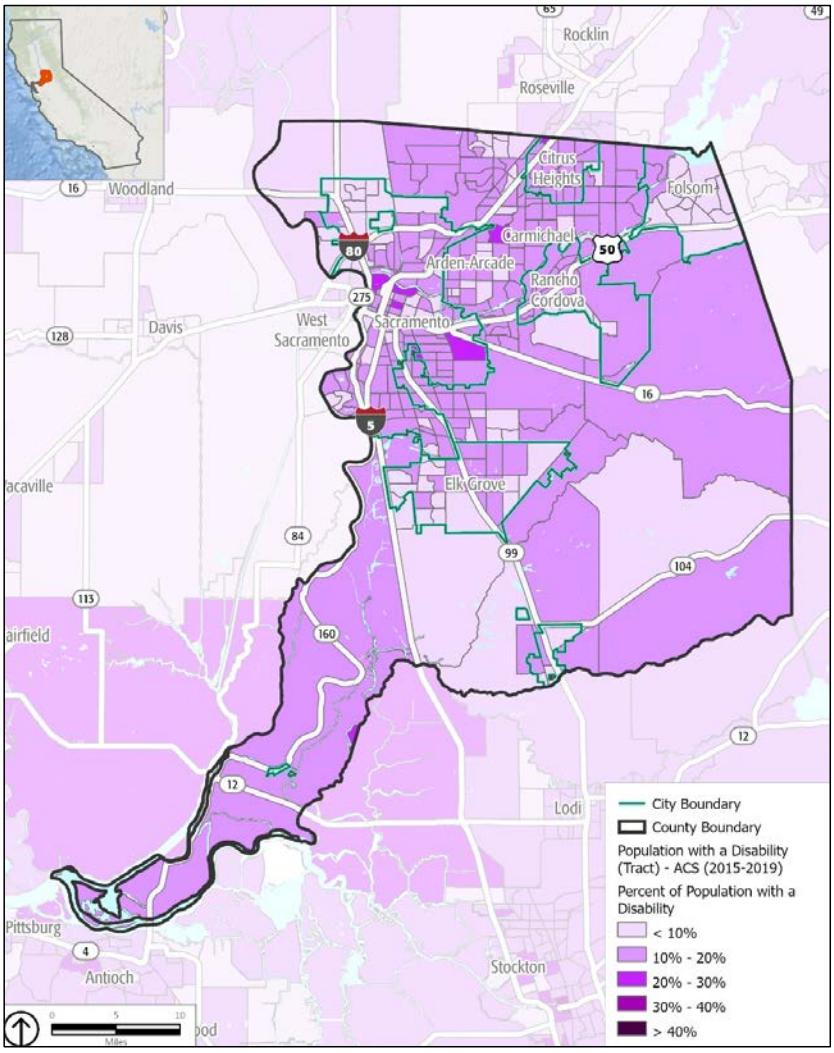
Disability

The U.S. Census Bureau defines disability as one of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. As was discussed in the Special Housing Needs section of Chapter 6, People with Disabilities, the average

proportion of unincorporated county residents (total non-institutionalized) living with a disability in 2018 (10 percent) was higher than that of the state (8 percent). Thirty-seven percent of the 43,662 people with a disability in 2018 had an ambulatory difficulty (26 percent) or a self-care limitation (11 percent), which makes it harder to live independently.

Figure 23 shows the population of persons with a disability by census tract in the county using American Community Survey data from 2015-2019. At a regional level, the county is relatively homogenous in that most census tracts have 20 percent or less of their less population living with a disability. Many smaller tracts throughout the northern part of the county have less than 10 percent of people living with a disability. Conversely, there are a few areas with ≤40 percent of people living with a disability. The County currently administers a number of programs that serve people with various special needs, including those that have developmental disabilities.

Figure 25: Percent of Population with a Disability, Sacramento County



Source: HCD AFFH Data and Mapping Tool, 2021

Income

Sacramento County is a rapidly growing region of the state and known as a desirable place to raise a family. Like any county, Sacramento has a mix of residents with low- to extremely low- income individuals and families and higher income individuals and families. In 2019, the whole of Sacramento County had a median household income of $67,151, which was lower than the state ($75,235). Approximately 17.7 percent of households in the county earned less than $25,000 in 2019 while 32 percent of households earned more than $100,000. Compared to 16.4 percent of households earning less than $25,000 and 37.7 percent earning more than $100,000 in the state, Sacramento is relatively average for households with lower and higher incomes indicating a need for a variety of housing types affordable to differing incomes but achievable for households with lower to moderate incomes.

Figure 24 shows the geographic distribution of households by median household income by block groups in Sacramento County. Many block groups in the county are less than or equal to the 2020 State Median Income ($87,100). Households with the highest incomes mostly live outside of the incorporated cities in the more rural parts of the county and in the unincorporated suburban communities to the northeast of the City of Sacramento. This is particularly the case in Arden Arcade, Carmichael, Fair Oaks and Orangevale on larger suburban parcels in closest proximity to the American River. The Planned Community of Rancho Murieta in the eastern portion of the County and the Natomas in the north portion are also areas with the highest incomes. Households with lower incomes are generally north and south of the City of Sacramento in the Arden Arcade and South Sacramento communities and into the Rio Linda/North Highlands area. These areas of income generally follow the areas with racially restrictive covenants in that the wealthier areas tend to be more White and in areas where the covenants were historically in place.

Commented [GK58]: These revisions are to address Comment 1, Bullet 4 – Local Date and Knowledge

Figure 25 further displays this information by showing the percentage of low to moderate income households by census tract. As displayed in the figure, tracts with the highest percentage of low and moderate income households are located in and around the City of Sacramento (Arden Arcade, South Sacramento, Rio Linda and North Highlands communities) while the lowest percentages (or households with higher incomes) are located in the outer areas of the county. (Rancho Murieta and Southeast community) were properties are larger and predominately rural in nature.

Commented [GK59]: These revisions are to address Comment 1, Bullet 4 – Local Date and Knowledge

As shown in Figure 26, which displays poverty status by census tract in the county, the areas with the highest percent of population with incomes below the poverty level (40 percent or more) are north and south of the City of Sacramento. While poverty exists throughout the county, it is most concentrated in the unincorporated communities near the City of Sacramento.

Figure 26: Distribution of Median Income by Block Group, Sacramento County, 2015-2019

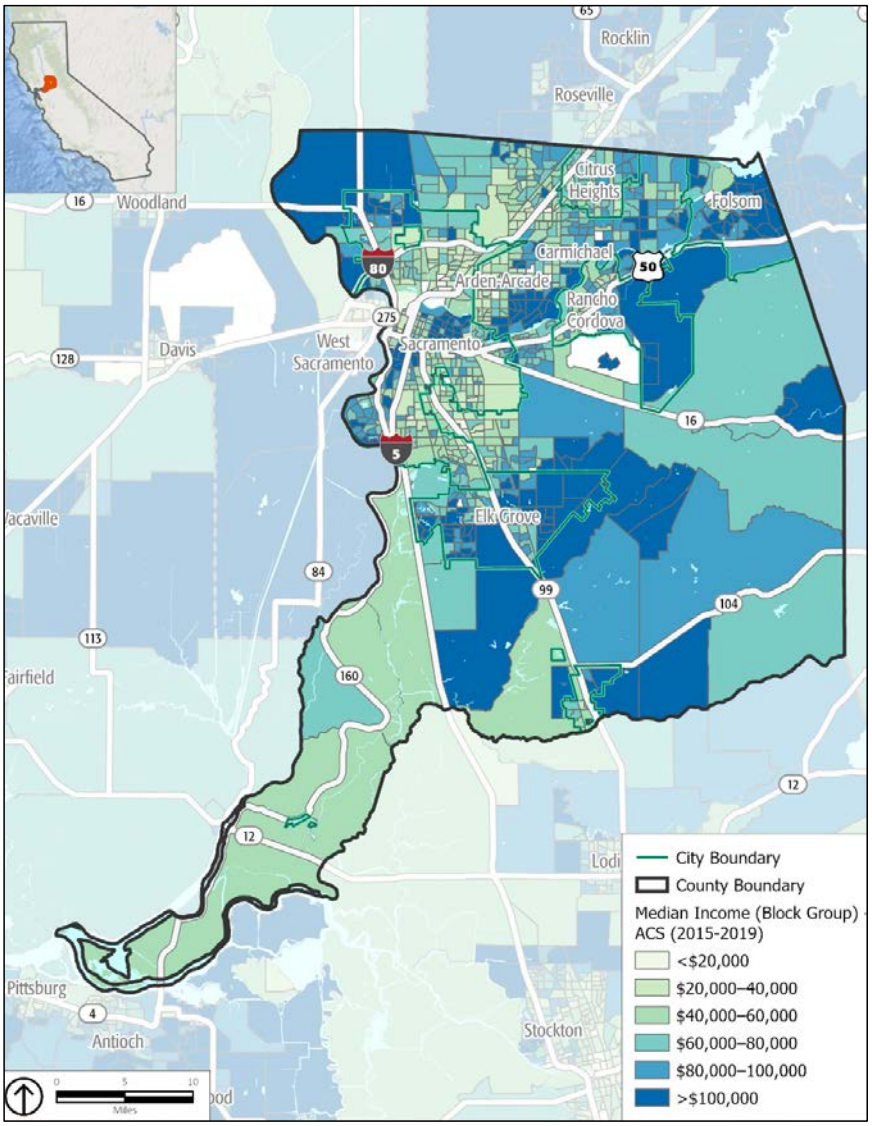


Figure 27: Percent of Low to Moderate Income Households by Census Tract, Sacramento County, 2015-2019

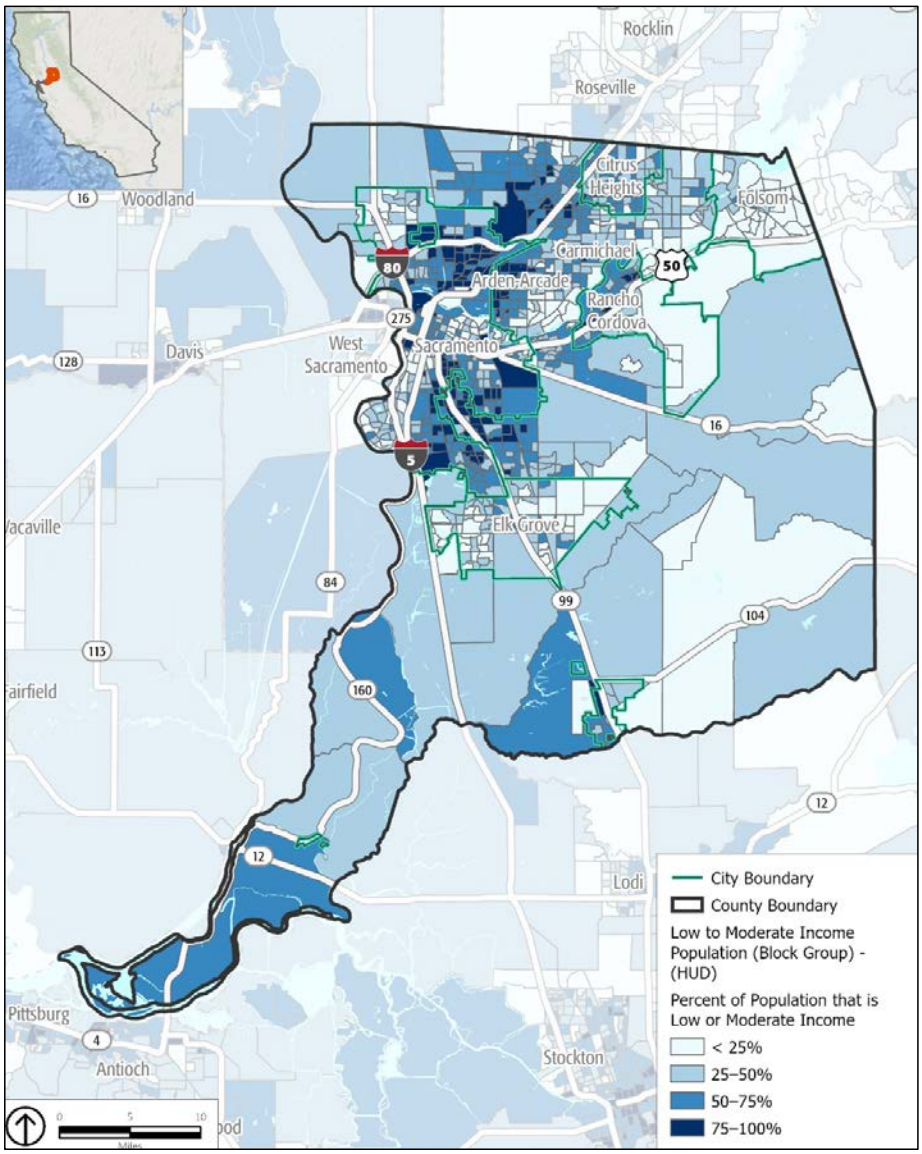
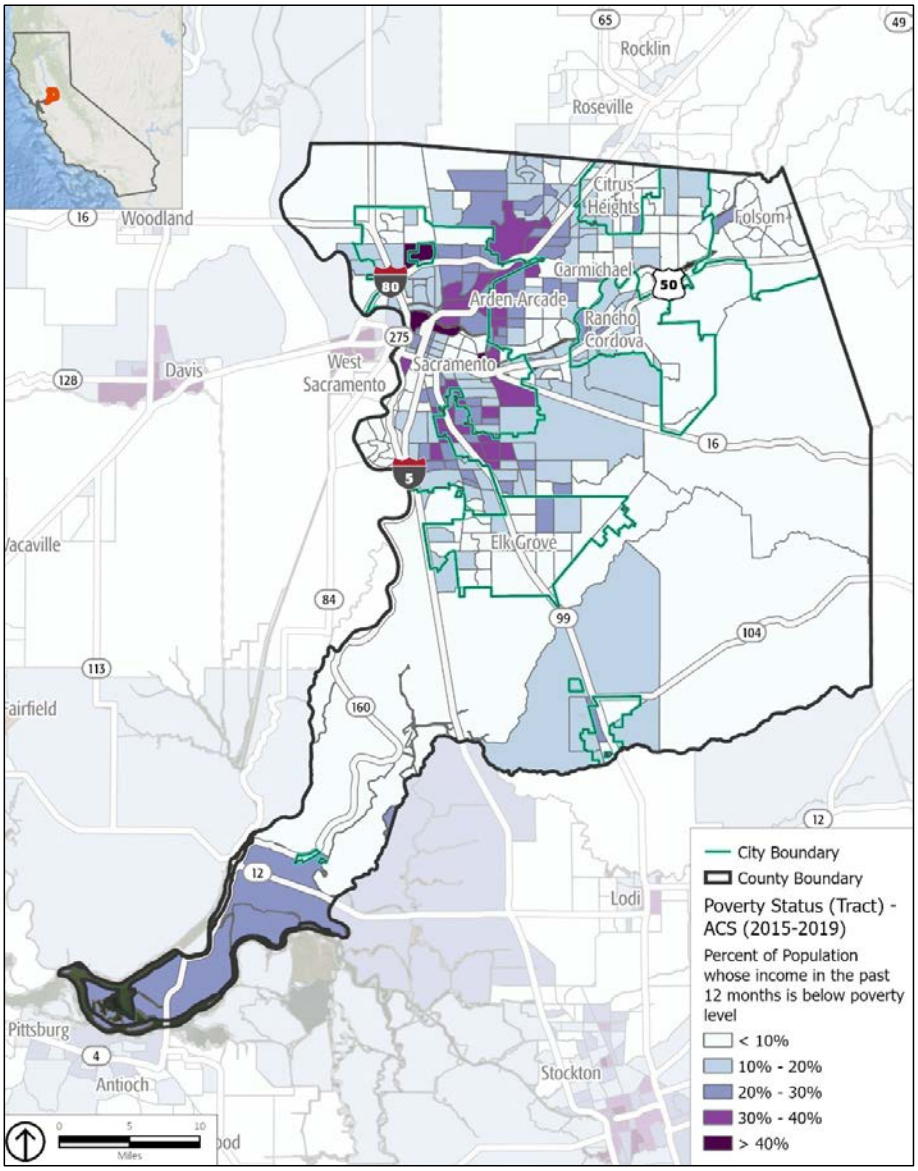


Figure 28: Poverty Status, Sacramento County, 2015-2019



Familial Status

During the 2015-2019 ACS survey period, Sacramento County had a larger proportion of family households (34.0 percent) compared to the state as a whole (31.3 percent). About 20.4 percent of the total households in Sacramento County (543,025) were married-couple family households with children under 18 years old in the home. Figure 27~~Figure 27~~ ~~Figure 17~~ displays the percent of children in married couple households in the county of Sacramento. The map generally shows a wide distribution in the percent of children throughout the county who live in households with married-couple families. Lower percentages of children live in married-couple households in the unincorporated communities near the City of Sacramento. It is also clear that higher percentages of children are in married-couple households in the outer county and in the cities of Folsom, Rancho Cordova, and Elk Grove.

Sacramento County had a higher proportion of single parent households with children (10.1 percent) than the state on average (8.7 percent) between 2015-2019. About 7.2 percent of households were headed by a single female. Figure 28~~Figure 28~~ ~~Figure 18~~ shows the regional distribution of the percent of children in female-headed households with no spouse present. The map indicates less than 20 percent of children in most census tracts throughout the county live in single female headed households with larger percentages located in ~~the unincorporated areas near the City of Sacramento~~Arden Arcade, South Sacramento and North Highlands communities. ~~.~~ Although the low proportion of children in single-female headed households does not indicate a distinct fair housing issue, this could be a result of the limited supply of housing in the greater county region that is affordable for single-headed, one-income households with children.

Commented [GK60]: These revisions are to address Comment 1, Bullet 4 – Local Date and Knowledge

Figure 29: Percent of Children in Married Couple Households, Sacramento County

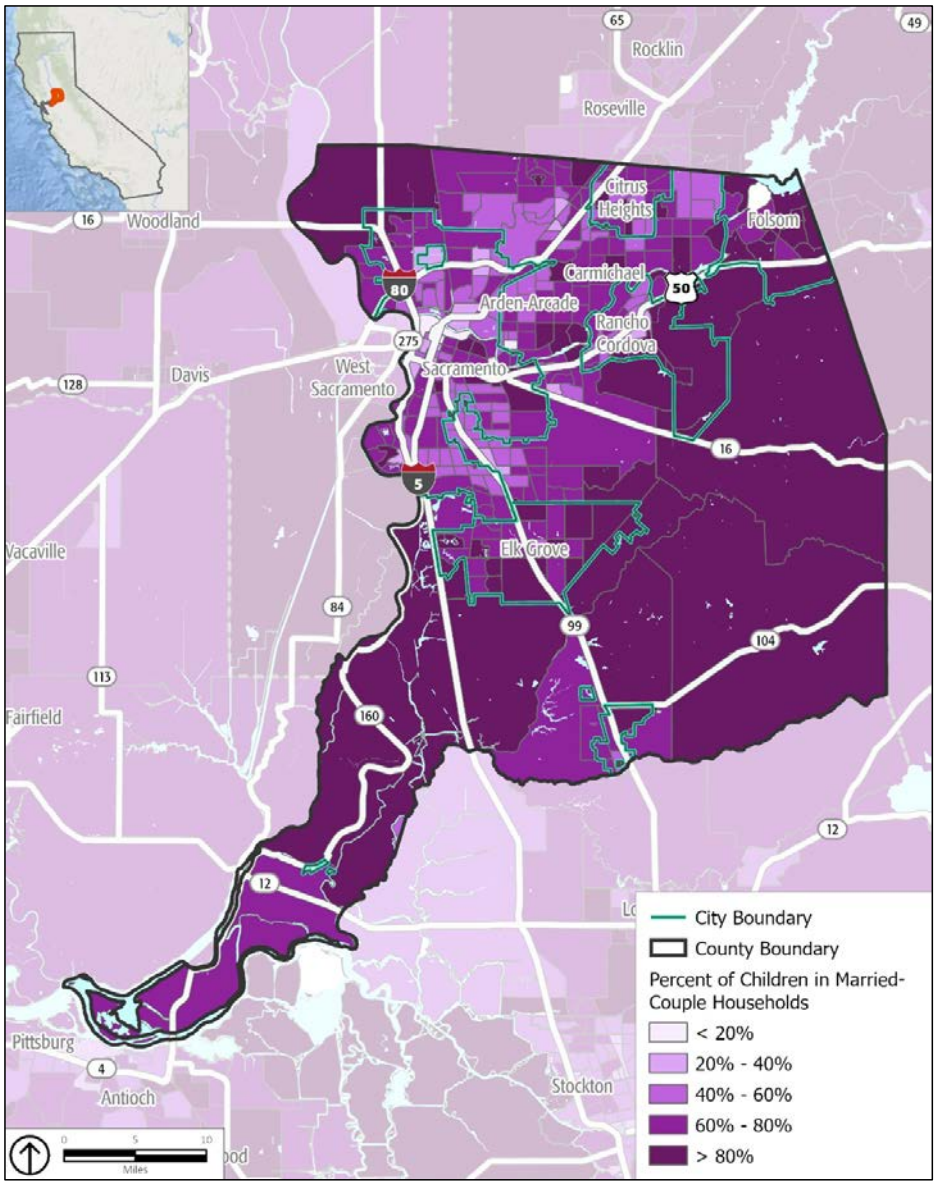
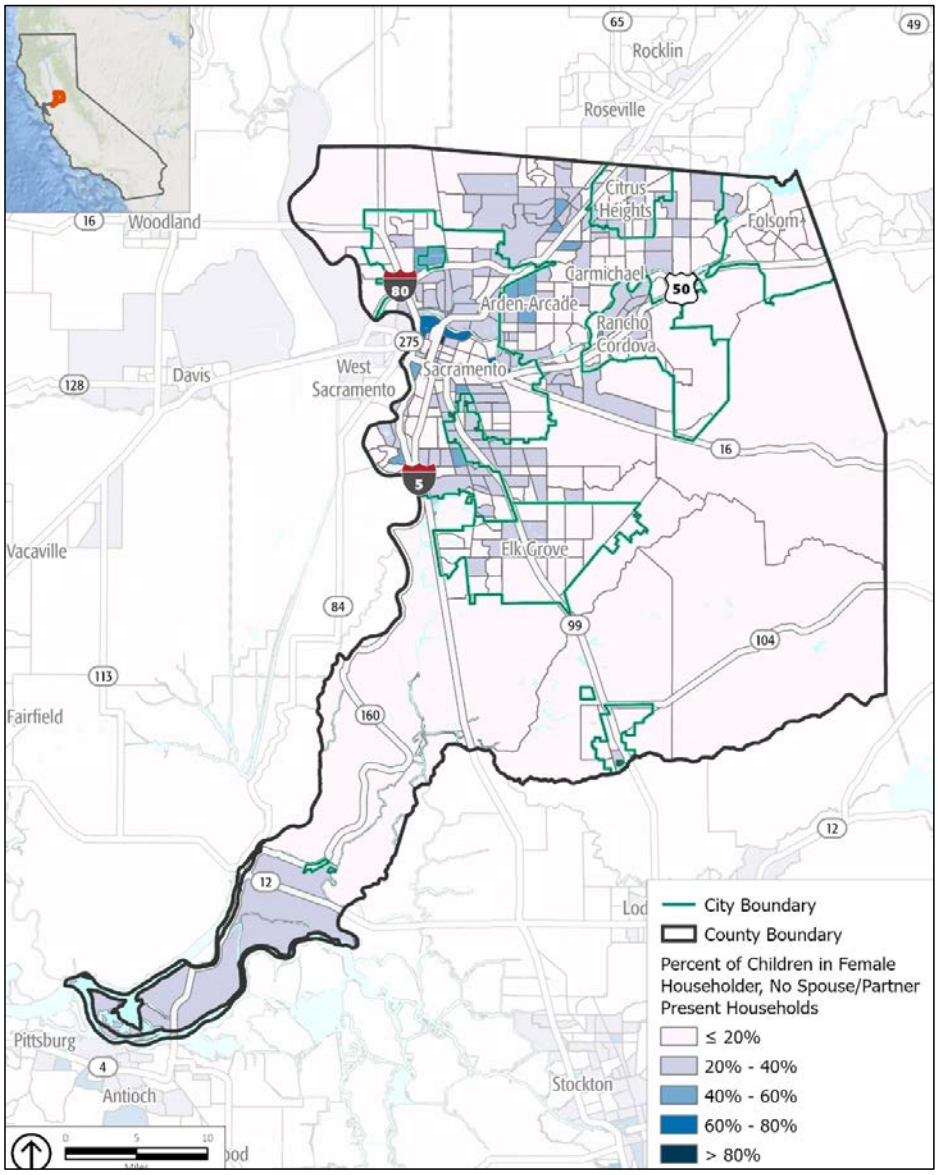


Figure 30: Percent of Children in Female-Headed Households, No Spouse Present; Sacramento County



RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) are neighborhoods in which there are both racial concentrations and high poverty rates. R/ECAPS are used to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunities. HUD defines R/ECAPs as census tracts with:

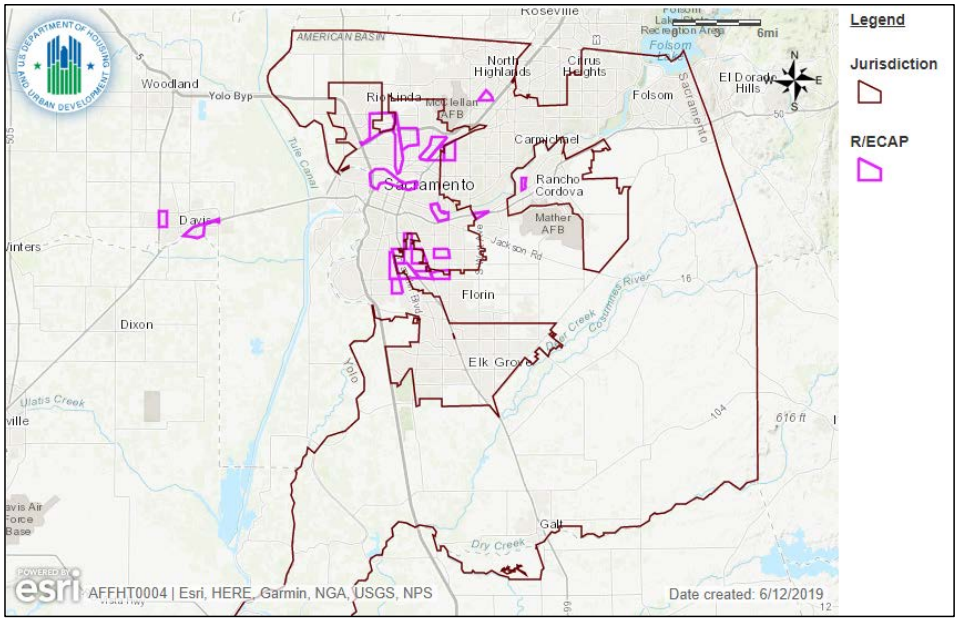
- a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average poverty rate for the county, whichever is lower.

Figure 29~~Figure 29~~ ~~Figure 19~~ displays R/ECAPs in Sacramento County. According to HUD's AFFH tool, the Sacramento Valley region had 22 RECAPs, most which are in the Cities of Sacramento, Davis, and Rancho Cordova. In the unincorporated county, R/ECAPs are located adjacent to the City of Sacramento in the Arden Arcade, North Highlands and South Sacramento communities. These areas are included in the Environmental Justice Communities of North Highlands, West Arden Arcade, South Sacramento and North Vineyard.

Commented [LLM61]: This provides detail on R/ECAPS and EJ Communities.

Commented [GK62]: These revisions are to address Comment 1, Bullet 4 – Local Date and Knowledge

Figure 31: Locations of R/ECAPs, Sacramento County, 2013



Source: HUD AFFH Data and Map tool and Root Policy Research.

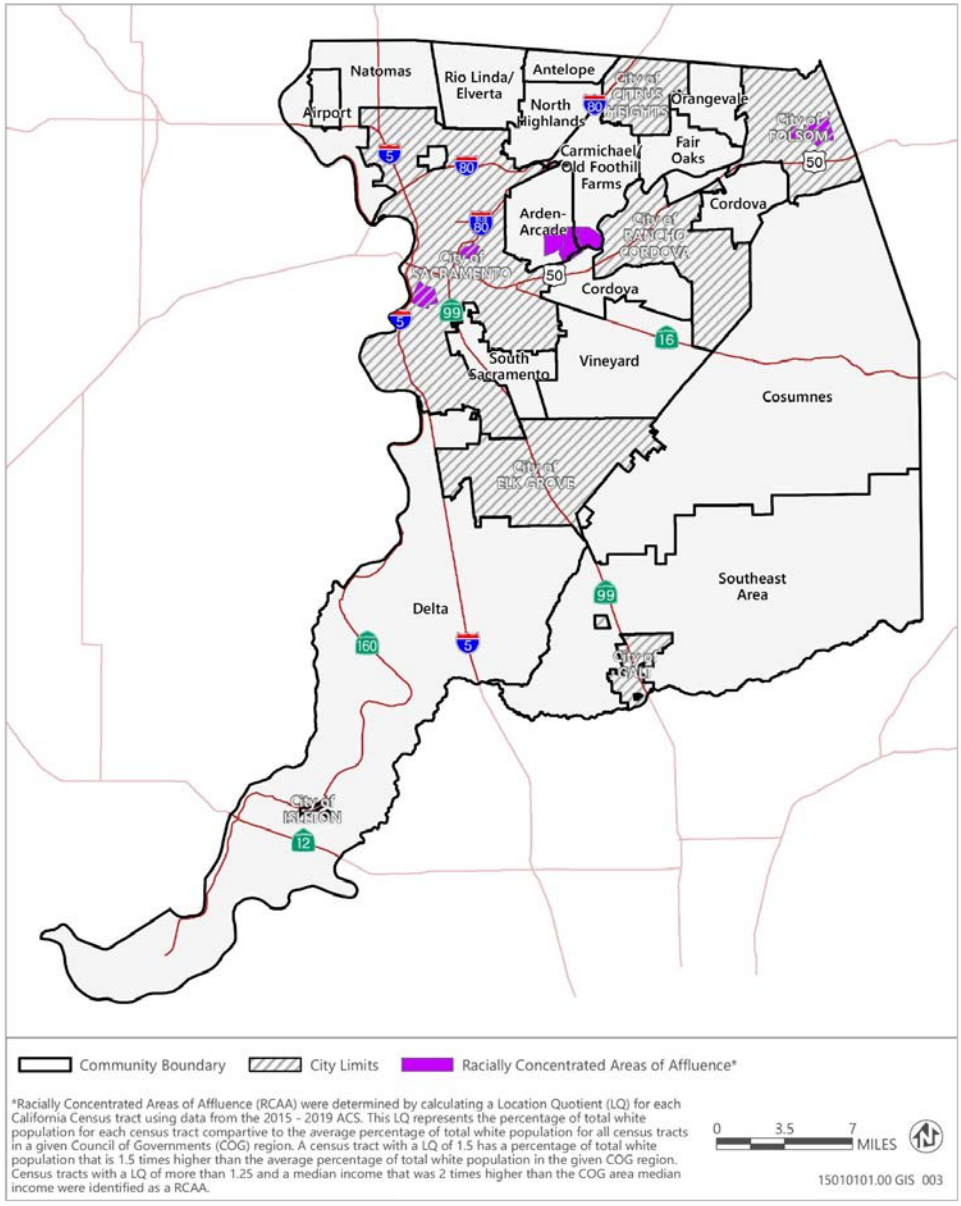
RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF AFFLUENCE

Commented [GK63]: This revision addresses Comment 1, Bullet 1 – Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household incomes. As was discussed previously and shown in Figure 30, non-Hispanic Whites are the most

predominant racial/ethnic group in the county, with more predominance outside of city centers and generally following the Interstate-80 Highway. Similarly, this pattern also applies to households with annual incomes above $100,000. Figure 20 displays RCAAs in Sacramento County using income and demographic data from the 2015-2019 ACS. Within the unincorporated county, there are three adjoining census tracts in the Arden Arcade community that meet the definition of RCAAs to include neighborhoods such as Sierra Oaks, Wilhaggen, Del Dayo, and Mariemont/Gordon Heights. There are also a few census tracts within the City of Sacramento and the City of Folsom. These census tracts have: (1) an average total White population that is 1.25 times higher than the average total White population in the SACOG region and (2) a median income that is 1.5 times higher than the SACOG area median income ($86,017).

Figure 32: Location of RCAAS, 2019



~~Figure 20: Location of RCAAS, Sacramento County, 2019~~
Source: American Community Survey (ACS), 2015 - 2019; Original data sourced from PlaceWorks, 2021.

ACCESS TO OPPORTUNITY

Across the nation, affordable housing has been disproportionately developed in minority neighborhoods with high poverty rates, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. Several agencies have developed "opportunity indices" to assess and measure geographic access to opportunities, including HUD; the University of California at Davis, Center for Regional Change; and HCD in coordination with the California Tax Credit Allocation Committee (TCAC). For the purpose of this assessment, the opportunity index prepared by HCD and TCAC is used to analyze access to opportunity in Sacramento County.

HCD/TCAC Opportunity Areas

HCD and TCAC prepare opportunity maps to determine areas with the highest and lowest resources. The TCAC/HCD Opportunity Maps are intended to display the areas, according to research, that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

As shown in Figure 31~~Figure 2021~~, most census tracts in the northern unincorporated county (Rio Linda/Elverta, Antelope, and North Highlands communities) are considered low or moderate resource areas by TCAC's composite score for economic, educational, and environmental opportunities. Many areas in the southern and eastern portions(Cosumnes and Southeast communities) of the unincorporated county are considered high or highest resource.

Educational Opportunity

Education scores in the county show mixed outcomes (Figure 32). The areas north and south of the City of Sacramento, and in the southern county, have the lowest education scores per census tract and are found to have less positive educational outcomes. While unincorporated communities near the cities of Elk Grove and Folsom are shown to have more positive education outcomes. These patterns are generally indicative of patterns across the state.

Proximity to Jobs

The 2014-2017 U.S Department of Housing and Urban Development's (HUD) job proximity index quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area (CBSA). Figure 33 shows the job opportunity index ratings for Sacramento County. As shown in the figure, the areas with the closest proximity to jobs (shown in blue) are in and around the Cities of Sacramento and Rancho Cordova. Unincorporated areas in the south, west of Elk Grove, and in the North Highlands area (indicated on the map in red) have the furthest proximity to jobs and must commute further from their homes to their places of work. These are the Delta, Southeast, and Cosumnes communities that are rural in nature and generally lack commercial or industrial job centers requiring many of the residents commute to Sacramento or Elk Grove or be employed in agricultural industries.

Environmental Health

The TCAC/HCD Opportunity Maps measure environmental opportunity using the exposure, pollution burden, and environmental effect indicators from the California Communities Environmental Health Screening Tool (more commonly known as CalEnviroScreen 3.0). The areas of less positive environmental outcomes (a score of less than 0.25) align with the Environmental Justice Communities identified by the County Environmental Justice Element, including: South Sacramento, North Highlands, West Arden Arcade, and Vineyard. The Environmental Justice Communities were identified using CalEnviroScreen 3.0 scores based on environmental, health, and socioeconomic factors as well as SACOG's MTP/SCS, which

Commented [LLM64]: Also explains how EJ Communities were identified – SHA comment via email (February 2022)

identified neighborhoods with high percentages of low income and/or "minority" residents. There are also other areas in the County which have scores of less than 0.25 such as the Cosumnes and Delta Communities, which are rural in nature, and in the Natomas Community. Environmental outcomes tend to be more positive (score of 0.75 and higher) in parts of the Rio Linda, Antelope, Vineyard, Southeast Area Communities of the County as well as part of the incorporated cities of Elk Grove, Folsom and the City of Sacramento.

Access to Transportation

Commented [GK65]: This HCD addresses Comment 1, Bullet 2 – Access to Opportunity in October 2021.

The Low Cost Transportation Index, developed by HUD, estimates the percentage of income that residents use to pay for transportation, measured at the census tract scale. The higher an index score, the lower the cost of transportation. Index scores can be influenced by factors such as access to public transportation, housing density, and proximity of employment centers and other services.

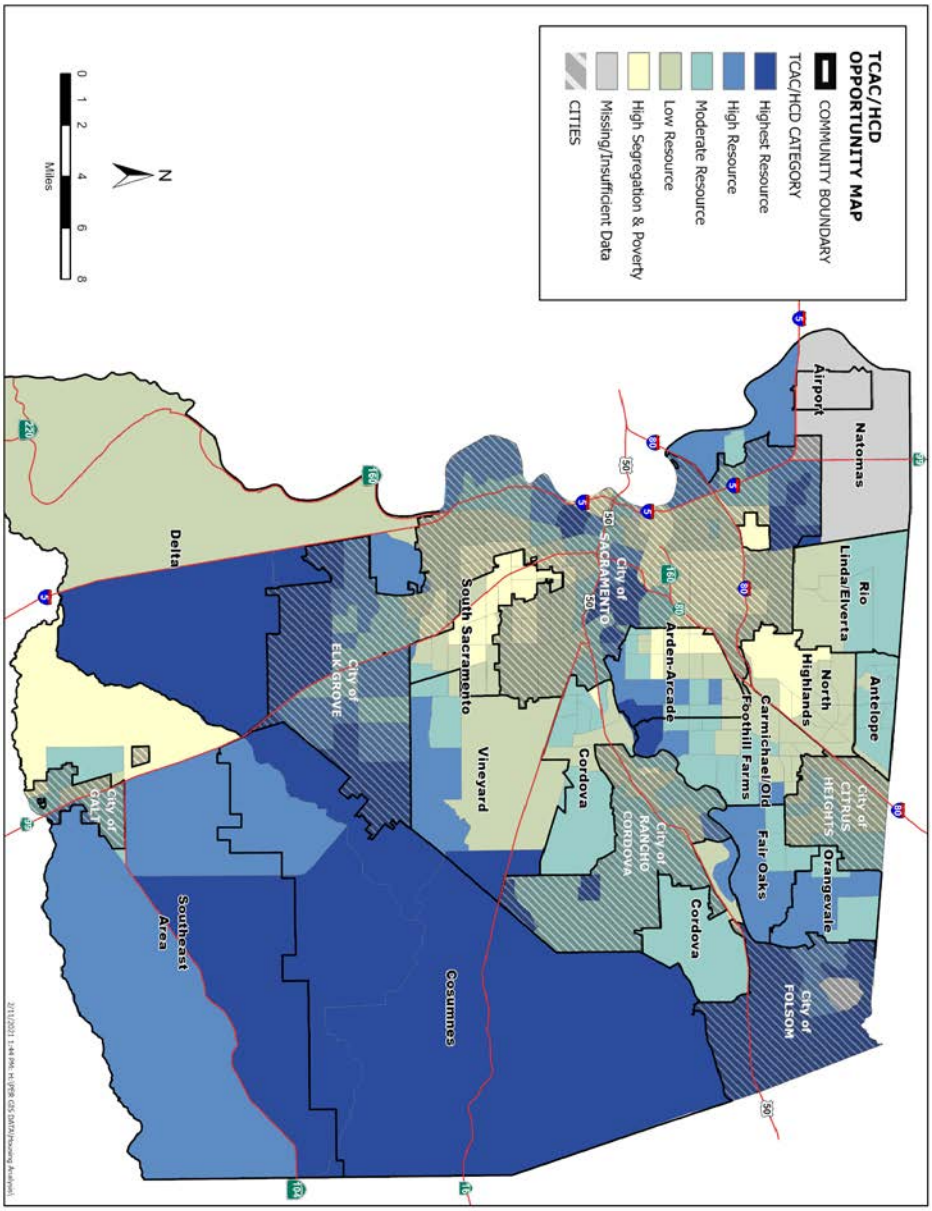
As a whole, Sacramento County has an average index rating of 66, meaning it has lower transportation costs than 66 percent of the nation. In comparison, the average score for California is also 66. As shown in **Figure** 34, transportation is more affordable to residents in the City of Sacramento, South Sacramento, Arden-Arcade, and in the North Highlands and Carmichael communities along the Interstate-80 corridor. These areas have higher index scores (79-99) than the rest of the county and therefore lower transportation costs. Costs are lower because these areas are in closer proximity to the main Interstate Highway, services, and employment centers. They also have ample public transportation choices and have some of the higher housing densities in the county. There was not a clear pattern of disparity associated with the location of low transportation cost neighborhoods and race or ethnicity.

In contrast, there are lower scores in the Natomas, Rio Linda, Cordova/Folsom, and southern Delta communities (40-58), indicating less affordable transportation. This is largely due to their distance from services and employment centers. These areas are also further than ½ mile away from existing light rail and bus stops (**Figure** 34).

It is also important to provide good access to affordable and reliable transportation for people with disabilities to bolster opportunities for education, employment, healthcare, and housing. Figure 35 shows the existing light rail and bus stops within a ¼ mile radius with the percent of people with a disability by census tract in the county. In most census tracts of the county, 20 percent or less of the population has a disability. For residents with disabilities living in the northern county, public transportation is relatively accessible as indicated by the existing light rail and bus stops within a ¼ of a mile. For residents with disabilities in the southern and southeastern communities of the county, travelling via public transportation can be more problematic. South County Transit (SCT) provides four types of service as follows:

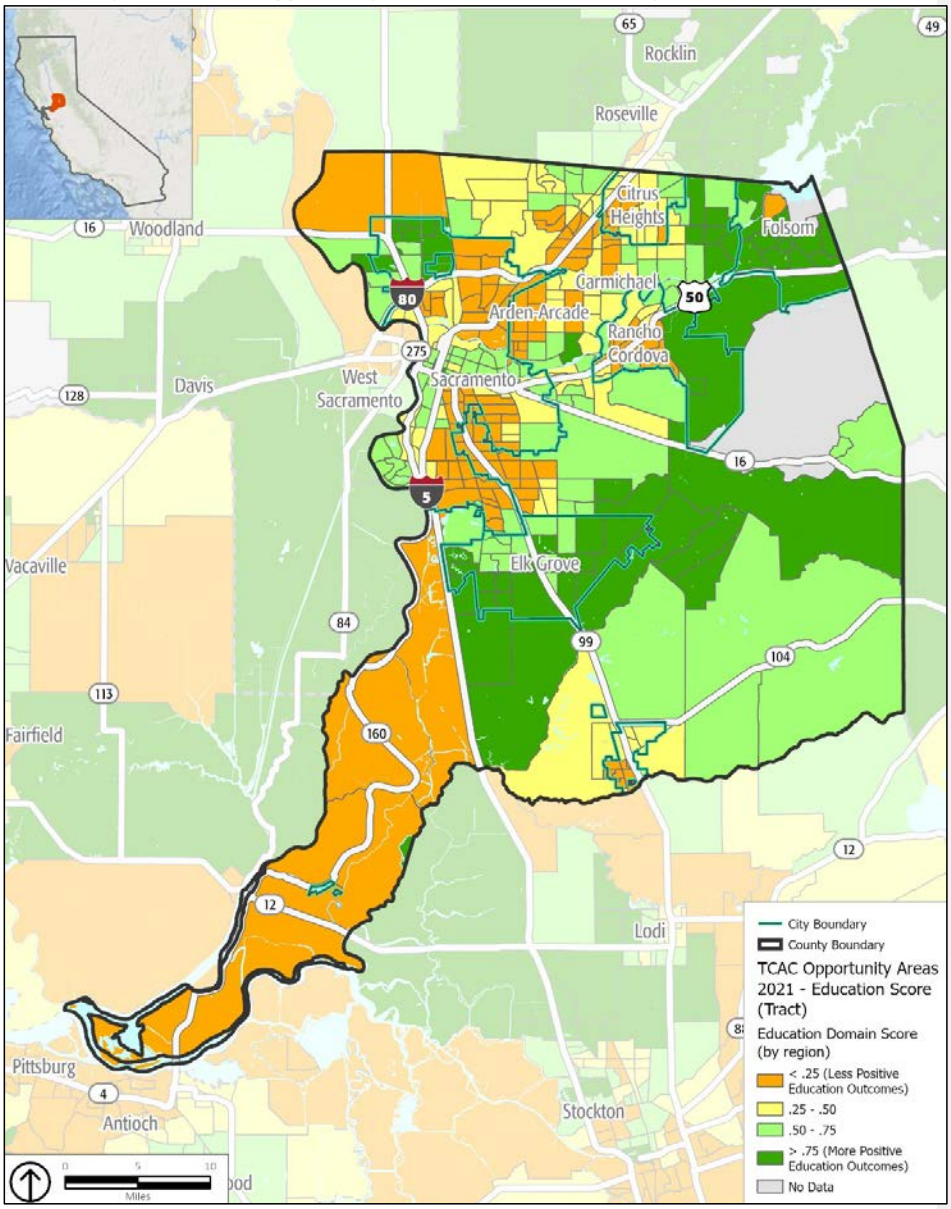
- Dial-A-Ride curb-to-curb service within the city limits of Galt between 6:30 am and 6:30 pm Monday through Friday, and between 8:00 am and 4:30 pm on Saturday.
- The *Hwy 99 Express* providing service connecting Galt with the Lodi Transit Center, Elk Grove, and South Sacramento operating Monday through Friday from 5:20 am to 7:20 pm.
- The *Delta Route* providing service from Isleton and other Delta communities to Galt, with connecting service via the Hwy 99 Express to Lodi, Elk Grove, and Sacramento. The Delta Route runs 5 times a day Monday through Friday.
- The *Galt to Sacramento Commuter Express* providing direct service from Galt to midtown and downtown Sacramento on Wi-fi equipped motor coaches running 3 times a day, Monday through Friday.

Figure 33: Locations of TCAC/HCD Opportunity Areas



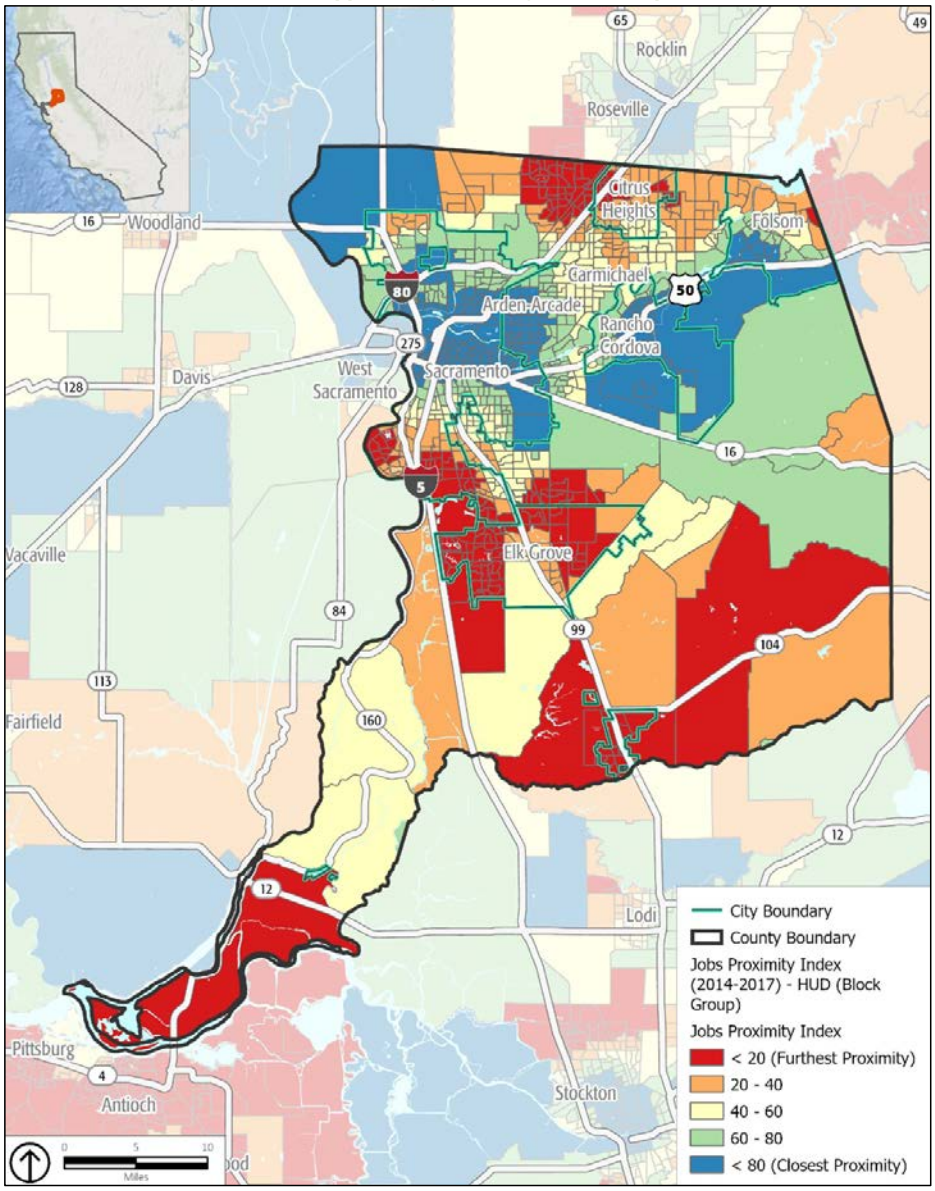
Source: TCAC/HCD Opportunity Area Map, 2020

Figure 34: TCAC Opportunity Areas – Education Score by Census Tract



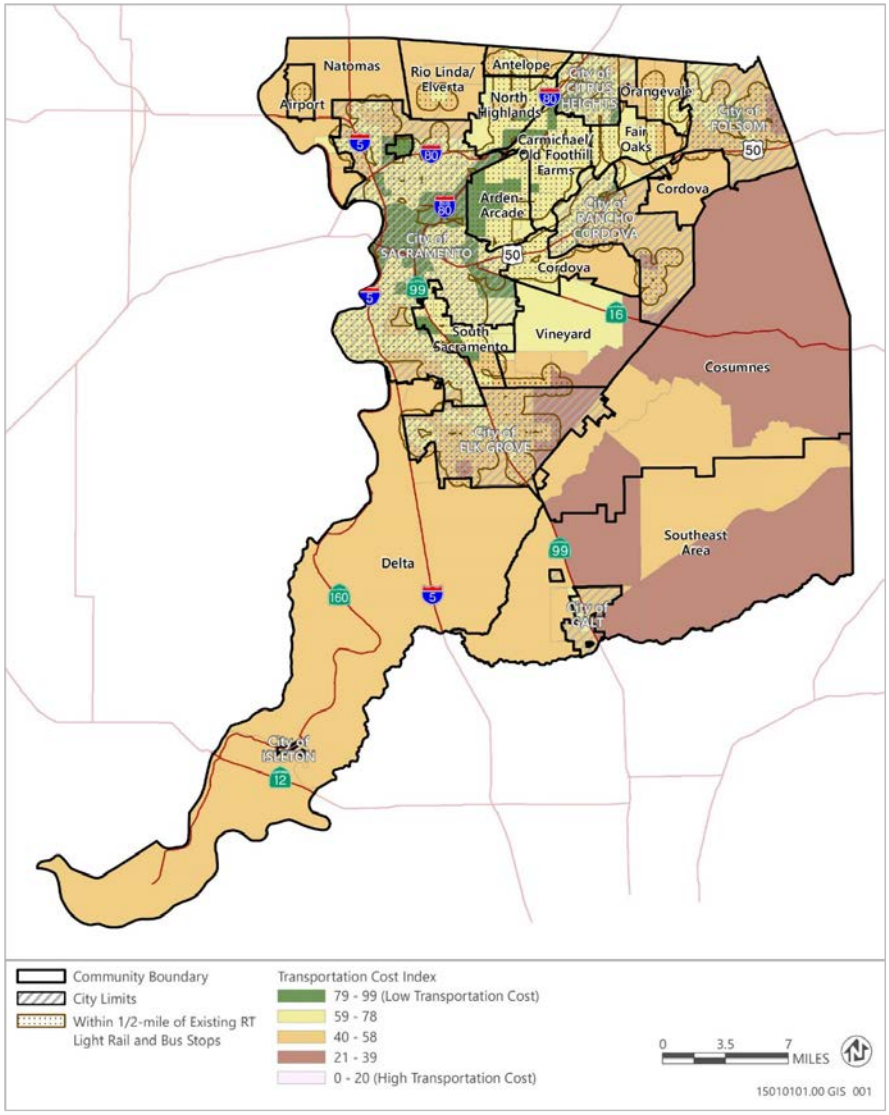
Source: TCAC/HCD Opportunity Area Map, 2020

Figure 35: Job Opportunity Index by Block Group, 2014-2017



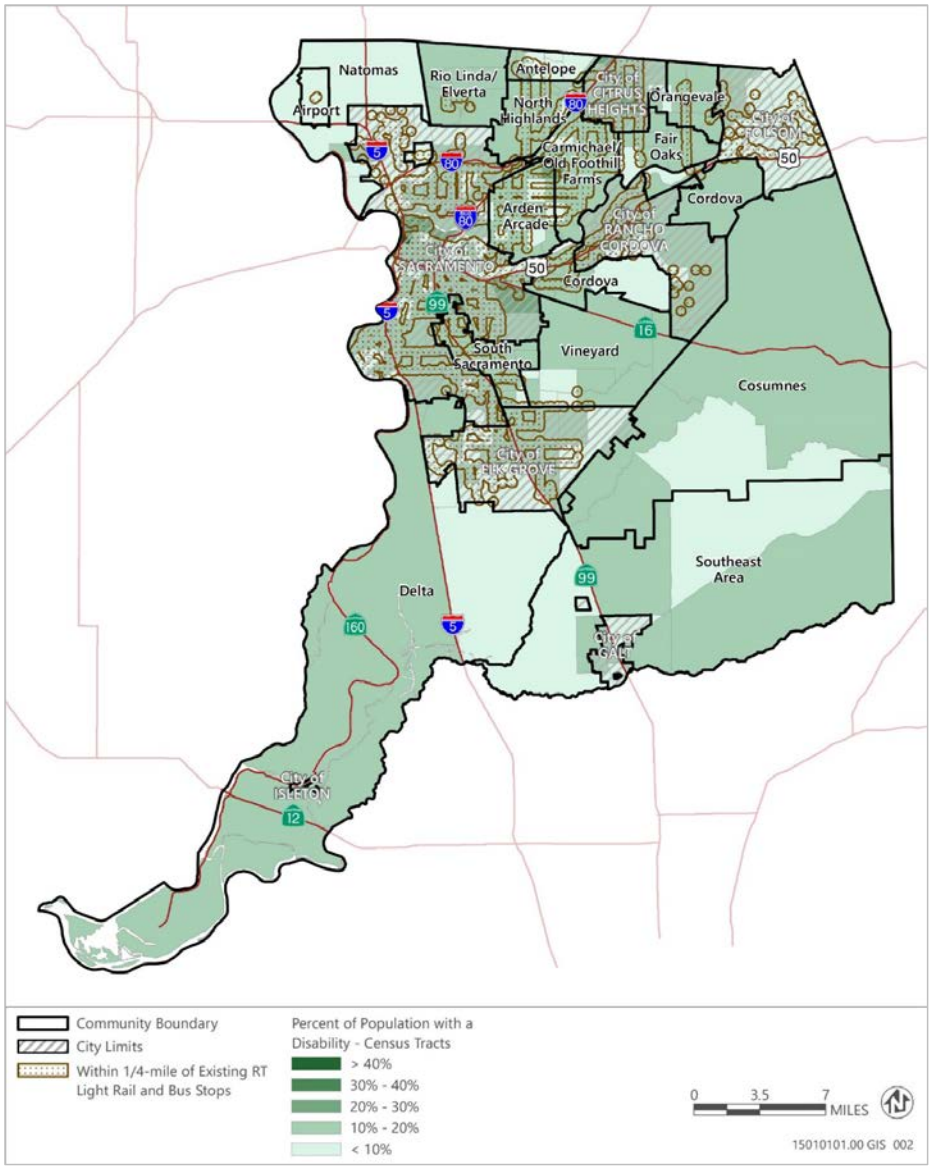
Source: HUD, 2014-2017. HCD AFFH Mapping Tool, 2021.

Figure 36: Low Cost Transportation Index



Source: Data downloaded from the Office of Policy Development and Research in 2021 and SACOG in 2021

Figure 37: Population with a Disability and Access to Transit



Source: Data downloaded from the HCD AFFH Viewer in 2021 and SACOG in 2021

DISPROPORTIONATE HOUSING NEEDS AND HOUSING PROBLEMS

Disproportionate housing needs show how access to the housing market differs for members of different classes. Housing problems may include housing cost burden, overcrowding, or substandard housing. Black and Hispanic households in the region have the highest rates of experiencing a housing problem such as cost burden or crowding, while White, non-Hispanic households are the least likely to experience housing problems across the region.

Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. In Sacramento County, 42 percent of households that include a member with a disability live in a home that does not meet accessibility needs of the member with a disability, which is higher than the regional amount of 35 percent. In Sacramento County, 20 percent of households with disabled members include roommates/friends, nearly twice the regional share (11 percent), which may be indicative of an insufficient supply of affordable and accessible housing for disabled residents. Among Sacramento County resident survey respondents whose household includes a member with a disability, more than one in four (27 percent) are precariously housed, the third highest rate among the participating jurisdictions.

Overpayment

As previously described, overpayment or cost-burdened is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. As shown in Table 22, 59.5 percent of all lower income owner-occupied households and 73.3 percent of lower income renter households in Sacramento County were overpaying for housing in 2017. Figure 36 shows the trends of overpayment for renters in the county from 2010-2014 and Figure 37 shows the same trends from 2015-2019. Since 2010-2014, more renter households per census tract are overpaying throughout the county. Conversely, the average percentage of homeowners overpaying has decreased since 2014 (see Figure 38 and Figure 39). A large percentage of renters who live near the Cities of Sacramento and Elk Grove in the South Sacramento, Vineyard and the southern Delta communities are overpaying for housing; however, almost every county tract has at least 20 percent of renters overpaying for housing. Meanwhile an average 20-40 percent of homeowners per census tract are overpaying throughout the county.

Figure 38; Overpayment by Renters, 2010-2014

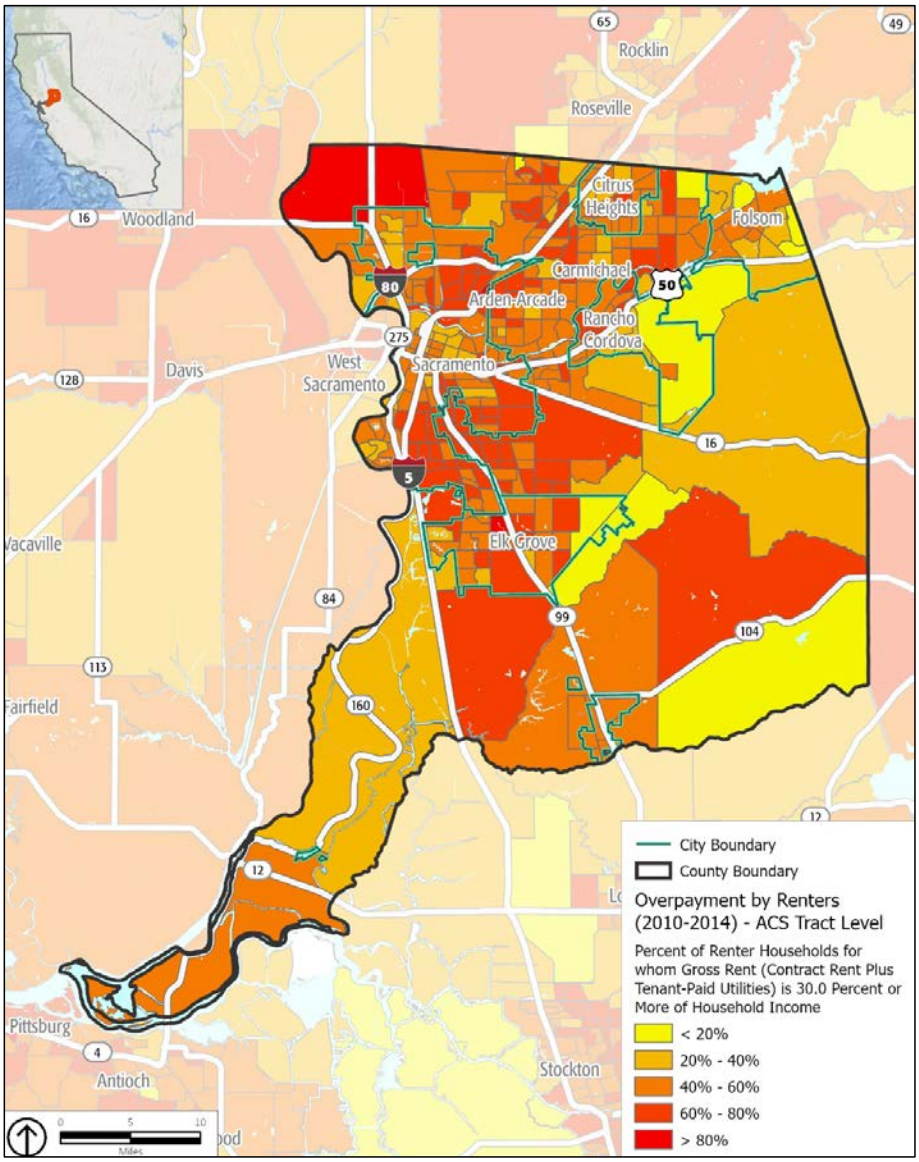


Figure 39: Overpayment by Renters, 2015-2019

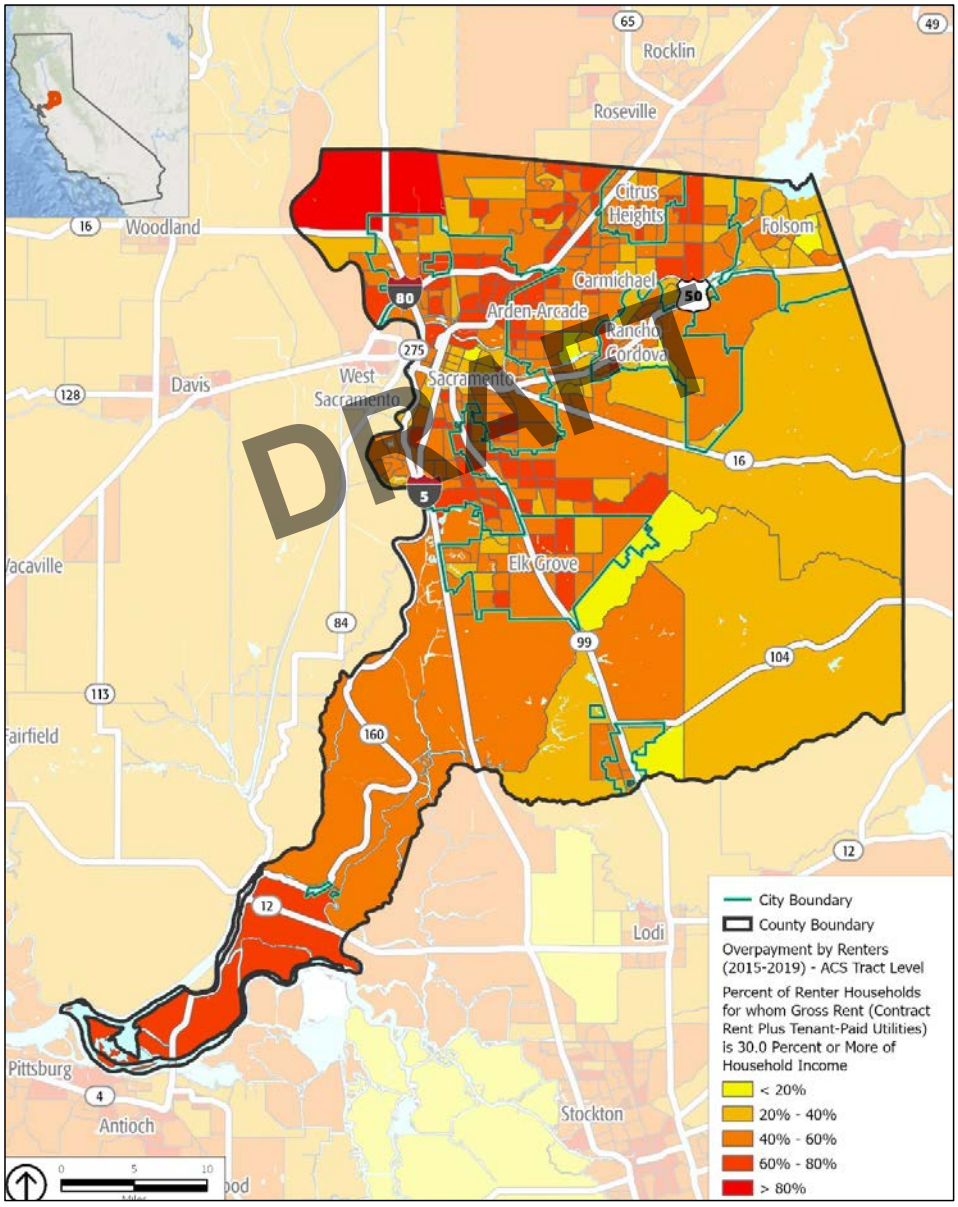


Figure 40: Overpayment by Homeowners, 2010-2014

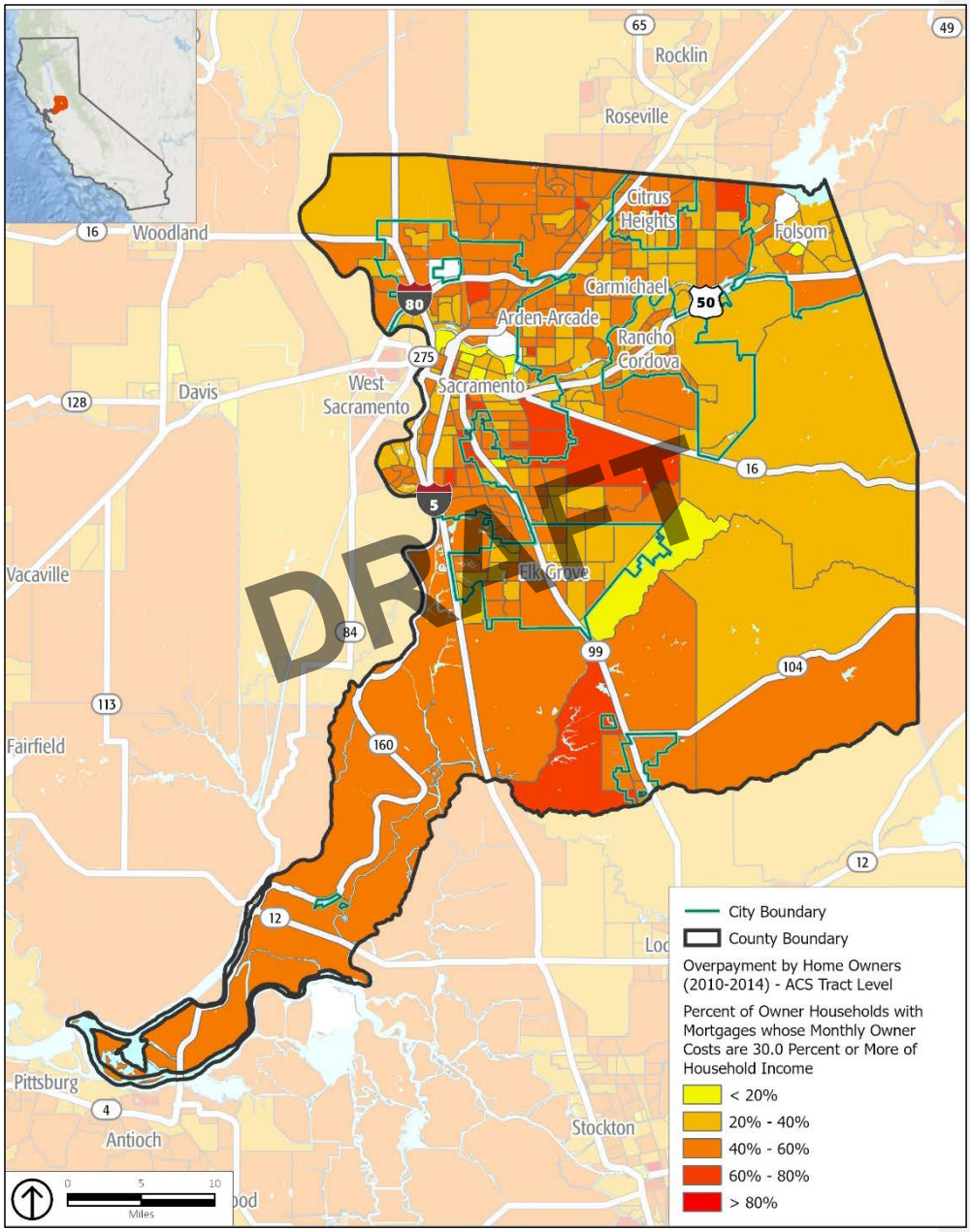
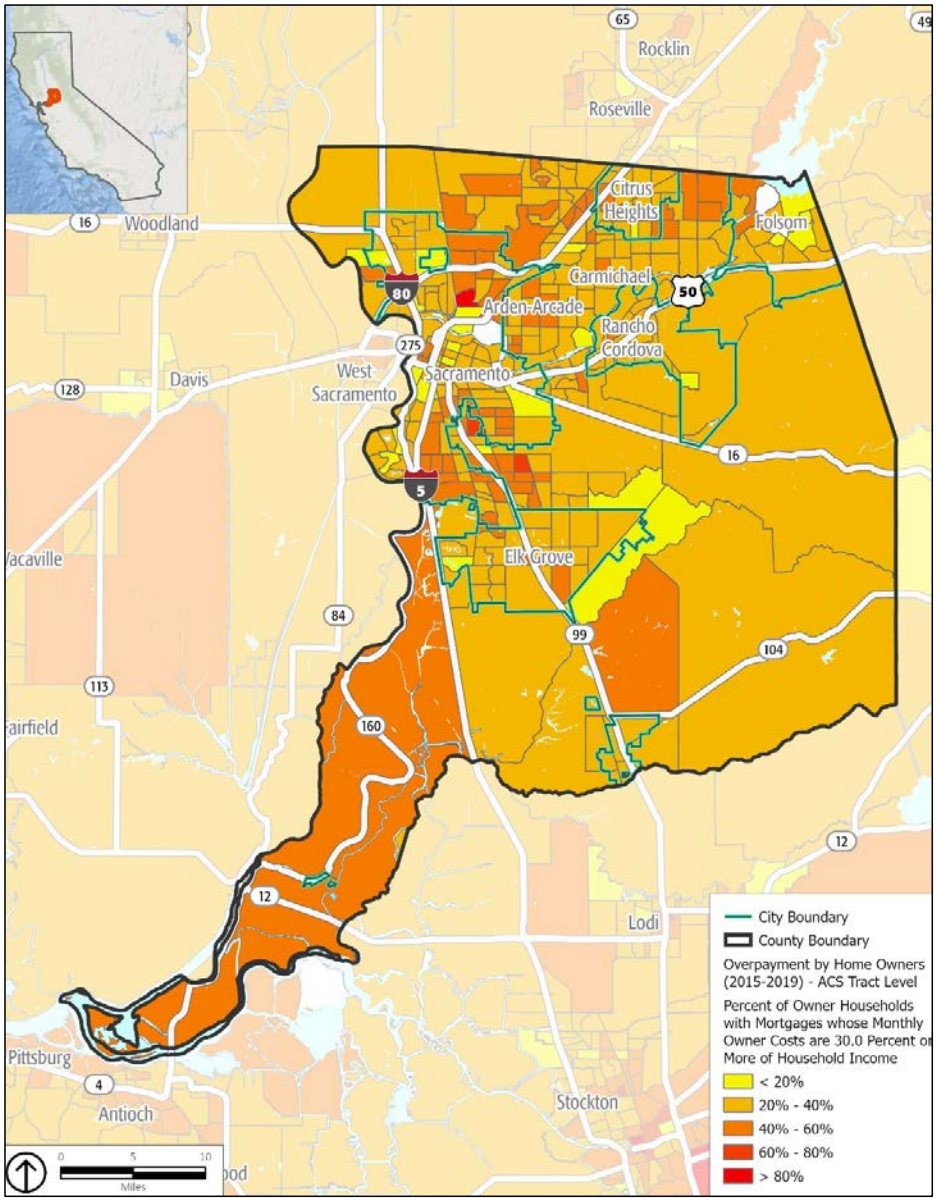


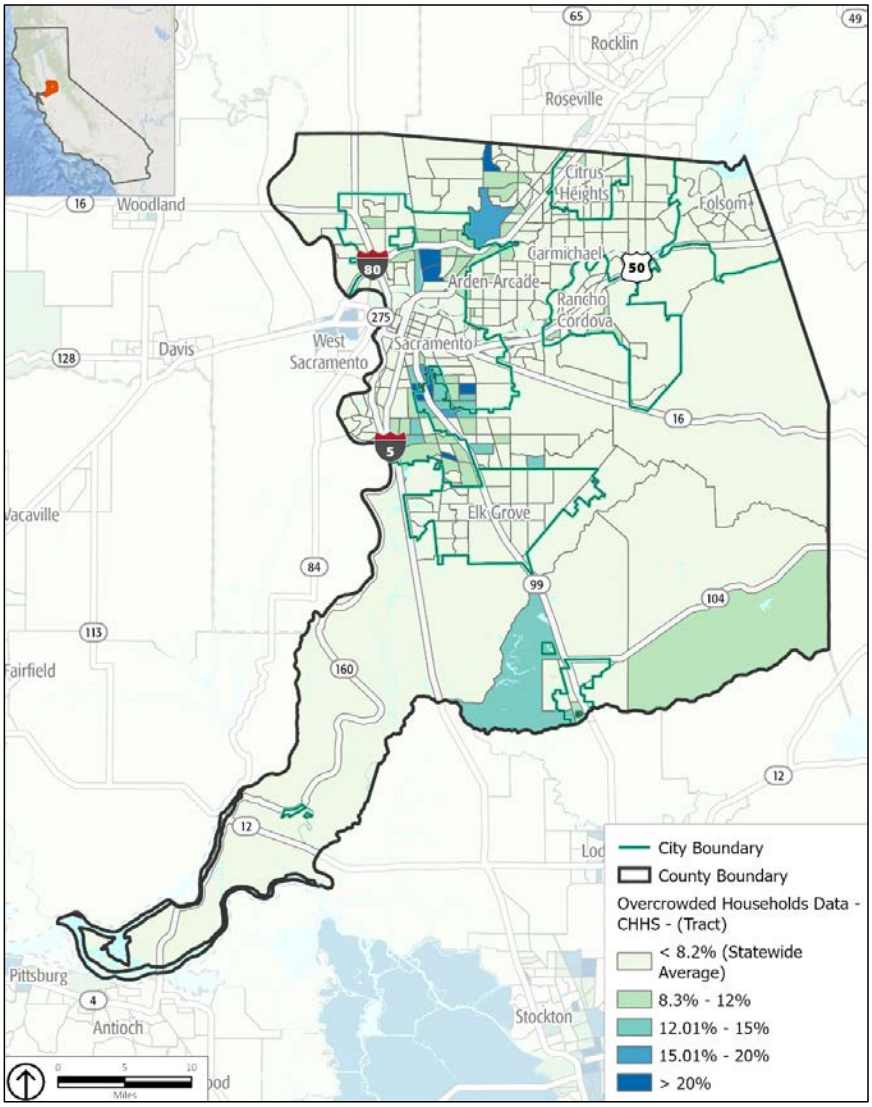
Figure 41: Overpayment by Homeowners, 2015-2019



Overcrowding

Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. According to ACS data from 2013-2017, at least 8.6 percent of renter households and 2.5 percent of owner households are overcrowded (Figure 40~~see Table 24~~). Figure ~~27~~ 30 shows the trends of overcrowded households in the county and most tracts in the county are less than or equal to the statewide average of 8.2 percent. However, there are higher rates of overcrowding in the unincorporated areas north and south of the City of Sacramento (the South Sacramento, Arden Arcade and North Highlands communities) and east and west of the City of Galt the same areas where persons experience increased poverty levels and are overpaying for rent.

Figure 42: Overcrowded Housing



Displacement Risk

The rising cost of housing is becoming an increasingly important housing security issue in the Greater Sacramento region, especially for renters. Gentrification, or the influx of capital and higher-income residents into working-class neighborhoods, is often associated with displacement, which occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income people are excluded from moving in. As determined in the AI, 28 percent of unincorporated Sacramento County respondents had been displaced from a housing situation in the Sacramento Valley in the past five years. The most common reasons for displacement—rent increased more than I could pay, personal reasons, landlord selling home, and living in unsafe conditions. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability all experienced higher displacement rates than regional survey respondents overall.

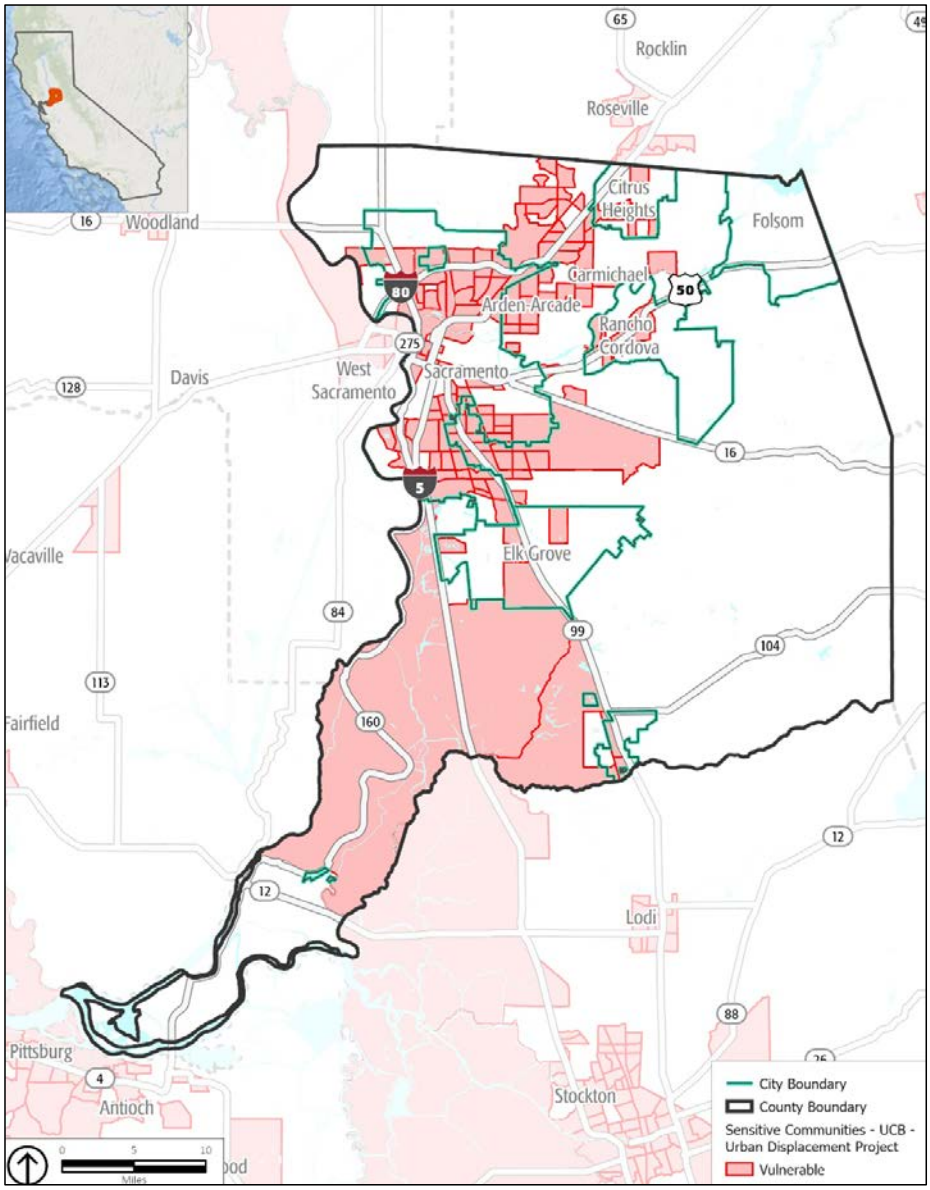
According to the UC Berkeley Urban Displacement Project, a census tract was flagged as a sensitive community if it met the following criteria as both vulnerable and experiencing market-based displacement pressure:

1. Proportion of very low-income residents was above 20 percent in 2017; and
2. The census tract meets two of the following criteria:
    a. Share of renters is above 40 percent in 2017;
    b. Share of people of color is above 50 percent in 2017;
    c. Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households is above the county median in 2017; or
    d. Nearby areas have been experiencing displacement pressures.

Areas identified as sensitive contain populations that could be particularly susceptible to displacement in the face of exacerbated market-based pressures at the neighborhood-level. According to these metrics, several census tracts in the unincorporated county are susceptible to displacement partly because of the high proportion of households that are renters and/or low to moderate income. Susceptible census tracts are largely located along the Interstate-80 corridor of the county, around the North Highlands area, and south of the City of Sacramento (generally South Sacramento, Arden Arcade, Carmichael, and the Delta communities) (Figure 41). The Housing Element sites inventory provides for numerous sites in the South Sacramento, North Highlands and Florin area that are sensitive to displacement and have high concentrations of poverty in order to increase the amount of affordable housing and reduce the susceptibility to displacement.

Commented [GK66]: These revisions reflect HCD Comment 1, Bullet 4 – Local Data and Knowledge (October 2021)

Figure 43: Communities Sensitive to Displacement



OTHER RELEVANT FACTORS

Regional Rates of Homeownership and Loan Denial

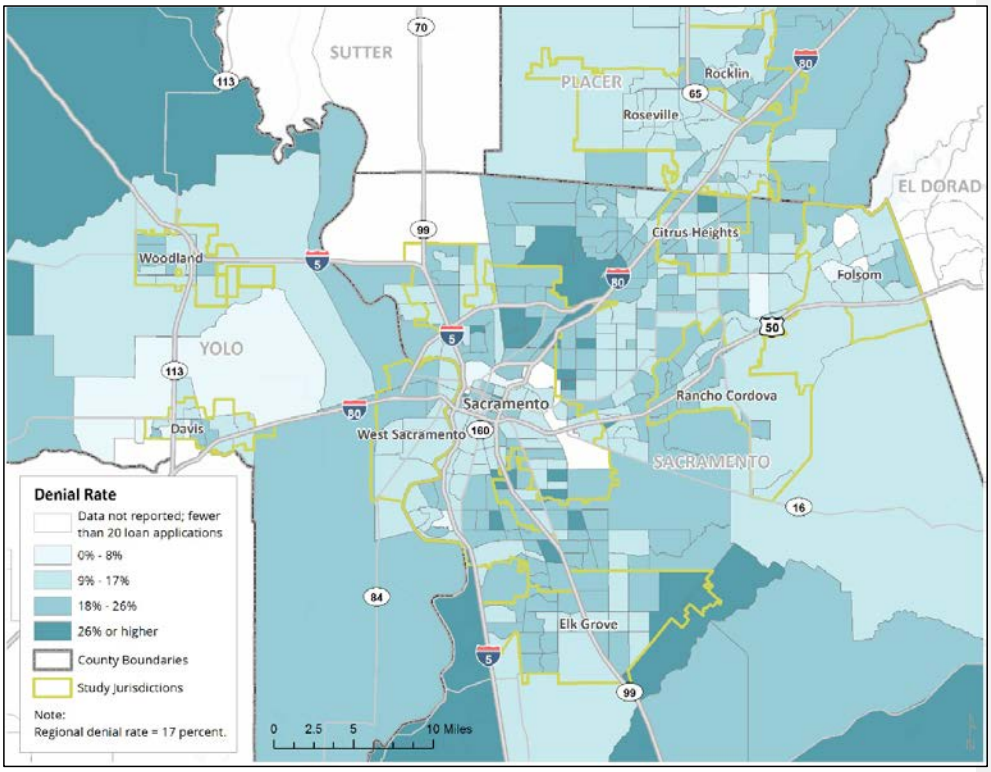
Rates of home ownership often vary widely by race and ethnicity, both within local jurisdictions and throughout larger regions. As shown in the AI, the homeownership gap for People of Color in Sacramento County is 36 percentage points for Black ownership, 21 percentage points for Hispanic ownership, and 9 percentage points for Asian ownership. The regional AI also identified that while all groups of color throughout the region generally experience higher rates of mortgage loan denials than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance), the average denial rate for the county was 17 percent.

In 2017, there were 89,838 loan applications filed in the Sacramento region for owner-occupied homes, 4.7 percent of loans were subprime, which is slightly higher than the national rate of 4 percent. There was a regional denial rate of 17 percent. These denial rates varied substantially by individual census tract. Figure ~~29~~32 shows the region's denial rate by census tract.

The AI found that Hispanic households are more likely than any other group to receive a subprime loan. Subprime mortgages are a type of housing loan most often given to individuals that have weak credit history. Subprime mortgages carry higher interest rates, and thereby are more expensive, because there is a pre-determined higher risk of default. In Sacramento County, 10 percent of loans originated with Hispanic borrowers as well as non-Asian People of Color were subprime. This is twice the subprime rates of non-Hispanic White borrowers and Asian borrowers. Despite efforts to reform long-standing practices of discrimination in the housing credit system, patterns of inequality still exist. The Great Recession and housing crisis brought to light the unusually high concentration of non-White residents with subprime mortgages and property foreclosures across the country.

According to the AI, low-Income households and those receiving Section 8 housing choice vouchers were most likely to experience being denied housing to rent or buy. African American (53 percent), Native American (49 percent), and Hispanic respondents (42 percent) were more likely than non-Hispanic White (27 percent) or Asian survey respondents (21 percent) to have experienced denial of housing to rent or buy. Large families, households that include a member with a disability, and households with children under age 18 all experienced housing denial at rates higher than the region overall. Common reasons for being denied housing among survey respondents included income (including type of income), credit, and eviction history.

Figure 44: Loan Denial Rates by Census Tract, 2017



Source: FFIEC HMDA Raw Data, 2017; Root Policy Research, 2020.

SITES INVENTORY

Commented [GK67]: The revisions reflect Comment 1, Bullet 3 – Sites Inventory

Communities

Unincorporated Sacramento County is very diverse in its land uses. It has areas dominated by large parcels utilized for agricultural purposes, suburban single-family areas, and denser urban areas with uses ranging from apartments to mansions. This variation in development has led to the 14 community areas within the County

Antelope is a residential community at the northeastern edge of the County identified as Moderate Resource. It became a focus of development in 1985 and was considered an affordable community for young families to buy their first house. Barrett Ranch, the largest remaining undeveloped property, was entitled in 2017 with several major homebuilders currently building the site out with new homes. This development also includes multi-family sites identified for affordable development. Antelope has some larger undeveloped parcels that are identified as candidate rezone sites and are in the county-wide rezone program.

Arden Arcade is one of the most fully developed communities in Sacramento County and offers the most diverse range of housing types, everything from apartments to mansions. This community area includes neighborhoods within all of the resource types. Portions of this community are predominately non-White

and lower to moderate income with 30-40 percent below the poverty line. Conversely, in close proximity are other portions of this community that are greater than 50 percent White and earn greater than the Area Median Income (AMI). Arden Arcade is the only community in the County with a Concentrated Area of Affluence. Developing affordable housing in this community presents a challenge due to the lack of adequately sized vacant parcels.

Carmichael/Old Foothill Farms is a fully developed community 10 miles northeast of downtown Sacramento. It contains low, moderate and high resource areas. Fair Oaks Boulevard is subject to a corridor plan that actively promotes multi-family and mixed-use developments. The Fair Oaks Boulevard Corridor, Manzanita Avenue and Auburn Boulevard are Moderate Resource areas and a focus of the countywide rezone effort. The highest resource area, along the American River Parkway, is developed with single family residences on larger suburban lots and has limited bus service and in some areas less proximate access to commercial or other amenities typically required to compete for affordable housing funding making it difficult to site affordable housing.

Cordova is situated in the geographic center of the County and was split in half by incorporation of Rancho Cordova in 2003. This community is largely Moderate Resource with Low Resource and High Segregation and Poverty areas along Folsom Boulevard. This community is home to the former Mather Air Force Base, with the former airfield primarily used for cargo transportation. Portions have also been extensively mined for sand and gravel, especially in the area of Kiefer and Bradshaw Roads. Large master plans, such as Easton, Glenborough and Mather South, are located in this community and account for a number of affordable sites in the County's inventory. The County has also identified affordable sites near the light rail corridor in this community.

Cosumnes is located in the central eastern portion of the County with the rural communities of Sloughouse, Wilton, and Rancho Murieta. This area is primarily used for agricultural purposes and has extensive biological resources such as vernal pools and oak woodlands. While Cosumnes is considered High and Highest Resource, it is largely outside the Urban Policy Area (UPA) and lacks infrastructure making it infeasible to identify sites compliant with Government Code section 65583.2. The Cordova Hills Master Plan and Rancho Murieta have limited sites that are included in the lower income inventory.

Delta is one of the most fertile and picturesque regions of the County, with agriculture and tourism being the prominent activities. It contains the legacy communities of Locke, Ryde, Courtland, Freeport, Hood and Walnut Grove. While some communities have infrastructure, it is outside the UPA and transit service is limited. Due to these constraints, only moderate and above-moderate sites are identified in this community.

Fair Oaks is a mix of suburban and semi-rural neighborhoods identified as Moderate and High Resource. Multi-family development tend to be clustered along the Sunrise, Fair Oaks and Madison Corridors. Access to a consistent bus route is limited to the Sunrise and Hazel corridors presenting a challenge to finds sites that are in a Moderate or High Resource area while meeting the siting criteria of Government Code section 65583.2.

Natomas is located in the northwest portion of the County. Large portions of unincorporated Natomas are outside the UPA and are not expected to receive urban services in the foreseeable future making it unlikely to develop with affordable housing. There are two master plans in the entitlement process proposing affordable sites, but these require an expansion of the USB and UPA and are not anticipated to see development of units during the Housing Element cycle. Sites for above-moderate housing are included in the housing inventory.

North Highlands/Foothill Farms is identified as High Segregation and Poverty and Low Resource. This community is home to the McClellan Business Park at the former air base that is primarily used for industrial and logistic type businesses. The North Watt Corridor Plan for Watt Avenue will provide for higher density multi-family and mixed-use developments along this corridor. A focus of the County is funding infrastructure

improvements along this corridor to facilitate development as this plan has the capacity for more than 5,000 units. The focus for affordable units in this community is the Watt, Walerga, and Roseville corridors, which still contain vacant parcels. Additional infill multifamily housing units are moving forward on land within the McClellan Field site as either naturally occurring affordable housing or at moderate income levels.

Orangevale is a suburban and semi-rural community that is identified as Moderate and High Resource. This is a desirable community for affordable housing, but finding appropriate sites presents a challenge in part because bus service is only provided along the Hazel, Greenback and Madison corridors. The area north of Oak Avenue contains larger parcels outside the UPA lacking water and sewer infrastructure. This limits the areas for available affordable multi-family development to portions of Hazel, Greenback and Madison corridors, which have limited vacant parcels.

Rio Linda/Elverta contains two large rural residential areas and an active equestrian community, in addition to typical suburban and multi-family housing types. It is identified as Moderate and Low Resource community. The Rio Linda core has been the focus for siting lower income housing sites because of the access to bus service, infrastructure and amenities. The Downtown Rio Linda SPA identifies RD-20 zoned sites that are candidate rezone parcels. The area north of Elverta Road is identified as Moderate Resource; however, it cannot accommodate affordable sites due to the lack of infrastructure in the area. Affordable sites in the Elverta Specific Plan in the previous Housing Element cycle were removed due to the infrastructure uncertainty.

South Sacramento is the most densely populated and diverse of the County's communities. This community is majority Hispanic and Asian. It is also a community with high segregation and poverty with some areas having 30-40 percent of the population below the poverty line. Much of the County's efforts to provide affordable housing are in this community due to the availability of larger undeveloped parcels, acquisition of such sites by affordable builders, the benefits of investments to improve neighborhoods that can come from publicly funded affordable projects, and a focus on reducing displacement and rent over payment. This community has received public infrastructure improvements in an effort to improve multi-modal transportation opportunities for residents. Stockton Boulevard has been identified by both the County and the City as an area with potential for higher density multi-family and mixed-use developments. The County currently has grant funding to explore ways to increase the development potential along the County portions of Stockton Boulevard.

Southeast has little commercial and no urban development. Rural residential development, vineyards and pasture dominate this area. While this community is identified as High Segregation and Poverty and High and Highest Resource, affordable units cannot be placed in this community because it lacks infrastructure, transportation and amenities; therefore, Southeast is assumed to accommodate only above-moderate inventory.

Vineyard has the potential to accommodate significant development, as it has been the focus of several master plans to create new neighborhoods. These plans include the Vineyard Springs Comprehensive Plan, the North Vineyard Station Specific Plan, and the Florin Vineyard Gap Comprehensive Plan. Of these three plans, only the Vineyard Springs area has seen significant development. This community is considered Low, Moderate and High Resource. Given development is largely greenfield, road and water and sewer infrastructure are provided by large residential developers at a greater cost than infill development. The County has taken steps to facilitate development in the North Vineyard Station Specific Plan by amending development triggers. The community has numerous candidate rezones sites and additional affordable units will be provided by developers through a combination of land dedication and fees.

Resource Categories

The County has land area in all of the categories (High Segregation & Poverty to Highest Resource), as identified on the TCAC/HCD Opportunity Map. About 49 percent of the land area countywide is considered High or Highest Resource. Most of the land area classified as Highest Resource category is located in the

Cosumnes, Southeast and Delta portions of the County. These areas are rural and do not comply with the AB 1397 criteria for lower-income sites as they lack sewer and water infrastructure, bus service, and proximity to commercial services. One site in the community of Rancho Murietais included in the lower-income sites inventory. However, the remaining sites in these areas are on the above-moderate income level inventory and do not provide sites for the lower-income inventory. The High Resource category also presents a challenge for identifying lower-income sites. The land in this classification is located in the Southeast, Vineyard, Fair Oaks and Orangevale areas of the County. These areas have less access to bus service, water and sewer infrastructure and commercial services than the lower resource areas of the County making it difficult to comply with the AB 1397 criteria for lower-income sites.

The areas of the County with larger, vacant sites available for multi-family development are located in communities of South Sacramento, Vineyard, North Highlands, Antelope, and to a lesser extent Rio Linda/Elverta and Carmichael/Old Foothill Farms. These areas are categorized as High Segregation and Poverty, Low Resource and Moderate Resource. Some adopted Master Plans (Mather South, NewBridge, Easton, Glenborough, and Cordova Hills) are located in the Moderate and High Resource category and will include affordable housing, expanding access to employment opportunities, transportation, and other amenities for lower-income households.

Figure 38 shows the TCAC/HCD Opportunity Map in relation to the County's Urban Policy Area (UPA), i.e. the area expected to receive urban services within the time-frame of the current General Plan (2005-2030). Areas outside the UPA, especially the Delta, Cosumnes, Southeast, portions of Natomas, Rio Linda-Elverta and Orangevale lack public sewer and water, making these areas noncompliant with the AB 1397 criteria for siting lower income housing sites. This map identifies the portions of the County that are expected to have urban services during the Housing Element period and presents a more realistic view of where potential development will occur in the County.

Table 69 shows the more realistic percentages of land when narrowed down to areas within the urban area (within the UPA) and also compares that to the percentage of total land based on the TCAC opportunity map. When considering the land area within the UPA, the Highest Resource area is only 8 percent of the County's urban land area as compared to 31 percent of all land. The High Resource category is 20 percent of the urban land area as compared to 18 percent of total land area. The Moderate Resource area is 30 percent of the urban land area as compared to 13 percent of total land area. Table 69: Resource Areas Within the Total County and UPA below compares the land area within each TCAC opportunity category for the entire County and the area inside the UPA.

Table 69: Resource Areas Within the Total County and UPA

Resource Category	Percent of Total County	Percent of County Inside UPA	Change
High Segregation & Poverty	7 percent	11 percent	+3 percent
Low Resource	28 percent	26 percent	-2 percent
Moderate Resource	13 percent	30 percent	+17 percent
High Resource	18 percent	20 percent	+2 percent
Highest Resource	31 percent	8 percent	-23 percent

Source: 2021 TCAC Opportunity Maps

Potential Effect on Access to Opportunity as compared to the Entire County Land Area

Figure 43 shows the distribution of the County's sites inventory against the TCAC/HCD Opportunity Map. Figure 46 andFigure 47 identify the percent of the lower-income, moderate-income, and above moderate-

income sites in each opportunity category and the percent of the County land area in each opportunity category. The majority of the lower-income units are located in the Moderate Resources area, followed by High Segregation and Poverty and Low Resource areas. Similarly, the majority of the candidate rezone sites (Figure 45) are located in Low Resource and High Segregation and Poverty areas. The majority of moderate- and above-moderate income units are located in the Moderate Resource area, followed by Low Resource and Highest Resource areas. The Highest Resource category has the most land area in the County at 31.1 percent, but one of the lowest percentage of lower-income units (14.3 percent) for the reasons provided above. Conversely, 21.2 percent of the above moderate-income units are located in the Highest Resource category. The County has a disproportionately high percentage of lower-income units (24.7 percent) in the High Segregation and Poverty versus the land area (6.7 percent).

Potential Effect on Access to Opportunity (Within the Urbanized Land Area (UPA)

As described above, focusing on the areas of the County served by infrastructure tells a more accurate story. Only 8% of land within the urban area or UPA is categorized as Highest Resource with an additional 20% of land in the High Resource area; and much of the land is either built out or has been subdivided for single family homes. Figure 48 shows the distribution of the County's sites inventory in relation to the TCAC/HCD Opportunity Map showing the opportunity areas within the UPA. FiguresFigure 46 andFigure 47 identify the percent of the lower-income, moderate-income, and above moderate-income sites in each opportunity category and the percent of the County's UPA land area in each opportunity category.

~~When considering the UPA, the Highest Resource area was reduced from the category with the most land area to the category with the least (31 percent to 8 percent). The High Resource area remained the approximately the same and the Moderate Resource area increased from 13 percent to 30 percent. Table 64 below identifies the change to the resource areas.~~

~~Table 70: Resource Areas Within the Total County and UPA~~			
~~**Resource Category**~~	~~**Percent of Total County**~~	~~**Percent of County Inside UPA**~~	~~**Change**~~
~~High Segregation & Poverty~~	~~7 percent~~	~~11 percent~~	~~+3 percent~~
~~Low Resource~~	~~28 percent~~	~~26 percent~~	~~-2 percent~~
~~Moderate Resource~~	~~13 percent~~	~~30 percent~~	~~+17 percent~~
~~High Resource~~	~~18 percent~~	~~20 percent~~	~~+2 percent~~
~~Highest Resource~~	~~31 percent~~	~~8 percent~~	~~-23 percent~~

Transitioning to a comparison of the relationship of the land inventory to the Resource areas further refines the analysis. The majority of the lower income units are still located in the Moderate Resource area (30 percent) followed by High Segregation and Poverty (17.4 percent) and Low Resource areas (11 percent). However, it should be noted that the percentage of units in the Highest Resource area increased to eight percent. The majority of moderate- and above-moderate income units are located in the Moderate Resource area, followed by Low Resource and Highest Resource areas. The majority of moderate- and above-moderate income units are located in the Moderate Resource area, followed by Low Resource and Highest Resource areas.

The County understands the need for the rezone program to not contribute to disparities in access to opportunity and to instead improve that access. Policy HE 7.1.3 commits the County to rezone parcels in both the Highest and High Resource areas as well as targeting Moderate Resource areas. This is intended to increase the supply of affordable sites in these areas to affirmatively further fair housing choice. The County's rezone program will accommodate an additional 2,884 lower-income units by both rezoning existing multifamily zoned sites at 20 units per acre (RD-20) to meet State density requirements (e.g. RD-

30) and by identifying sufficient new sites to meet the minimum requirements and also providing some oversupply.

Several factors are at play related to the County's ability and approach to focusing new sites in the Highest and High Resource areas. First, as previously noted, a significant portion of the rezone program includes rezoning existing sites from 20 units per acre to 30 units per acre. Because these are existing sites, they cannot be relocated into a higher Resource Area. In addition, appropriate sites (e.g. vacant, comply with AB 1397 criteria, etc.) tend to be scarcer in the Highest and Higher Resource areas.

For example, the largest Highest Resource area within the UPA is a portion of the Arden Arcade area including Sierra Oaks, Wilhaggan, Del Dayo, Mariemont/Gordon Heights and surrounding neighborhoods. This area is developed with single family homes and is not well served by transit. Other High Resource areas include portions of Carmichael/Old Foothill Farms and Fair Oaks. These areas are also largely situated between Fair Oaks Boulevard and the American River outside the Fair Oaks Boulevard Corridor Plan in areas developed with large single family homes that are not served by transit. The High Resource areas in Orangevale are north of Oak Avenue which is outside the UPA and adjacent to the City of Folsom. This area is developed with a mix of suburban and rural estate (ag-res) properties including for keeping of horses and other hobby livestock. The area east of Hazel Avenue and north of Greenback Lane lacks access to consistent transit service and commercial services, in general.

Most of the land within the High and Highest Resource categories are largely developed or lack access to infrastructure or consistent transportation services (e.g. do not meet the AB 1397 criteria). **Figure** 34: Low Cost Transportation Index**Figure** 34 illustrates the location of transit services and the County-wide rezone effort sites will be within the area that is served by transit, which further limits the areas for affordable inventory sites.

Therefore, Program A1 specifies that at least ~~20~~ 30 percent of the remaining lower-income RHNA will be sited in Highest and High resource areas. While specific rezone sites have not been identified, the rezone will focus on identifying sites in the Communities of Antelope, Carmichael/Old Foothill Farms, Cordova, Fair Oaks, and Orangevale that are inside the UPA and comply with the AB 1397 criteria.

Finally, a number of the County's key sites most likely to be funded and built as deed-restricted affordable project projects are within several adopted Master Plans and Specific Plans (due to requirements in those adopted Plans for sites to be dedicated to SHRA with payment of fees to facilitate affordable housing construction.) While these new master plans may not be currently within mapped Highest and High Resource areas, the County will be ensuring the buildout of complete communities with a mix of housing types and amenities including affordable housing as part of the design of the new community. This range of housing types, including multifamily, commercial services, and expanded transit is designed to reduce disparities in access to opportunity (Program A4).

~~For these reasons, the sites inventory has the potential to contribute to discrepancies in access to opportunity. However, the County must rezone sites to accommodate an additional 2,834 lower-income units, . . . which means that the County must still locate 40 percent of its lower-income units. For the remaining 40 percent of the lower-income RHNA, policy HE 7.1.3 commits the County to rezone parcels in the Moderate and High Resource areas to make them available for multi-family uses to affirmatively further fair housing choice. Program A1 specifies that at least 10 percent of the remaining lower-income RHNA will be sited in high and moderate resource areas. While specific rezone sites have not been identified, the rezone will focus on identifying sites in the Communities of Antelope, Carmichael/Old Foothill Farms, Cordova, Fair Oaks, and Orangevale that also comply with the AB1397 criteria.~~

Those Housing Element programs intended to address the barriers to fair housing choice identified by the regional AI are included below in the Fair Housing Barriers and Contributing Factors section. However, there are several priority programs that are particularly intended to address inequitable access to opportunities, patterns of segregation, and disproportionate housing needs. These programs are programs A1 Countywide Rezone Program, A4 Master Plans and Multi-Family Housing, B8 Missing Middle Housing (or Naturally Occurring Affordable Housing), B11 Rezones, Consolidations/Mergers, E5 Mortgage Credit

Certificate Allocations, and E6 Down Payment Assistance and Homebuyer Education and Counseling. The Housing Action Plan Chapter includes a program called Missing Middle Housing or Naturally Occurring Affordable Housing (program B8), which requires the County to explore Zoning Code amendments to allow for more missing middle housing types in single family zoning districts. The objective of the program is to develop 400 unit of missing middle housing in High and Moderate Resource areas. The Housing Action Plan Chapter also proposes a Rezones, Consolidations/Mergers program (program B11) intended to facilitate affordable housing development on small parcels or parcels with different zoning districts that may provide naturally occurring affordable housing in commercial or single-family areas that may otherwise remain undeveloped. The Housing Action Plan Chapter also includes Mortgage Credit Certificate Allocations (program E5) and Down payment Assistance (program E6). During the planning period, these programs will provide down payment assistance to 360 moderate- and lower-income households and will be actively promoted in the Environmental Justice Communities of the County.

In addition to these programs, the Constraints Chapter of this element describes current efforts by the County through the SB 2 Planning Grants Program to expand residential uses in single family zoning districts. Some of these efforts include considering changes to the setbacks for multifamily residential development adjacent to single-family development; and considering reducing the hearing authority for certain residential projects through creation of a staff level Special Development Permit.

Figure 45: Inventory Distribution by TCAC Opportunity Area

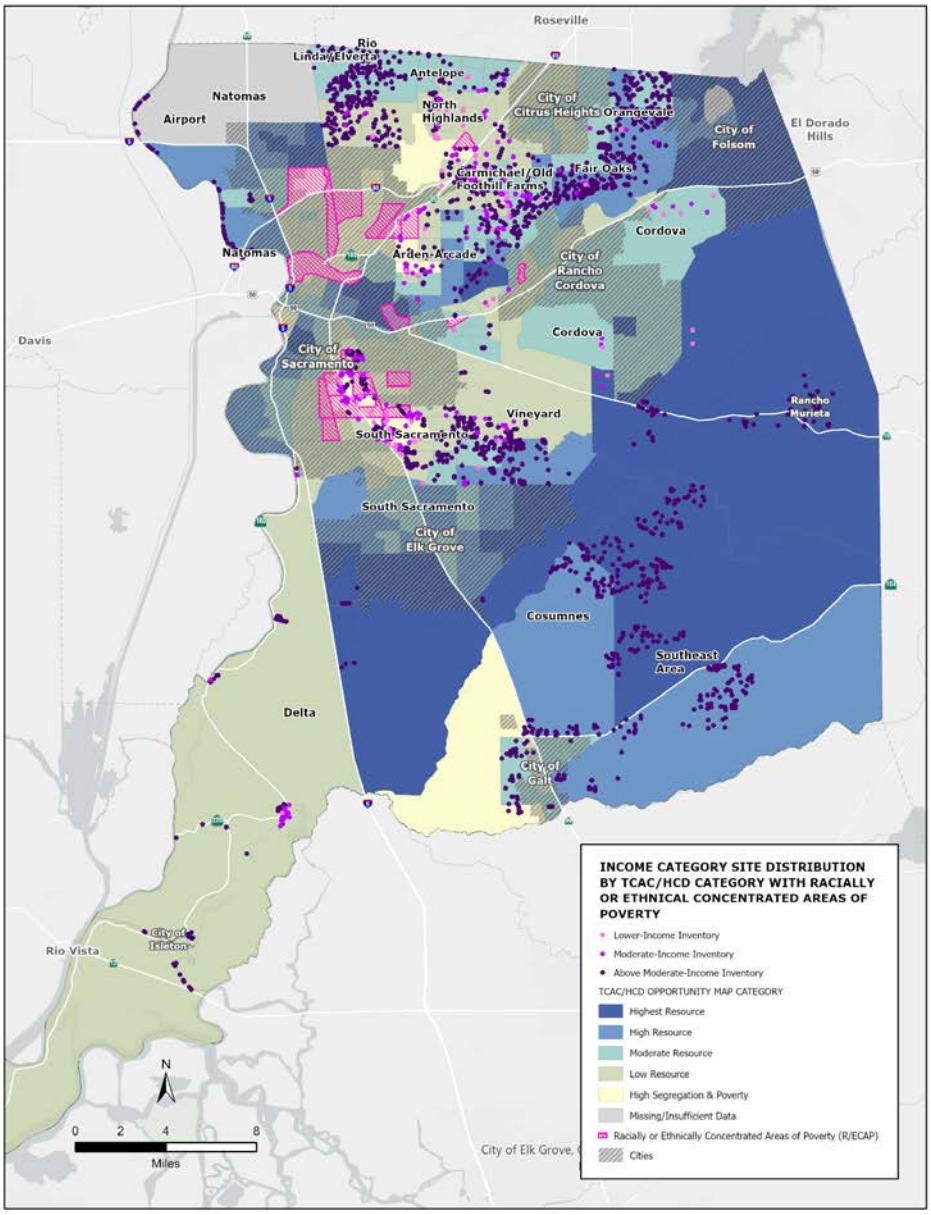


Figure 46: Lower Income Site Distribution by TCAC/HCD Opportunity Category

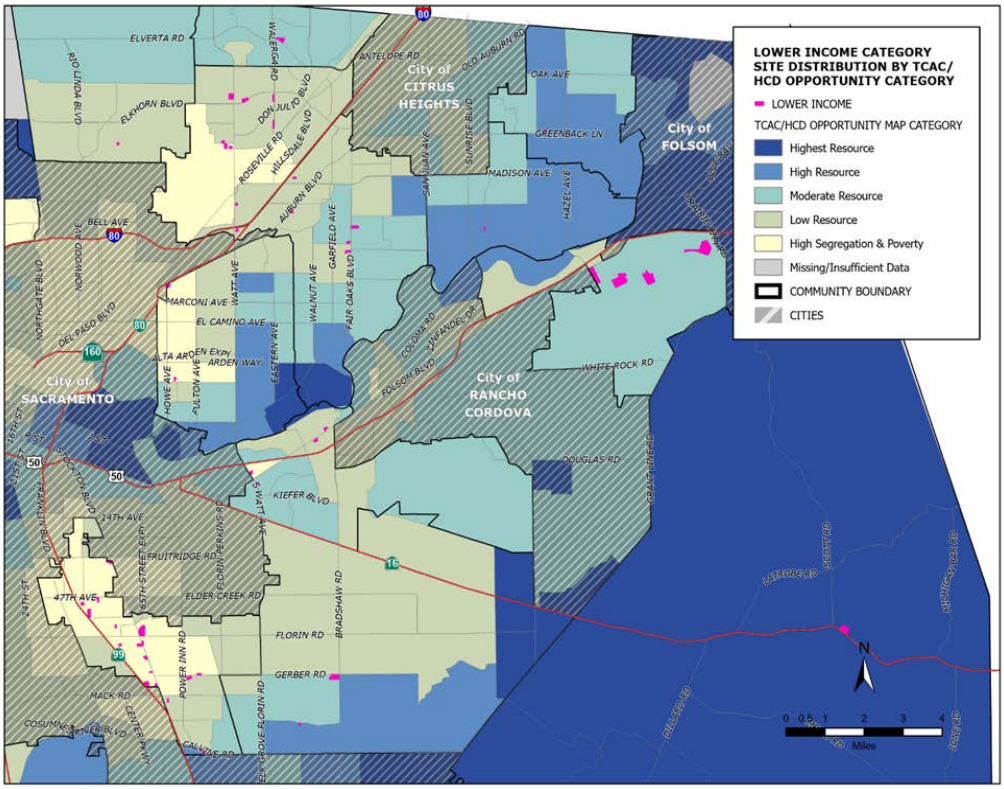


Figure 47: Candidate Rezone Sites by TCAC Opportunity Area

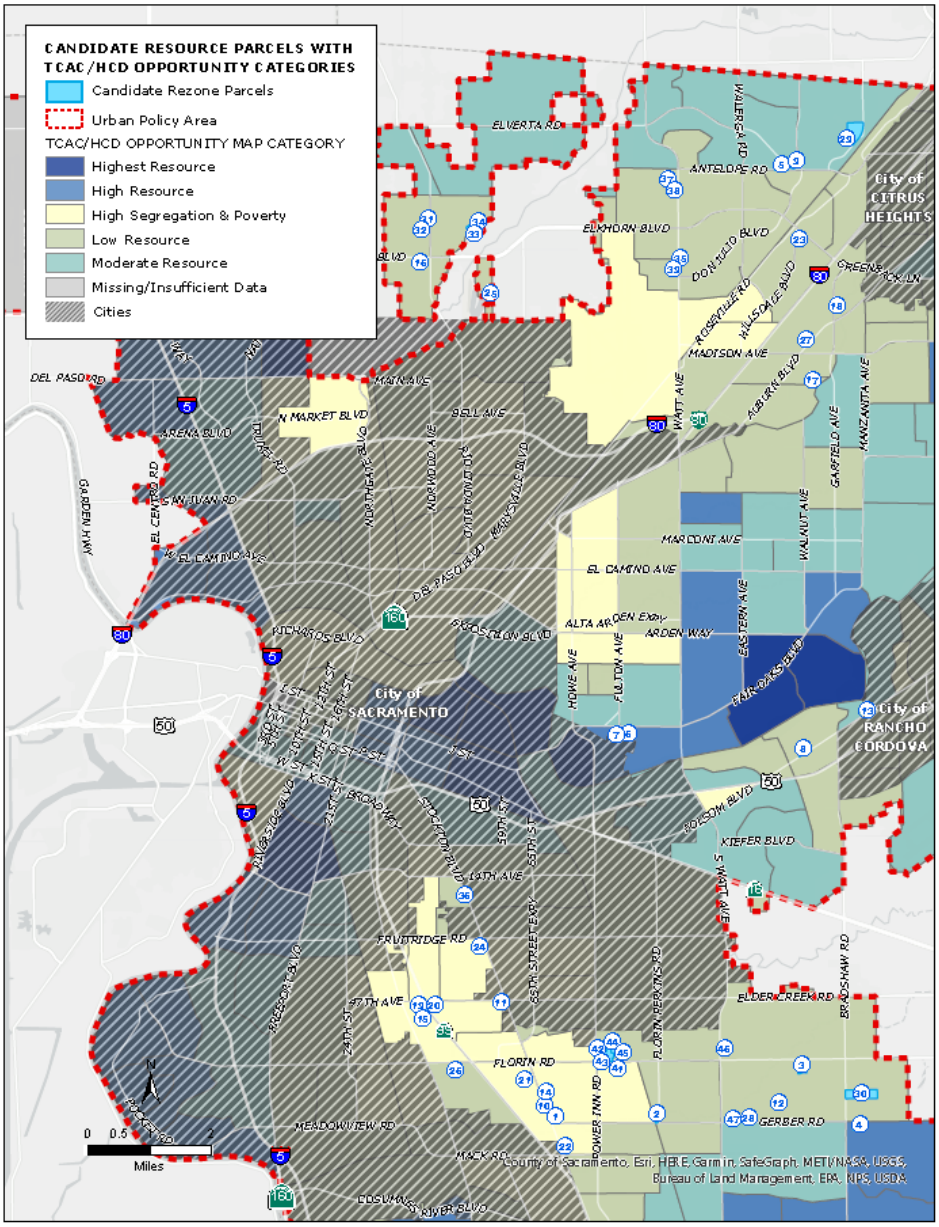


Figure 48: Lower, Moderate and Above-Moderate-Income Unit Distribution by TCAC Opportunity Area

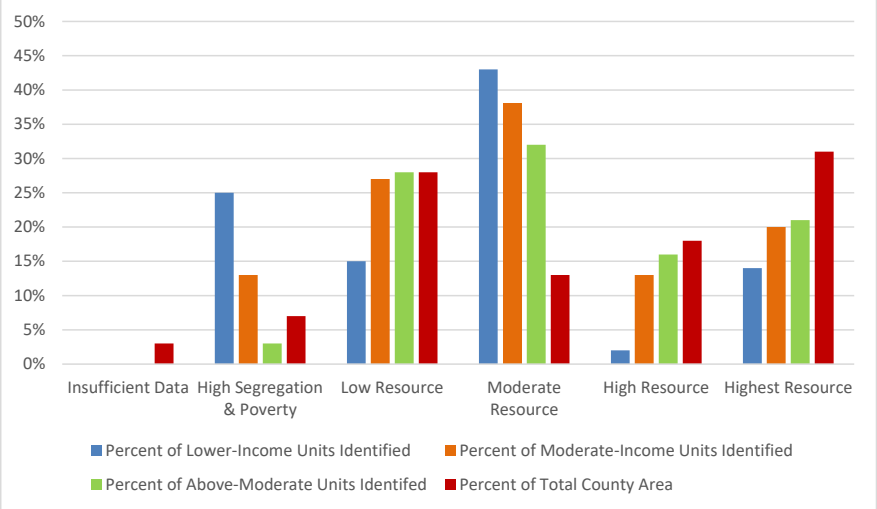


Figure 49: Lower, Moderate and Above – Moderate Income Unit Distribution by TCAC Opportunity Area Inside the UPA

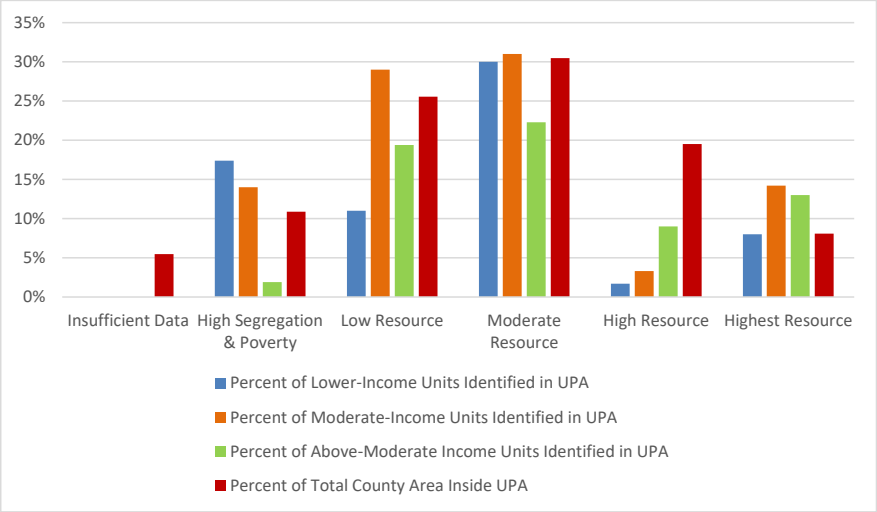
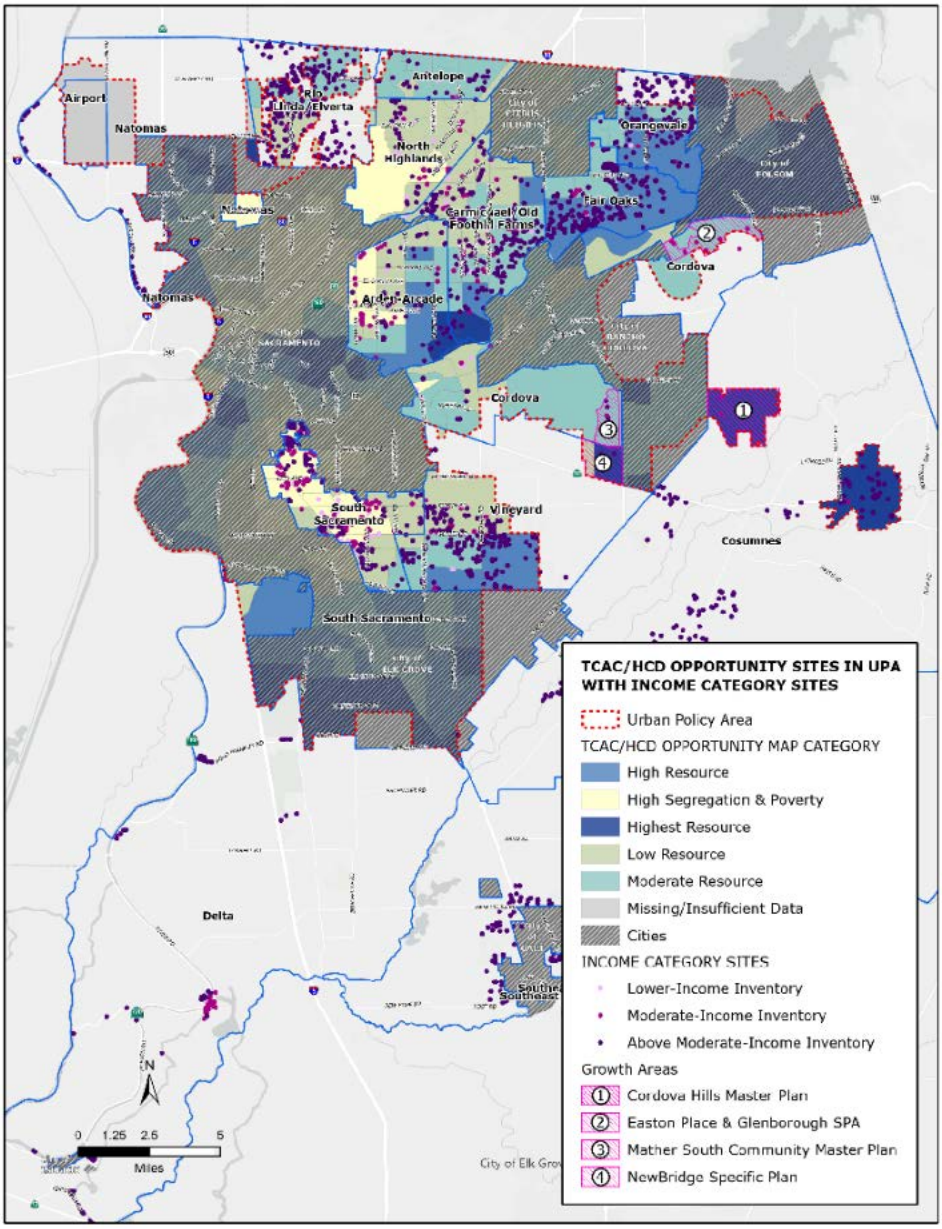


Figure 50: TCAC/HCD Opportunity Sites in UPA with Income Category Sites



Potential Effect on Patterns of Segregation

Figure 49 overlays the inventory on a map of the percent of residents that are non-white by census block group. The inventory has the potential to contribute to existing patterns of segregation as many lower-and moderate-income sites are located in areas identified as greater than 41 percent non-white and many above moderate-income sites are located in areas identified as 40 percent or less non-white.

Similarly, as shown in Figure 50, many lower-income and moderate income sites are in areas of the County where 75 percent or more of the population is already at a low- or moderate-income level.

Program A1 will ameliorate this impact by adding additional lower-income sites in High and Moderate Resource areas, which coincide with predominately White census block groups and areas with higher incomes. Program B8 may also result in more naturally occurring affordable housing products in single-family zoning districts. As discussed earlier in this chapter, single-family zoning districts coincide with historically segregated areas. In addition, through program E3, the County has committed to evaluating the Affordable Housing Ordinance and pursuing a feasibility study related to revising the inclusionary provisions. Inclusionary housing provisions have the potential to create integrated, mixed-income communities and to introduce lower-income residents to areas of opportunity.

Figure 51: Income Category Site Distribution by Racial Demographics

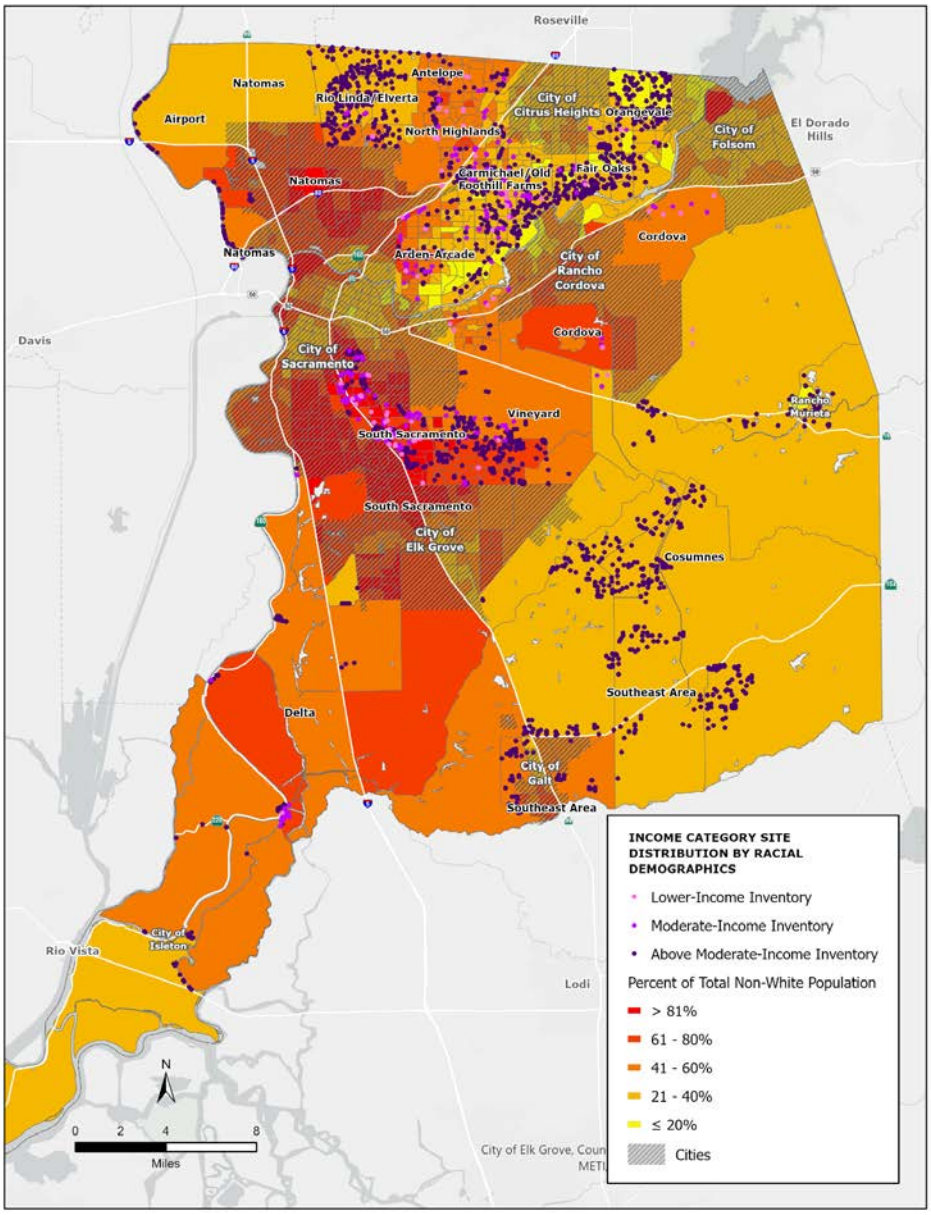
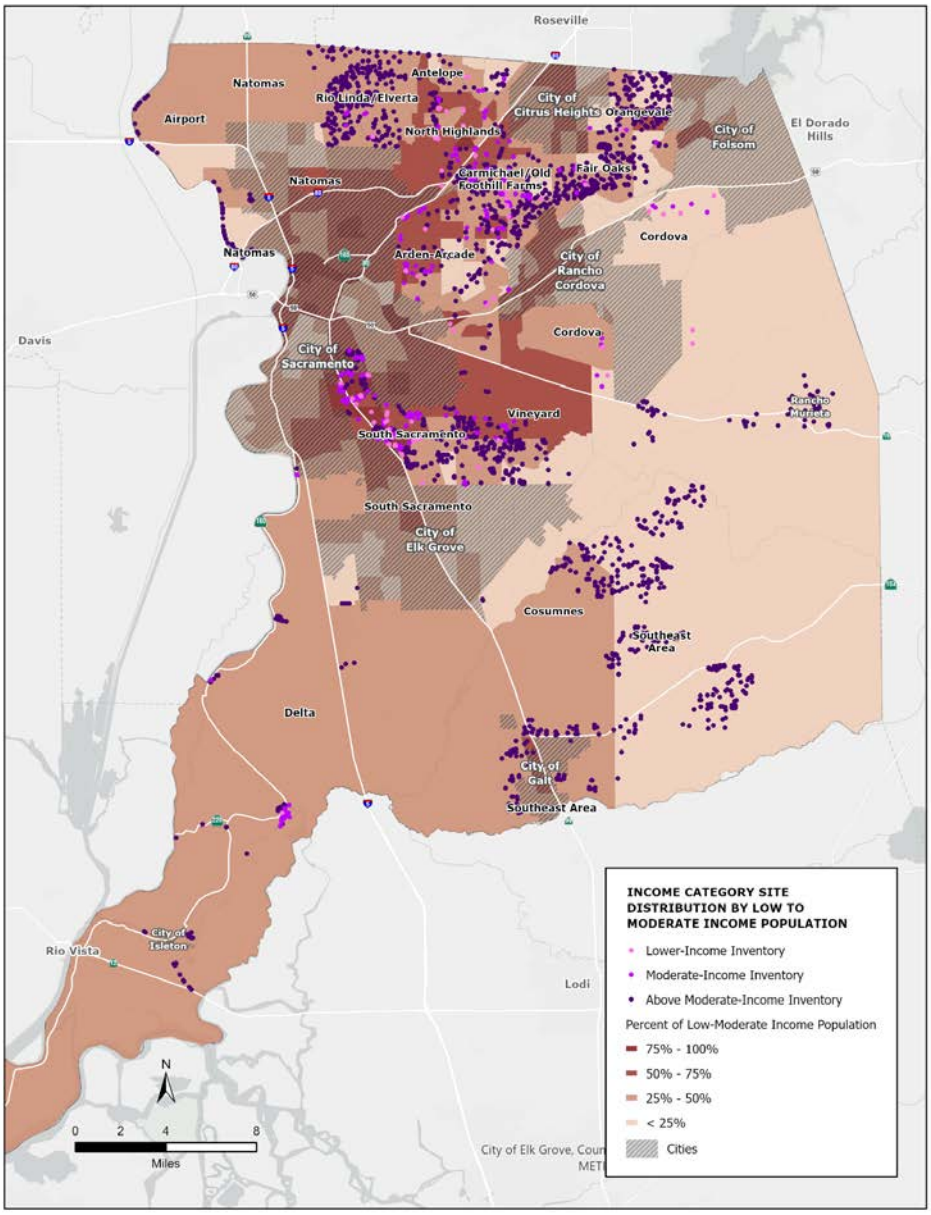


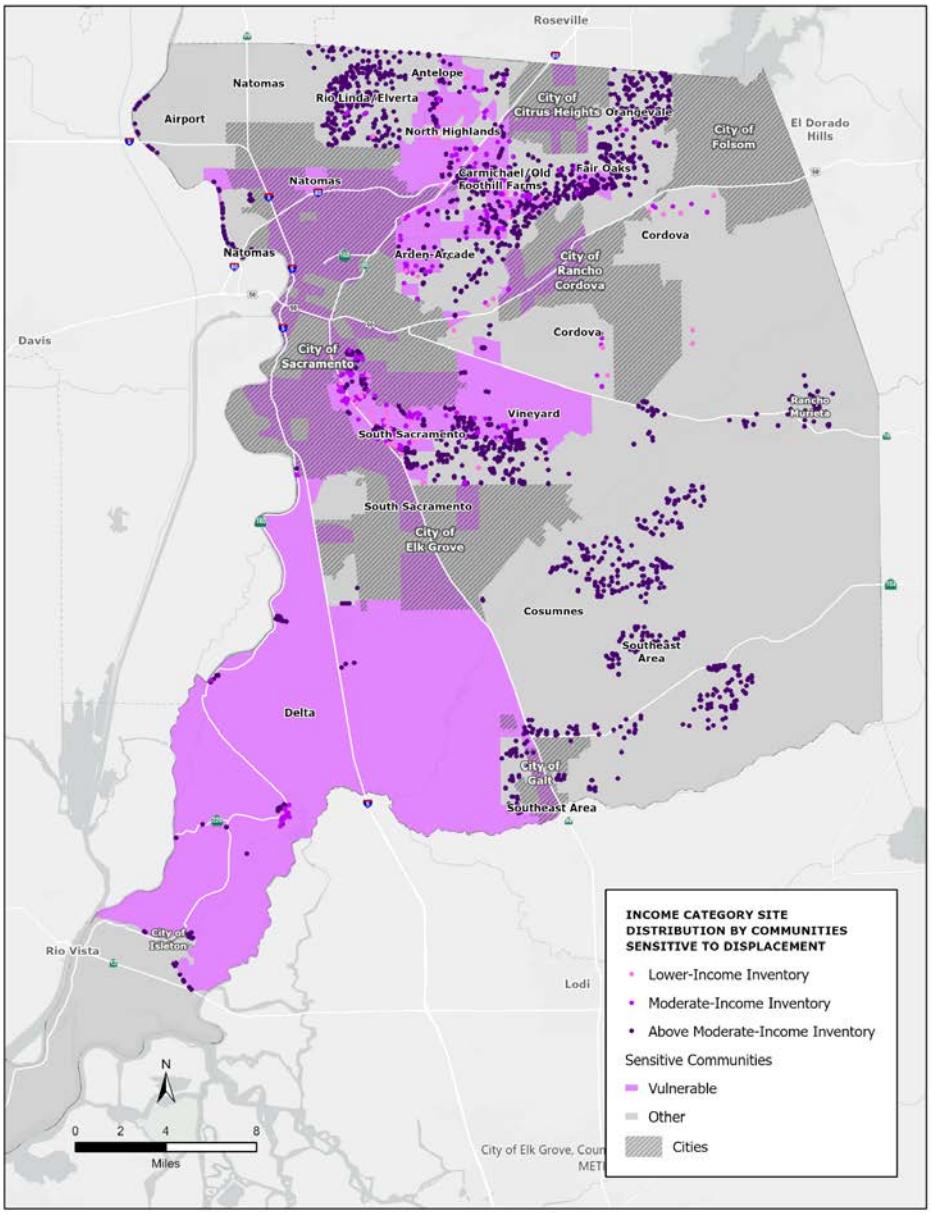
Figure 52: Income Category Site Distribution by Low to Moderate Income Population



Potential Effect on Disproportionate Housing Needs

Figure 51 overlays the inventory on a map of communities sensitive to displacement. Many of the same areas which are considered Low Resource areas or areas of High Segregation and Poverty also face disproportionate housing needs such as overpayment, overcrowding, and displacement risk. The County must, therefore, balance the need to create affordable housing opportunities in High and Moderate Resource areas with the need to create affordable housing opportunities in areas which are at risk of displacement and face overpayment and overcrowding. By providing lower-income sites in these areas, the inventory may help to ameliorate the impact of disproportionate housing needs.

Figure 53: Income Category Site Distribution by Communities Sensitive to Displacement



Racism as Public Health Crisis

The Board of Supervisors adopted a resolution declaring racism as a public health crisis in Sacramento County on November 17, 2020. The resolution celebrates the diversity of the County, points to a growing body of research demonstrating that racism is a social determinant of health, and commits the County to eliminating health disparities and achieving health equity for all residents. The resolution specifically commits the County to identifying and implementing solutions to eliminate institutional, structural and systemic racial inequity in all community services provided by the County including homelessness and housing, land use and environment. The approval of the resolution and acknowledgment of the County's responsibility for racial equity constitutes a first step to remedy the health crisis. In preparing this Housing Element, County staff has applied a racial equity lens and identified policies and programs to address barriers to housing choice that create and maintain segregated living patterns and health disparities.

Environmental Justice Element

In addition to providing opportunity for lower-income housing development in areas with more resources, higher income levels, and more positive environmental outcomes, the County must also act to improve areas with less resources, higher poverty rates, and less positive environmental outcomes. In order to meet this need, the Board of Supervisors adopted the Phase 2 Environmental Justice Element on December 17, 2019. The Environmental Justice Element identifies four Environmental Justice Communities (EJ Communities), including North Highlands, North Vineyard, South Sacramento, and West Arden Arcade. The Environmental Justice Element contains policies and implementation measures to address pollution exposure and air quality, access to public facilities, food access, safe and sanitary homes, promotion of physical activity, promotion of civic engagement, and crime prevention.

The Environmental Justice Element in concert with the Housing Element provides policies and programs that address the needs of EJ Communities. One of the keystone policies of the element, EJ-1, is intended to address systemic inequity and divestment by prioritizing EJ Communities for infrastructure and amenities, with the ultimate goal of transforming EJ Communities into areas of opportunity. In addition, policy EJ-2 of the Environmental Justice will result in a comprehensive Community Outreach Strategy in support of an equitable approach to public outreach for all aspects of County governance and delivery of service. This complements Housing Element policies HE 7.1.3 and HE 7.1.5 and is consistent with the Housing Element's goal to promote and affirmatively further fair housing opportunities for county residents.

The Environmental Justice Element also identified refugee and immigrant populations as needing special consideration in the Housing Element. The Housing Needs Assessment Chapter describes the needs of these populations in more detail. The Housing Action Plan chapter includes several programs that were developed for these populations such as the Refugee Academy and Options to Remove Barriers to Fair Housing Choice (programs G4 and G6).

FAIR HOUSING BARRIERS AND CONTRIBUTING FACTORS

The AI identified the primary housing barriers and the factors that contributed to those barriers. The AI found that Sacramento County residents are less likely to worry about rent and property taxes compared to respondents regionwide and none of the top housing challenges experienced by County residents are higher than those of the region overall.

- **Barrier:** The harm caused by segregation is manifest in disproportionate housing needs and differences in economic opportunity.
    - **Contributing factors:** Past actions that denied housing opportunities and perpetuated segregation have long limited opportunities for many members of protected classes. This continues to be evident in differences in poverty rates, homeownership, and access to economic opportunity throughout the region.
    - **Disproportionate impact:** Black and Hispanic families are more likely to live in and be persistently challenged by poverty. They also have much lower rates of homeownership and, as such, are denied wealth-building that for many decades was afforded to other

residents. Across the board, all People of Color experience higher rates of loan denial than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance).

- **Addressed by Strategy 1a** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).

- **Barrier:** Affordable rental options in the region are increasingly limited.
  - **Contributing factors:** 1) Growth in the region—particularly demand for rental housing—has increasingly limited the areas where low income households can live affordably, evidenced by the high rates of households with disproportionate housing needs. This perpetuates the limited economic opportunity that began with segregation. 2) Constraints on affordable housing development and preservation, ranging from lack of funding, the cost of development or preservation, public policies and processes[18], and lack of adequate infrastructure for infill redevelopment, all constrain the affordable rental market. 3) Suburban areas in the Sacramento Valley are rarely competitive for state or federal affordable housing development funds, further straining the capacity for creation or preservation of affordable rental housing. 4) For residents participating in the Housing Choice or other housing voucher programs, too few private landlords accept vouchers[19]. This leads to concentration of vouchers in certain neighborhoods and lack of mobility for voucher holders.
  - **Disproportionate impact:** African American and Hispanic households are most likely to experience housing problems (e.g., cost burden, overcrowding, and homes in substandard condition). For those who have vouchers, they are more likely to live in Racially or Ethnically Concentrated Areas of Poverty (R/ECAP neighborhoods) or neighborhoods with lower access to economic opportunity.
  - **Addressed by Strategies 2b, 2d, 2e** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).
- **Barrier:** Residents with disabilities need for and lack of access to affordable, accessible housing.
  - **Contributing factors and disproportionate impact:** 1) Insufficient number of mobility and sensory accessible units affordable to people living on SSI/SSDI (i.e., ADA accessible market rate units are unaffordable to those who need them most). 2) Much of the naturally occurring affordable housing stock is older and not accessible to residents with mobility disabilities. 3) Lack of transit access outside of the downtown core further limits the pool of accessible, affordable housing options for transit-dependent residents.
  - **Addressed by Strategy 2c** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).
- **Barrier:** Stricter rental policies further limit options.
  - **Contributing factors and disproportionate impacts:** 1) "3x income requirements" for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from "unearned" sources such as child support. 2) Voucher tenants are not

[18] Stakeholders discussed a range of public policies and processes that they believe contribute to a lack of affordable rental housing by making it more costly to develop rental housing. In some instances, public policies for environmental review or public comment are wielded by the public to prevent or decrease the density of development. These include CEQA, length of time required to navigate public permitting process (not specific to any jurisdiction; all considered about the same), loss of redevelopment agencies, and prevailing wage requirements.

[19] Effective January 1, 2020, SB 329 and SB 322 require landlords to accept Section 8 Housing Choice vouchers, VASH vouchers, and other forms of rent assistance as part of the applicant's source of income.

protected under California's source of income protections. 3) Onerous criminal background checks that do not take into account severity of a crime or time period in which it was committed disproportionately impact persons of color, persons with mental illness, and persons in recovery.

- Organizations representing the refugee and immigrant communities also identified this as barrier for these groups during additional stakeholder focus group outreach conducted to prepare this Element.
- **Addressed by Strategy 2a** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).

- **Barrier:** Disparities in the ability to access homeownership exist.
  - **Contributing factors:** 1) Past actions that have limited economic opportunity for certain residents (i.e., redlining, lending discrimination, other barriers to wealth). 2) Disparities in access to lending, including home improvement and refinance products.
  - **Disproportionate impact:** Analysis of lending data finds that denial rates for Hispanic applicants (24 percent) and other non-Asian minority groups (24 percent) were significantly higher than for non-Hispanic White applicants (15 percent), and gaps persist (albeit narrower) after controlling for income. Across the board, all minority groups experience higher rates of loan denial than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance).
  - **Addressed by Strategy 1a and 2f** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).
- **Barrier:** Public transportation has not kept up with growth.
  - **Contributing factors:** Outside of the downtown Sacramento "grid" public transportation has not kept up with regional growth and lacks inner and intra city connections. Costs are high, especially for very low income households.[20]
  - **Disproportionate impact:** A lack of access to affordable public transportation (e.g., routes, connections, days/hours of service) is the 2nd most frequently cited barrier to economic opportunity mentioned by members of protected classes. (Lack of affordable housing was consistently the top barrier identified by residents and stakeholders.)
  - **Addressed by Strategy 3a** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).
- **Barrier:** Educational inequities persist in the region.
  - **Contributing factors and disproportionate impacts:** 1) Housing prices near high performing schools and school districts are out of reach for many low and moderate income families. 2) In north and south Sacramento and in Woodland, children from predominantly African American and Hispanic neighborhoods are less likely to attend proficient schools. 3) Impact of 2013 education equity reforms (e.g., Local Control Funding Formula, Smarted Balanced Assessment System, educator prep standards) not yet fully realized. 4) Disparities in discipline/suspension rates of African American, Latino, and special needs children.
  - **Addressed by Strategy 2e** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).

[20] Note that all community engagement and publicly available data on access to public transit was collected prior to SacRT Forward implementation on September 8, 2019. Implementation should be carefully monitored to assess impacts on members of protected classes and the extent to which this impediment is mitigated with implementation of SacRT Forward.

- **Barrier:** Disparities in labor market engagement exist.
  - **Contributing factors and disproportionate impact:** 1) Unequal school quality across the region disproportionately disadvantages low and moderate income families. 2) Lack of economic investment directed to building skilled earning capacity in communities of color. 3) Lower rates of educational attainment with persons of color. 4) Lack of market rate job opportunities for people with disabilities.
  - **Addressed by Strategy 3b** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).
- **Barrier:** Residents with disabilities lack access to supportive services and a spectrum of housing options to enable them, especially those with mental illness, to achieve and maintain housing stability.
  - **Contributing factors and disproportionate impact:** 1) Lack of affordable housing. 2) Significant state budget cuts since the 1990s with little progress toward funding restoration. 3) Lack of funding for case management, mentors, other peer-supported services to support navigating systems and independent living skill development. 4) Loss of naturally occurring affordable housing options, including boarding homes, other small group living environments.
  - **Addressed by Strategy 3c** (discussed further in the section below titled Regional Goals and Sacramento County Action Items).

Table 71: Regional Goals and Sacramento County Action Items

Commented [GK68]: This revision is reflective of HCD Comment 1, Bullet 5 – Goals and Actions (October 2021)

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
Patterns of Segregation based on race and incomes perpetuated by R/ECAP's and Concentrated Areas of Affluence	Past actions that denied housing opportunities and perpetuated segregation (redlining, racially restrictive covenants) have long limited opportunities for many members of protected classes. This continues to be evident in differences in poverty rates, homeownership, and access to economic opportunity throughout the region. Black and Hispanic families are more likely to live in and be persistently challenged by poverty. They also have much lower rates of homeownership and, as such, are denied wealth-building that for many decades was afforded to other residents. Across the board, all People of Color experience higher rates of loan denial than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance).	Strategy 1a. Support development or resale of affordable homeownership opportunities through a variety of approaches, such as developer incentives, providing assistance and resources to support low-income homebuyers, continuing to administer existing down payment assistance loans, and affirmatively marketing to under-represented potential homeowners. Implement the **Housing Incentive Program (HIP)** to encourage the construction of affordable housing and housing for special needs groups as identified in State housing element law. The County will consider amendments to the program to further incentivize housing and to meet the housing needs of County residents. The County will also amend the Zoning Code to incorporate changes to State Density Bonus Law. The target for this program is 100 additional units. (Program E4). **Mortgage Credit Certificate Allocations:** The Sacramento Housing and Redevelopment Agency (SHRA) will seek Mortgage Credit Certificate (MCC) allocations from the State of California and funding from the California Housing Finance Agency to provide low interest loans and down payment assistance for first-time low- and moderate-income homebuyers. The County will promote the MCC program to areas sensitive to displacement and the residents of the

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
		Environmental Justice Communities ~~and areas at risk for displacement~~ , who are most likely to have been historically excluded from homeownership by mortgage redlining practices. This program will assist 20 households annually (Program E5). **Down Payment Assistance and Homebuyer Education and Counseling:** The Sacramento Housing and Redevelopment Agency (SHRA) will continue to apply to State HCD for the CalHOME Program to provide down payment assistance. The County will promote the CalHome Program to areas at sensitive to displacement and the residents of the Environmental Justice Communities and ~~areas at risk for displacement~~ who are most likely to have been historically excluded from homeownership by mortgage redlining practices. SHRA will also continue its contracts with approved housing counseling agencies that offer homebuyer education, counseling and post purchase counseling for all homebuyer programs administered by SHRA. Assist 25 households annually. Provide homebuyer education and counseling to 150 households annually. (Program E6.) In order to facilitate development of affordable housing units, the County will adopt amendments to the existing **Affordable Housing Fee Deferral and Waiver Program**. The County may also consider adopting additional fee waiver or deferral programs. The target is to defer or waive fees for 300 units annually (Program B10.) **Master Plans and Multifamily Housing:** The County will adopt master plans, including specific and comprehensive plans, which provide a variety of residential densities, including those densities that support multifamily housing. To facilitate the development of housing for lower-income households, master plan communities must: • Develop a minimum of 30 percent of the proposed dwelling units at a density of at least 30 dwelling units per acre (RD-30) or greater. • Include multifamily zoned (RD-30+) parcels 3 to 10 acres in size. • Pursuant to General Plan Policy LU-120 master plan contribute their "fair share" of adequate sites for the lower income inventory. • Provide a variety of housing types and densities, including single-family homes, duplexes, triplexes, accessory dwelling units, townhomes, condominiums, apartments and similar multi-family units, in a variety of settings including both

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
		residential neighborhoods and mixed use nodes. (Program A4) **Accessory Dwelling Unit Promotion and Compliance:** The County will promote production of ADU's/JADU's by providing public a brochure on ADU/JADU standards and permitting requirements, as well as a technical manual on designing, building and renting accessory dwellings that will be available at the Building Assistance Center (BAC). This information will also be available on a webpage devoted to ADU/JADU on the County's website. Outreach to the Building Industry Association (BIA) will also occur to promote the development and production of ADU's/JADU's as part of residential developments. The County will track the creation of ADU's/JADU's and will determine if it is meeting production estimates by the planning period midpoint. Targeted outreach to promote ADU construction will occur in moderate, high, and highest resou areas of the County. The County will review and ensure that the ADU ordinance is in full compliance with state law and amend the County's ordinance as necessary to ensure ongoing compliance. (Program E9) **Environmental Justice Element and Place Based Strategies** The Environmental Justice Communities are North Highlands, West Arden Arcade, South Sacramento, and North Vineyard. These communities correspond with areas identified in the Housing Elements as being disproportionately segregated and lower income. The Environmental Justice Element contains Goals and Policies relating to: • Increasing youth activities. • Increasing job opportunities • Increasing access to healthy foods • Increase access to safe and sanitary homes These Goals and Policies intend to implement a place-based –strategy that affirmatively furthers fair housing in the High Segregation and Poverty and Low to improve these communities to provide greater access to quality, affordable housing.

Commented [GK69]: Revisions to address HCD Comment 2, Bullet 2 – Accessory Dwelling Units (Octber 2021)

Commented [LLM70]: Modified per HCD 2.14.22 comment letter.

Commented [LLM71]: This targets EJ communities

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
Affordable rental options in the region are increasingly limited.	1) Growth in the region—particularly demand for rental housing—has increasingly limited the areas where low income households can live affordably, evidenced by the high rates of households with disproportionate housing needs. This perpetuates the limited economic opportunity that began with segregation. 2) Constraints on affordable housing development and preservation, ranging from lack of funding, the cost of development or preservation, public policies and processes[21], and lack of adequate infrastructure for infill redevelopment, all constrain the affordable rental market. 3) Suburban areas in the Sacramento Valley are rarely competitive for state or federal affordable housing development funds, further straining the capacity for creation or preservation of affordable rental housing. 4) For residents participating in the Housing Choice or other housing voucher programs, too few private landlords accept vouchers[22]. This leads to concentration of vouchers in certain neighborhoods and lack of mobility for voucher holders. African American and Hispanic households are most likely to experience housing problems (e.g., cost burden, overcrowding, and homes in substandard condition). For those who have vouchers, they are more likely to live in Racially or Ethnically Concentrated Areas of Poverty	Strategy 2a. **Encourage reasonable policies for tenant criminal history, rental history, and credit history**. Educate landlords and developers who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history, and to consider applicants with poor rental/credit histories on a case-by-case basis, as detailed in the April 4, 2016 HUD Guidance on Criminal History[23] Strategy 2b. **Increase affordable housing opportunities**. Implement strategies that improve progress in meeting the Regional Housing Needs Allocation (RHNA) in all four income levels (very low, low, moderate, above moderate) Strategy 2e. **Encourage residential infill opportunities**. Increase residential infill opportunities through changes in zoning and long range plans, including opportunities to add to the housing stock through "gentle density" (affordable attached homes and innovative housing solutions). Contract with fair housing service providers to provide the **Renters Helpline** (or an equivalent service), a telephone and web-based resources that provides fair housing education, landlord-tenant mediation, and legal guidance. The Renters Helpline refers complaints of housing discrimination to other fair housing providers and State/Federal agencies involved in fair housing. The County will continue to promote fair housing information and the Renters Helpline through the Fair Housing Information and Resources webpage. The target is for this program will help resolve at least 30 disputes for the County.(Program G3) **Tenant Protections:** The County will study just-cause eviction ordinances or other programs to help keep precariously housed tenants in their homes and present findings and recommendations to the Board of Supervisors. (Program G5.) **Research Options to Remove Barriers to Fair Housing Choice.** The County will study Fair Chance Housing Ordinances or other methods to limit the use

[21] Stakeholders discussed a range of public policies and processes that they believe contribute to a lack of affordable rental housing by making it more costly to develop rental housing. In some instances, public policies for environmental review or public comment are wielded by the public to prevent or decrease the density of development. These include CEQA, length of time required to navigate public permitting process (not specific to any jurisdiction; all considered about the same), loss of redevelopment agencies, and prevailing wage requirements.

[22] Effective January 1, 2020, SB 329 and SB 322 require landlords to accept Section 8 Housing Choice vouchers, VASH vouchers, and other forms of rent assistance as part of the applicant's source of income.

[23] https://www.hud.gov/sites/documents/HUD_OGCGUIDAPPFHASTANDCR.PDF

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
	(R/ECAP neighborhoods) or neighborhoods with lower access to economic opportunity.	of criminal records by property owners during the screening of prospective tenants. The County will study best practices for affordable alternatives to up-front payments of security deposits or other prepaid rent such as grants or a low- or no-interest loan to the tenant. The County will present best practices and recommendations to the Board of Supervisors. (Program G6.) Evaluate the effectiveness of the Affordable Housing Ordinance in producing affordable housing units by 2023 and consider amendments based on the evaluation. Increase the effectiveness of the Affordable Housing Ordinance by modifying the owner-builder exemption, which is costly for staff and the public to implement and reduces the amount of funds collected to build affordable housing. Ensure the ordinance generates funds equivalent to 10 percent of the new units constructed in the County. (Program E3) **Countywide Rezone Program:** To accommodate the remaining lower-income RHNA of ~~2,834~~ 2,884 units, the County will identify and rezone at least 164 acres of land to allow multifamily residential uses by-right, at a minimum density of 20 units per acre and a maximum density that allows at least 30 units per acre. The County will rezone sites equivalent to 30 percent of the remaining lower-income RHNA along commercial corridors in High and Highest and moderate resource areas to affirmatively further fair housing choice. (Program A1) **Infill Program:** The County will further work on a program to encourage infill development in the County that will ultimately increase and accelerate the production of housing by identifying and assessing infill sites and removing identified barriers through accomplishing the following tasks. Incentivizing infill in the moderate, high and highest opportunity areas will enhance housing mobility and affordabilit high opportunity areas. • Define infill sites. • Assess/develop a comprehensive inventory of residential and commercial infill sites. • Analyze existing regulations and codes to assess the impediments to development. • Develop incentives/strategies to maximize infill opportunities in the unincorporated areas of Sacramento County, especially Environmental Justice Communities and Moderate, High, and Highest Resource areas of the County.

Commented [LLM72]: Modified to address HCD 2.14.22 letter.

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
		• Analyze and address disconnects between the Zoning Code and the Design Guidelines. • Identify and provide incentives to develop Business Professional Office (BP), Limited Commercial (LC) and Shopping Center (SC) zoned properties with multi-family residential projects. This program targets development of 200 units during the planning period. (Program A6) **Grants for Infill Development:** The County will continue to pursue grant opportunities that remove or reduce barriers to infill development. Apply for at least one grant per year. (Program A7) **Missing Middle Housing (or Naturally Occurring Affordable Housing):** The County will consider amendments to the Zoning Code to allow for more missing middle housing (or naturally occurring affordable housing) types in a broader range of zoning districts, including single family zoning districts, and amendments to development standards to accommodate these housing products. This program targets development of 400 missing middle housing units in moderate or high resource areas during the planning period. (Program B8) **Rezones, Consolidations/Mergers:** The County will consider reducing or eliminating fees for Rezone entitlements to RD-30 and above to facilitate developments where at least 20 percent of the units are affordable. The County will develop siting criteria for these projects. The County will also consider reducing or eliminating consolidation fees for multi-family developments where a consolidation is necessary to facilitate development of the parcels and at least 20 percent of the proposed units are affordable. If these fee reductions are not adopted, the County will implement other measures to streamline or incentivize rezones, consolidations or mergers for developments where at least 20 percent of the units are affordable. This program targets facilitating the development of 250 affordable units (Program B11). See also Programs D10 Tiny Homes and E9 ADU's.
Residents with disabilities need for and lack of access to affordable, accessible housing.	1) Insufficient number of mobility and sensory accessible units affordable to people living on SSI/SSDI (i.e., ADA accessible market rate units are unaffordable to those who need them most). 2) Much of the naturally occurring affordable housing stock is older and not	Strategy 2c. **Increase housing units that are both accessible and affordable to people with disabilities**. Identify strategies for increasing units that are accessible to people with mobility and/or sensory disabilities in housing elements. Increasing accessible opportunities for people with disabilities

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
Residents with disabilities lack access to supportive services and a spectrum of housing options to enable them, especially those with mental illness, to achieve and maintain housing stability.	accessible to residents with mobility disabilities. 3) Lack of transit access outside of the downtown core further limits the pool of accessible, affordable housing options for transit-dependent residents. 1) Lack of affordable housing. 2) Significant state budget cuts since the 1990s with little progress toward funding restoration. 3) Lack of funding for case management, mentors, other peer-supported services to support navigating systems and independent living skill development. 4) Loss of naturally occurring affordable housing options, including boarding homes, other small group living environments.	may include providing resources for accessibility modification of existing units. Strategy 3c. **Reduce housing instability by closing service gaps**. Partner with mental health, recovery, and disability service providers to develop strategies for filling gaps in services and housing types to prevent housing instability and risk of reinstitutionalization. **Financial Assistance for Emergency Repairs and Retrofitting of Homes:** The Sacramento Housing and Redevelopment Agency (SHRA) will provide financial assistance for emergency repairs and disabled retrofitting for homes occupied by seniors and lower income residents designed to achieve neighborhood improvement objectives. Priority will be given to funding repairs in Environmental Justice Communities and those sensitive to displacement.Target repair of 432 homes for very low- and low-income households through Emergency Repair Grants and Retrofit Assistance Grants or similar grants. (Program C2) **Universal Design:** The County will convene a working group consisting of advocates and service providers for people with disabilities and seniors, the Building Industry Association, and other stakeholders to advise the County on a Universal Design program. The program will include an evaluation of the lack of new accessible units, incentives to encourage Universal Design concepts, and targeted outreach to developers. Target the development of 450 accessible units over the Housing Element period. (Program D1) **Housing Incentive Program:** The County will implement the Housing Incentive Program (HIP) to encourage the construction of affordable housing and housing for special needs groups as identified in State housing element law. The County will consider amendments to the program to further incentivize housing and to meet the housing needs of County residents. The County will also amend the Zoning Code to incorporate changes to State Density Bonus Law. Incentivize multifamily developers to increase the number of affordable units and/or units for special needs groups in their projects. This program targets developing 100 additional units during the Housing Element period. (Program E4) **In-Home Supportive Services:** The County will continue to administer the In-Home Supportive Services program. This program serves aged, blind, or

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
		disabled persons what are unable to perform activities of daily living and cannot remain safely in their homes without help. **Supportive Living Uses:** The County will amend the Zoning Code related to supportive living uses, including boarding houses, transitional housing, scattered shelters, residential care homes, and nonconforming dwelling units to take a more comprehensive approach to supportive housing consistent with changes to State law to increase housing, especially for special needs groups, including people with developmental disabilities. The Zoning Code amendments are as follows: • Amend the Zoning Code to add a definition of "family" and amend the definition of "single household" consistent with the County's obligation to AFFH. • Amend the Zoning Code to allow Low Barrier Navigation Center developments by right in mixed-use zones and nonresidential zones permitting multifamily uses. • Amend the Zoning Code to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted consistent with Government Code section 65651. • Amend the Zoning Code to include methods to increase housing options for persons with disabilities that have tangible regulatory policies, as required by the U.S. Department of Housing and Urban Development (HUD). • Amend the Zoning Code to expand the definition of the existing residential care home category, revise the boarding house category, and create new categories to address non-licensed recovery residences and skilled nursing in-home settings. • Amend the Zoning Code to clearly define supportive and transitional housing and ensure these housing types are permitted as a residential use in all zones allowing residential uses subject only to the restrictions that apply to residential dwellings of the same type in the same zone. • Amend the Zoning Code requirement to clearly define scattered shelters and facilitate removal of barriers to better address the needs of our homeless population. • Amend the Zoning Code to provide consistency with the corresponding regulations administered by the appropriate State agency, with the intention to

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
		provide for more efficient regulation of residential related uses. • Review and amend the Zoning Code, as necessary, to ensure requirements for group homes of more than six persons are consistent with State law and fair housing requirements. (Program D9)
Stricter rental policies further limit options	1) "3x income requirements" for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from "unearned" sources such as child support. 2) Voucher tenants are not protected under California's source of income protections. 3) Onerous criminal background checks that do not take into account severity of a crime or time period in which it was committed disproportionately impact persons of color, persons with mental illness, and persons in recovery.	Strategy 2a. **Encourage reasonable policies for tenant criminal history, rental history, and credit history**. Educate landlords and developers who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history, and to consider applicants with poor rental/credit histories on a case-by-case basis, as detailed in the April 4, 2016 HUD Guidance on Criminal History[24]. See programs G3. Renters Helpline and G5 Tenant Protections **Research Options to Remove Barriers to Fair Housing Choice.** The County will study Fair Chance Housing Ordinances or other methods to limit the use of criminal records by property owners during the screening of prospective tenants. The County will study best practices for affordable alternatives to up-front payments of security deposits or other prepaid rent such as grants or a low- or no-interest loan to the tenant. The County will present best practices and recommendations to the Board of Supervisors. (program G6)
Public transportation has not kept up with growth	Outside of the downtown Sacramento "grid" public transportation has not kept up with regional growth and lacks inner and intra city connections. Costs are high, especially for very low income households.[25] A lack of access to affordable public transportation (e.g., routes, connections, days/hours of service) is the 2nd most frequently cited barrier to economic opportunity mentioned by members of protected classes. (Lack of affordable	Strategy 3a. **Improve infrastructure and public transportation access** in disadvantaged communities (as applicable). Upgrade underground infrastructure that is required to develop residential units. Advocate for or improve the availability and frequency of public transportation to connect disadvantaged communities to jobs, schools and essential services. **Seek and Attain Funding for Improved Public Infrastructure.** The County will continue to seek and attain funding for improved public infrastructure and services, including water, sewer, curbs, gutter, sidewalks, landscaping, and lighting to revitalize

[24] https://www.hud.gov/sites/documents/HUD_OGCGUIDAPPFHASTANDCR.PDF

[25] Note that all community engagement and publicly available data on access to public transit was collected prior to SacRT Forward implementation on September 8, 2019. Implementation should be carefully monitored to assess impacts on members of protected classes and the extent to which this impediment is mitigated with implementation of SacRT Forward.

Assessment of Fair Housing Identified Issue/Barrier	Contributing Factor/Disproportionate Impact	Meaningful Actions/Metrics
	housing was consistently the top barrier identified by residents and stakeholders.)	commercial corridors as Notices of Funding Availability (NOFA) are released. Improvements will be prioritized in Environmental Justice Communities and areas sensitive to displacement based on identified needs. This program targets applying for two grants per year. (Program C8)
Educational inequities persist in the region	1) Housing prices near high performing schools and school districts are out of reach for many low and moderate income families. 2) In north and south Sacramento and in Woodland, children from predominantly African American and Hispanic neighborhoods are less likely to attend proficient schools. 3) Impact of 2013 education equity reforms (e.g., Local Control Funding Formula, Smarted Balanced Assessment System, educator prep standards) not yet fully realized. 4) Disparities in discipline/suspension rates of African American, Latino, and special needs children.	Strategy 2e. **Encourage residential infill opportunities**. Increase residential infill opportunities through changes in zoning and long range plans, including opportunities to add to the housing stock through "gentle density" (affordable attached homes and innovative housing solutions). See Programs ▪ A1. Countywide Rezone Program ▪ A6. Infill Program ▪ A7. Grants for Infill Development ▪ B8. Missing Middle Housing (or Naturally Occurring Affordable Housing) ▪ B11. Rezones, Consolidations/Mergers ▪ E 9. ADU's
Disparities in labor market engagement exist.	1) Unequal school quality across the region disproportionately disadvantages low and moderate income families. 2) Lack of economic investment directed to building skilled earning capacity in communities of color. 3) Lower rates of educational attainment with persons of color. 4) Lack of market rate job opportunities for people with disabilities.	Strategy 3b. **Connect low-income residents to job opportunities.** Improve connections between low-income populations, especially Public Housing residents, and employment opportunities. This strategy will be implemented, in part, through SHRA's Section 3 program that requires SHRA to ensure that employment, recruitment, and training are directed to public housing residents and other low-income persons, to the greatest extent feasible.

~~As a part of the AI, Sacramento County prepared goals, strategies and action items to address the findings and the barriers discussed above. Each strategy included below has a list of Housing Element programs that implement that strategy. Strategy 3b will be implemented, in part, through SHRA's Section 3 program that requires SHRA to ensure that employment, recruitment, and training are directed to public housing residents and other low-income persons, to the greatest extent feasible.~~

~~**Goal 1.** Incentivize and increase opportunities for development and continued availability of affordable homeownership products.~~

- ~~Strategy 1a. Support development or resale of affordable homeownership opportunities through a variety of approaches, such as developer incentives, providing assistance and resources to support low-income homebuyers, continuing to administer existing down payment assistance loans, and affirmatively marketing to under-represented potential homeowners.~~
    - ~~Housing Element programs which implement this strategy:~~
        - ~~E4. Housing Incentive Program Amendment~~

- ~~E5. Mortgage Credit Certificate Allocations~~
- ~~E6. Down Payment Assistance~~
- ~~B11. Additional Fee Waivers and Deferrals~~

~~**Goal 2.** Expand and preserve affordable rental opportunities.~~

- ~~Strategy 2a. **Encourage reasonable policies for tenant criminal history, rental history, and credit history**. Educate landlords and developers who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history, and to consider applicants with poor rental/credit histories on a case-by-case basis, as detailed in the April 4, 2016 HUD Guidance on Criminal History[26].~~
  - ~~Housing Element programs which implement this strategy:~~
    - ~~G3. Renters Helpline~~
    - ~~G5. Tenant Protections~~
    - ~~G6. Research Options to Remove Barriers to Fair Housing Choice~~
- ~~Strategy 2b. **Increase affordable housing opportunities**. Implement strategies that improve progress in meeting the Regional Housing Needs Allocation (RHNA) in all four income levels (very low, low, moderate, above moderate).~~
  - ~~Housing Element programs which implement this strategy:~~
    - ~~E3. Affordable Housing Ordinance Amendment~~
- ~~Strategy 2c. **Increase housing units that are both accessible and affordable to people with disabilities**. Identify strategies for increasing units that are accessible to people with mobility and/or sensory disabilities in housing elements. Increasing accessible opportunities for people with disabilities may include providing resources for accessibility modification of existing units.~~
  - ~~Housing Element programs which implement this strategy:~~
    - ~~C2. Financial Assistance for Emergency Repairs and Retrofitting of Homes~~
    - ~~D1. Universal Design~~
    - ~~E4. Housing Incentive Program Amendment~~
- ~~Strategy 2d. **Encourage preservation of existing affordable rental housing**. Monitor expiring use credits and opportunities to support preservation of naturally occurring affordable housing.~~
  - ~~Housing Element programs which implement this strategy:~~
    - ~~E1. Preserve Affordable Housing at Risk of Becoming Market-Rate~~
    - ~~C2. Financial Assistance for Emergency Repairs and Retrofitting of Homes~~
- ~~Strategy 2e. **Encourage residential infill opportunities**. Increase residential infill opportunities through changes in zoning and long-range plans, including opportunities to add to the housing stock through "gentle density" (affordable attached homes and innovative housing solutions).~~
  - ~~Housing Element programs which implement this strategy:~~

~~[26] https://www.hud.gov/sites/documents/HUD_OGCGUIDAPPFHASTANDCR.PDF~~

- ~~A1. Countywide Rezone Program~~
- ~~A6. Infill Program~~
- ~~A7. Grants for Infill Development~~
- ~~B8. Missing Middle Housing (or Naturally Occurring Affordable Housing)~~
- ~~B11. Rezones, Consolidations/Mergers~~

- ~~Strategy 2f. **Engage the private sector in solutions**. Through strategies including, but not limited to affirmative marketing, education, and /or requirements when local agency funding is involved, development incentives, and negotiation of affordable housing contributions, further the private sector commitment to addressing barriers to housing choice.~~
  - ~~Housing Element programs which implement this strategy:~~
    - ~~C9. Community Reinvestment Act~~

~~**Goal 3.** Expand equity in access to economic opportunity.~~

- ~~Strategy 3a. **Improve infrastructure and public transportation access** in disadvantaged communities (as applicable). Upgrade underground infrastructure that is required to develop residential units. Advocate for or improve the availability and frequency of public transportation to connect disadvantaged communities to jobs, schools and essential services.~~
  - ~~Housing Element programs which implement this strategy:~~
    - ~~C8. Seek and Attain Funding for Improved Public Infrastructure~~
    - ~~This strategy will also be implemented through the County's Environmental Justice Element.~~
- ~~Strategy 3b. **Connect low-income residents to job opportunities.** Improve connections between low-income populations, especially Public Housing residents, and employment opportunities.~~
  - ~~This strategy will be implemented, in part, through SHRA's Section 3 program that requires SHRA to ensure that employment, recruitment, and training are directed to public housing residents and other low-income persons, to the greatest extent feasible.~~
- ~~Strategy 3c. **Reduce housing instability by closing service gaps**. Partner with mental health, recovery, and disability service providers to develop strategies for filling gaps in services and housing types to prevent housing instability and risk of reinstitutionalization.~~
  - ~~Housing Element programs which implement this strategy:~~
    - ~~D4. In-Home Supportive Services~~
    - ~~D9. Supportive Living Uses~~

APPENDIX A: OUTREACH MEETING SUMMARIES

Sacramento County Housing Element Focus Group Summary May, June and October 2020
Housing for People with Disabilities - May 5, 2020
Challenges Identified
Housing affordability; aging housing stock; limited affordable and accessible housing stock; lack of training for HUD housing providers; multiple disputes with landlords/property owners regarding disability requirements (e.g., clear path of travel, accessible parking spaces, common spaces etc.); renters do not know their rights; physical, systemic and economic barriers.
Additional Data Sources
Sacramento Housing and Redevelopment Agency (SHRA) data for reasonable accommodations; data from housing providers, advocates, or legal aid groups to understand the type of reasonable accommodation requests being received (both the overall volume and range of issues).
Resources
211 phone line and Resources for Independent Living (RIL) Sacramento has a resource list available online.
Best Practices/Recommendations to the County
Expand on existing Universal Design program; incentivize development of additional accessible units; develop a system to share new accessible units that are built with stakeholders; encourage higher than the minimum Building Code requirements for developing accessible units; streamline the process for developing accessible units – consider fee waivers or deferrals; resources to educate landlords and solutions for long term tenants; incentivize modifications to existing housing stock to make it accessible.
Disability Advisory Committee - May 5, 2020
Challenges Identified
New home construction is still inaccessible and costly to modify/retrofit after the fact; affordability; Universal Design to include aging in place; housing is not near mass transit; difficulty finding housing utilizing Section 8 vouchers; need more subsidized housing; reasonable accommodations are hard to obtain as a renter; the need for more housing units that are affordable and accessible.
Additional Data Sources
Veteran Affairs; Wellness and Recovery Center North.
Resources
County and State resources; Alta Regional; Capital People First; Disability Rights California; California Congress of Seniors; AARP; RIL Sacramento.
Best Practices/Recommendations to the County
Increase accessibility in existing multi-family units/communities; consolidate Housing Element resources in one location – e.g. 311; training for homeless housing managers to understand disabled needs in shelters; revise In Home Supportive Services (IHSS) program to obtain more qualified caretakers, update the list of caretaker and provide clients with sufficient hours.
Farmworker Housing - June 4, 2020
Challenges Identified
Lack of affordable housing; overcrowding; substandard housing conditions; distance from services and resources with no transportation; housing provided by employer which means that workers are unwilling to report substandard housing issues for fear of losing job.

Additional Data Sources
Surveys from farmworker groups; farm labor contractors; Sacramento Area Council of Governments (SACOG) data on Rural-Urban Connections; American Communities Survey (ACS); CA Rural Legal Assistance; Agriculture Commissioner crop data; and California Institute of Rural Services.
Resources
N/A
Best Practices/Recommendations to the County
To see what other jurisdictions are doing about this population; promote ADU development; utilize motels/hotels for temporary farmworker housing; proactive inspection process with code enforcement (do not wait for complaints); USDA Financing opportunities (developers, homebuyers, counseling programs); statewide rural development administration; conduct a farmworker housing study; H2A ordinance.
Senior Housing - June 10, 2020
Challenges Identified
Lack of affordable housing; the type of housing available has accessibility issues and does not meet the social and emotional needs of older adult residents; senior housing placed on the outskirts of communities away from amenities and social activities/interactions; existing housing has long wait lists; unregulated private room rentals lead to lack of safety; need to welcome and honor various cultural communities within older adult housing; and housing is too expensive for a fixed income.
Additional Data Sources
SACOG data; ACS data.
Resources
Programs of All-Inclusive Care for the Elderly (PACE) Medicare program to allow elderly to stay in their community and receive medical and social services including access to healthy food and transportation.
Best Practices/Recommendations to the County
Encourage multigenerational complexes (CR Health Foundation) because it will help to draw away the stigma that older adults need help and creates socialization for all levels; explore Medicare funding to create cohousing; encourage affordable housing; remove single family density zoning; and, allow multifamily/higher density housing projects to be permitted by right.
Goals, Policies and Programs - May 7, 2020
Revisions to Existing Policies
Increase Housing Trust Fund fees; re-evaluate a fee only program (Affordable Housing Ordinance); conduct a Housing Trust Fund nexus study to look at funding for senior and permanent supportive housing – not just work force housing; implement a requirement to build affordable housing; strengthen streamlining for multi-family and affordable projects; Community Planning Advisory Councils (CPAC) need to be revised to reduce barriers to housing; use CDBG funds to help low and moderate income homeowners create accessory dwelling units (ADU) and pair with loan deferrals or a forgivable loan program when ADUs are rented out to low-income households.
New Program Ideas
Programs needed to keep people (particularly renters) in their homes such as eviction protections; homeless diversions due to income insecurity; aging in place programs; funds to increase accessibility in existing housing stock; Universal Design; prepare presentation on the cost/benefit of Universal Design to provide to developers; Countywide age-friendly communities initiative; tenant protection (such as just cause eviction protections); revisit and effectively utilize County Rent Escrow Account Program; infill development and rezones to increase capacity near transit; Housing Incentive Program (HIP) amendments; the need for fair housing analysis in Housing Element, access programs, strengthen rental housing inspection program, and a recommendation to talk with people experiencing homeless to understand their lived experience; Housing Element needs direct responses to COVID-19 impacts.
Existing Programs to be Continued

Encourage Transportation Oriented Design Action Plan and development.
Best Practices/Recommendations to the County
City of Napa is funding ADUs using CDBG funds; City of Sacramento is reforming Planning Commission approval process for multi-family projects; the Housing Element Updates are aspirational and performance measures/goals need to be provided to demonstrate measurable improvements.
Housing and Services for People Experiencing Homelessness - May 28, 2020
Barriers to Housing and Services
Nimbyism and xenophobia; general opposition; broader community education effort is needed to help the public to accept different types of housing; lack of local match money.
Incentives
Reduce fees and provide housing incentives; provide a cohesive set of standards across jurisdictions; permit tiny homes and alternative housing types; and allow more flexibility in the types of housing, such as campgrounds, because not everyone does well in traditional housing.
Data Sources
Recommend reaching out to surrounding colleges (e.g., Sacramento State and community colleges) because schools count students that are homeless; County Board of Education. Both of these sources use a different definition of homelessness than U.S. Department of Housing and Urban Development (HUD).
County's Role
Have open discussion with communities about what it would take to support homeless services; provide services on site so that it would accessible to those that need it; protection for housing and service providers; leadership from the "top down" for homeless programs; do not deviate from the Housing Element plans despite objections; offer services everywhere in Sacramento region; provide a consistent approach to permitting facilities across jurisdictions.
Housing for Immigrants and Refugees - October 28, 2020
Challenges Identified
No income for security deposit; no credit; language barriers; lack of housing for large families; negative eviction records; difficult to qualify for affordable housing; affordable housing application process is long and confusing;
Data Sources
Census data; data from service provider organizations (although, there are privacy concerns so the data may not be available).
Languages Spoken
Pashto; Dari; Farsi; Russian; Ukrainian; Arabic; Spanish.
Geographic Distribution
Service providers try to place immigrants and refugees in areas where their families already are or where there is availability of affordable options; North Highlands; South Sacramento; Rancho Cordova; Carmichael; Arden Arcade; Citrus Heights; Roseville; Placer County.
Best Practices/Recommendations to the County
Short-term affordable housing options with low barriers to entry; provide housing assistance and make housing requirements flexible; more naturally occurring affordable housing.
Goals, Policies and Programs Report Back - October 29, 2020
Any Topics Missing from the Goals or Programs
Universal design ordinance; tenant education for people with disabilities and seniors; educate Code Enforcement related to access barriers.

Sacramento County Housing Element

Additional Feedback
Concern over the use of General Fund instead of other dedicated fund sources to implement programs related to accessibility; include Universal Design in preapproved ADU plans; outreach to unhoused population.

Sacramento County Housing Element Webinars May 2020
Public Webinar - May 13, 2020
Community Representation
Arden Arcade
Housing Assets within the Community
Tree lined streets; large lots; real community feel; diversity of housing options.
Housing Challenges within the Community
Need various housing options to keep residents housed; disparity of how to address the homelessness.
County's Role
Offer incentives to build affordable housing and higher densities.
Public Webinar - May 27, 2020
Community Representation
Elverta, Citrus Heights, and Fair Oaks.
Housing Assets within the Community
Access to nearby green spaces (e.g., Dry Creek trail), parks, and mixed-use projects.
Housing Challenges within the Community
Homeless camps throughout the community and public spaces; lack of resources for senior housing.
County's Role
Provide programs/consideration of modular housing to include in multifamily projects; construction period on modular housing create a cost benefit for developers; get people experiencing homelessness into housing; assist seniors with keeping their home.

Sacramento County Housing Element CPAC Workshop Summary October 2020 – November 2020
The Office of Planning and Environmental Review (PER) gave a presentation on the 2021-2029 Housing Element and asked the following discussion questions at each CPAC meeting. The table below summarizes the questions and comments from CPAC members in response to the presentation. • **Do you have any questions about the proposed Housing Element programs? Do you have any feedback for the proposed Housing Element programs?** • **Which of the proposed Housing Element programs do you think should be given the highest priority?** • **Is there anything not covered in the Housing Element programs that the County can do to meet the housing needs of your community?**

Delta CMAC
If the primary residence is built in a floodplain, can an Accessory Dwelling unit be built at the same elevation? FEMA base flood elevation and levy issues are a barrier to housing development in the Delta.
The County may not be able to permit ADUs in floodplains due to health and safety concerns.
What will the Housing Element and the Countywide Rezone Program do to the existing Special Planning Areas (SPAs)?
The Housing Element will likely not supersede the SPAs. As drafted, the program would allow densities of 30 dwelling units per acre in the RD-20 and RD-25 zoning districts. The Countywide Rezone Program and any other changes to SPAs would require subsequent public outreach and action by our hearing bodies, including the CPACs.
There are people living in buildings that are not meant for residential use in east Walnut Grove due to a lack of housing. It is affecting the amount of parking available for commercial uses.
***There* are not enough farmworkers in the Delta because of a lack of housing. Most farmworkers are coming from Galt and Stockton.**
Employment opportunities are limited in the Delta because the work is *seasonal*.
The County should have a code like Napa or Sonoma County [for farmworker housing].
Staff reviewed the Napa County and Sonoma County zoning codes and met with Sonoma County staff to discuss farmworker housing. Staff is exploring amendments to the zoning code to increase the amount of zoning districts that allow farmworker housing.
Cordova CPAC
How was the RHNA determined? Is the County meeting the current RHNA?
The Housing Element is the County's plan for meeting its fair share of the regional housing need. This process is called the Regional Housing Needs Assessment (RHNA) and it starts at the state level with the Department of Housing and Community Development calculating the overall future housing needs for each region in the state over the planning period. The regional council of governments within each region must then develop a methodology to distribute that overall regional housing need among all of the cities and counties within the region. In our case, the regional agency is Sacramento Area Council of Governments (SACOG). SACOG was responsible for distributing 153,512 units throughout their six-county region. The County continues to fall short of the 2013-2021 RHNA, especially for the low- and very low-income categories. By the end of the 2019, 156 units of the 2,208 needed for low-income (7.1%) and 134 units of the 3,149 needed for very low-income (4.3%) had been permitted (i.e. building permits have been issued). County staff submits an Annual Report to the Board of Supervisors and HCD annually to document this progress. County staff presented the 2019 Annual Report to the Board of Supervisors on April 7, 2020. The 2019 Annual Report is available on the County's webpage under item 31: http://www2.agendanet.saccounty.net/BoardOfSupervisors/Meetings/ViewMeeting?id=6321&doctype=1
When will the results of the tenant protection study (Tenant Protection Program) be available?
In the draft Housing Action Plan Chapter, the proposed target date for Program G5 Tenant Protections is December 2024.
The CPAC requested an additional two weeks to review the documents and provide comments and priority ranking to staff.
Staff provided these materials as a part of the CPAC packet and sent them out to the CPAC again following the presentation.
Support for Affordable Housing Ordinance Program. Both in lieu fees and inclusionary housing are beneficial.
General support for list of programs. Suggest programs to facilitate vertical mixed-use development and to require the County look for new funding sources for housing.

County staff should present to the Rosemont Community Association.

South Sacramento CPAC

Do you have a breakdown of the number of people in each income category in each community of the County?

The County is using data that the Sacramento Area Council of Governments (SACOG) gathered for all jurisdictions in the region and that the Department of Housing and Community Development (HCD) approved for our use. This data package does not have a breakdown of the number of people in each income category in each of the 14 County communities.

Was the impact of COVID-19 considered?

Staff has reviewed and incorporated data related to the impact of the coronavirus pandemic to the extent that the data is available. In particular, staff has been able to use data from the Terner Center for Housing Innovation in the Housing Needs Assessment Chapter. Staff is proposing Program G5 Tenant Protections in part because of the coronavirus's disproportionate impact on renters in Sacramento County.

Was the County able to use the data from the 2020 Census?

No. The 2020 Census data will not be available in time to meet May 2020 deadline for HCD certification.

Were any tenant protections other than just-cause eviction ordinances considered for inclusion in the Tenant Protection Program? Is the County working with groups that represent tenants?

Staff highlighted just cause eviction ordinances in the Tenant Protection Program because stakeholders suggested just cause eviction ordinances during a focus group meeting. However, it also allows for some flexibility for the County to study other protections.

The County met with Sacramento Housing Alliance (SHA) and Legal Services of Northern California. Staff is also available to meet with other groups and organizations who are interested in providing feedback. Please contact HousingElement@saccounty.net to request more information.

Does the current Zoning Code allow for densities higher than RD-25?

The current Zoning Code allows for densities as high as 40 dwelling units per acre in RD-40 zoning districts. However, there are not many parcels zoned RD-40.

Are you going to carry forward all of the 21 proposed program in the CPAC packet? How will these programs be funded?

Yes, we are planning to carry forward all of the proposed programs for approval. Since the CPAC packet was prepared, staff added more proposed programs based on feedback received during outreach. A complete list of new programs and existing programs that are being carried forward is available on the County's Housing Element webpage.

The programs will be funded primarily through the County General Fund, the Local Early Action Planning Grant, and the Senate Bill 2 Planning Grant Program.

Are there any programs that will result in mixed income housing?

The Affordable Housing Ordinance Amendment program may result in additional mixed income housing depending on the result of the economic feasibility study.

Several existing programs incentivize developers to provide a certain percentage of their units as housing affordable to moderate- or low-income levels. See the response to Rio Linda/Elverta CPAC question 1

Suggest that the County work with other groups that represent tenants such as ACCE and Sacramento Tenants Union.

Carmichael CPAC

What is the process for the Countywide Rezone Program? Will the Holsapple site and the site at Watt and Arden Manor be included in the inventory?

The County identifies sites that are suitable for affordable multi-family development and if they do not already have proper zoning, they will go through a separate rezone process that the County must complete within three

years of the Housing Element adoption. The rezone will follow a normal rezone process with input from the CPACs, Planning Commission, and approval by the Board of Supervisors. The Holsapple site is currently on the inventory and will remain. Watt and Arden Manor is not on the inventory because the area does not contain suitable vacant parcels for inclusion.

Southeast CPAC

How do you determine where to place higher density units for the Countywide Rezone Program? Is there a potential for conflict if development of high density is on the County boundaries?

State Law and HCD guidance has specific criteria for affordable multi-family sites. They should be 0.5-10-acres in size; have access to infrastructure, and be in proximity to transportation and schools, and services. There is the possibility that properties identified for inclusion on an inventory may be annexed into a neighboring city; however, sites on the inventory are expected to develop with the 2021-2029 period, so cities need to consider this when looking at their parcels especially with regard to parcels within their Sphere of Influence.

How is construction of affordable housing funded?

Affordable housing developers fund housing development using a mix of funds from local, State, and federal sources. They typically apply for funds from local governments in order to be competitive for resources such as the federal and state Low-Income Housing Tax Credit Programs. In Sacramento County, there are two local sources of funds for affordable housing; one is the Housing Trust Fund Ordinance and the other is the Affordable Housing Ordinance. The Housing Trust Fund Ordinance sets a fee on all nonresidential development while the Affordable Housing Ordinance sets a fee on the development of all market rate units.

More information on the Affordable Housing Ordinance is available here: https://planning.saccounty.net/PlansandProjectsIn-Progress/Pages/Affordable-Housing-Ordinance-Amendments-Project.aspx

3.Concern about ADUs and want to ensure that they are adequately maintained

The CPAC expressed they would like a mechanism to ensure ADUs are maintained. Staff indicated this was largely done through the Code Enforcement inspection process.

Interest in inclusionary housing, specifically near more developed communities (such as the City of Galt).

The Southeast CPAC expressed an interest in exploring a stronger inclusionary housing component for the Affordable Housing Ordinance, especially for developers of large subdivisions near more developed communities.

Rio Linda/Elverta CPAC

What is the process to incentivize affordable housing?

The County currently offers several incentive programs for affordable housing such as impact fee waivers and deferrals, the Housing Incentive Program, the State density bonus, the SB 35 permit streamlining application, and the SB 330 preliminary application. In addition to these existing programs, the County is proposing several incentives in the draft Housing Action Plan under Goal HE 2.

When will the community find out which parcels will be rezoned as a part of the Countywide Rezone Program?

The target date for the Countywide Rezone Program in the draft Housing Action Plan is January 31, 2022.

Support for tiny homes because they could provide affordable home ownership opportunities, especially for seniors.

North Highlands/Foothill Farms CPAC

Is there an increased demand to build ADUs as rentals?

The County collects data on the number of ADUs that receive building permits each year. The number of ADUs has increased steadily from 6 in 2013 to 22 in 2019 and staff anticipates additional increases due to changes to State law as well as changes to the Sacramento County Zoning Code. The County does not have data on the tenancy (rent or own) of ADUs.

Will the County work with other organizations to develop educational materials for the Affordable Housing Education Program?
County staff anticipates working closely with partners at SHRA as well as stakeholders such as the Sacramento Housing Alliance (SHA) to develop education materials.
Are there any programs proposed related to homelessness?
Policies HE 4.3.1 through 4.3.6 in the draft Housing Action Plan Chapter were developed based on the six key solution areas identified by the County Homeless Plan, which was adopted on December 12, 2018. The County Homeless Plan will continue to be the main strategy document to make homelessness rare, brief and non-recurring. The Housing Action Plan chapter includes several programs to support the County Homeless Plan efforts by requiring the County to update the Plan regularly, to develop metrics to measure its effectiveness, and to report regularly using those metrics.
Are there any programs that support homeownership for moderate- and low-income households?
Program E6 of the draft Housing Action Plan states that SHRA will seek Mortgage Credit Certificate allocations from the Sate to provide low interest loans and down payment assistance for first-time low- and moderate-income homebuyers. Furthermore, Program E10 states that SHRA will continue to provide financial support for self-help or seat equity housing programs, such as those offered by Habitat for Humanity.
Interest in encouraging developers to provide cohousing opportunities.
Concern about property owners and management companies in North Highlands that do not take care of rental properties and take advantage of tenants.
Orangevale CPAC
What is a JADU? Suggest including a glossary of technical terms.
A JADU, also known as a Junior ADU, is a residential unit intended for ongoing habitation, located completely within the primary dwelling and sharing some cooking, common area, and/or sanitary facilities with the primary dwelling.
Is the Office of Planning and Environmental Review (PER) coordinating with the Department of Transportation (SacDOT) on the Countywide Rezone Program to ensure that it will fit with future traffic projections?
PER staff will coordinate with SacDOT on both the Housing Element Update and the Countywide Rezone Program.
Concern that rent control restrictions may be burdensome to property owners and may reduce rental supply.
Support for ADU Streamlining Program and suggest that the County promote this program to homeowners. Suggest that the County provide additional information so that homeowners can research costs to build ADUs.
Fair Oaks CPAC
Support for ADU Streamlining Program. Programs that streamline and incentivize housing should be given priority.
Is the County coordinating with other jurisdictions to meet the RHNA?
Each city and county is required to identify vacant or underutilized sites to meet its own assigned RHNA, so there is not much overlap. Most city and county coordination is with regard to services for people experiencing homelessness.
The CPAC indicated they would like to see a program that educated the public about affordable housing.
Antelope CPAC
Will the Countywide Rezone Program come back to the CPACs?

Yes. The Countywide Rezone Program will return to the CPACs for their recommendation before going to the Planning Commission and the Board of Supervisors.
Affordable Housing Education Program should be given the highest priority to increase public acceptance of affordable housing.
Arden Arcade CPAC
Will the Housing Element programs change if Costa-Hawkins is repealed?
County staff was mindful of State propositions that were on the November ballot. Proposition 21, Local Rent Control Initiative, failed to pass. It would have replaced the Costa-Hawkins Rental Housing Act and would have allowed local governments to enact rent control on housing that was first occupied over 15 years ago.
Can Project Homekey and Roomkey count toward the RHNA?
Housing funded through Project Homekey and Roomkey could only be counted toward the RHNA if they result in permanent (and not interim) housing. The County Department of Human Assistance (DHA) administers Project Roomkey funds. The County has not applied for Project Homekey funds.
Concern about increasing fees such as the Housing Trust Fund fee.
Concern about adequate infrastructure for new housing, including grocery stores to prevent food deserts.
Concern about coronavirus pandemic impact on both renters and owners.
Vineyard CPAC
How wide are the streets going to be going into these houses? Concern about lack of coordination between SacDOT and PER.
The Housing Element is a high-level policy document and does not prescribe street widths. SacDOT would review street widths at the time that subdivision applications are received. Street widths are dictated improvement standards on the County Engineering Section webpage. In addition, PER staff will coordinate with SacDOT on both the Housing Element Update and the Countywide Rezone Program.
How will the Housing Element address equity?
The Housing Element will include an assessment of fair housing, pursuant to SB 686. This assessment will include a discussion of the barriers to fair housing choice and solutions identified by the Analysis of Impediment to Fair Housing Choice (AI). More information on the AI is available here: https://www.saccounty.net/FairHousing/Pages/default.aspx The County will also seek to rezone land in opportunity areas to accommodate multifamily housing. See the response Question 1 under Natomas CPAC below for more information.
Is the County encouraging infill development around transit?
The County will encourage infill development around transit areas through both Program A6 (Infill Program) and Program A7 (Grants for Infill Development) of the draft Housing Action Plan.
Highest priority should be given to Goal 3 Conservation and Rehabilitation of Existing Housing and Neighborhoods. We should allocate resources toward improving and investing in existing neighborhoods and improving the impression of low-income housing.
A6 Infill Program should be prioritized.
B7 Residential Uses on BP Zoned Properties should be prioritized. Housing should be close to employment centers.
Natomas CPAC
Many multifamily and affordable housing projects are located in South Sacramento, Rio Linda, Antelope, North Highlands. Will the rezone result in multifamily and affordable housing in other areas like Folsom or Citrus Heights?

The County must affirmatively further fair housing pursuant to SB 686. In order to accomplish this, the County will be rezoning land in moderate and high resource areas (or opportunity areas) to accommodate affordable multi-family housing at densities of 30 dwelling units per acre (RD-30). Proposed Policy H.E. 7.1.3 in the Draft Housing Action Plan would commit the County to this endeavor. The Cities of Folsom and Citrus Heights will be responsible for their own RHNA allocations.
What zoning districts would the County permit tiny homes in?
Program D11 requires County staff to research tiny homes and to develop Zoning Code amendments based on that research. Further research is necessary because of the complexity of current Building Code and State HCD requirements. At this time, we do not know which zoning districts will ultimately allow tiny homes. We may allow them in the Mobile Home Park Combining Zoning District or in zoning districts that allow multifamily development as use by right.
Support for tiny homes because they could provide affordable home ownership opportunities, especially for seniors.
Cosumnes CPAC
Concern about ADU streamlining and impacts existing infrastructure, like water supply, due to demands generated by ADUs.

Sacramento County Housing Element Webinar Summary November 2020	
Polling Results	
Which Sacramento County Community do you live in?	
November 10, 2020 Unincorporated County (11%); Incorporated City (61%); Other (28%)	November 12, 2020 Unincorporated County (36%); Incorporated City (56%); Other (8%)
Do you rent or own your home?	
November 10, 2020 Rent (28%); Own (50%); Other (22%)	November 12, 2020 Rent (56%); Own (36%); Other (8%)
How did you hear about this meeting?	
November 10, 2020 Social Media (11%); Email (44%); Friend (6%); Other (39%)	November 12, 2020 Social Media (4%); Email (60%); Friend (12%); Other (16%)
Have you heard of a Housing Element? There is no wrong answer!	
November 10, 2020 Yes (89%); No (11%)	November 12, 2020 Yes (52%); No (40%)
Do you support the County considering changes to the Affordable Housing Ordinance?	
November 10, 2020 Yes, support (57%); No, do not support (keep the ordinance the same) (0%); Neutral or no opinion (keep the ordinance the same) (43%)	November 12, 2020 Yes, support (66%); No, do not support (keep the ordinance the same) (9%); Neutral or no opinion (keep the ordinance the same) (25%)
Do you think the proposed timing of 2023 is appropriate?	
November 10, 2020	November 12, 2020

Yes. 2023 is the right time (14%); No. It should happen sooner (57%); No. It should happen later (0%); Neutral, no opinion (29%)	Yes. 2023 is the right time (9%); No. It should happen sooner (66%); No. It should happen later (9%); Neutral, no opinion (16%);
Do you support the County adopting a just cause eviction ordinance?	
November 10, 2020 Yes, support (91%); No, do not support (0%); Neutral or no opinion (9%)	November 12, 2020 Yes, support (71%); No, do not support (8%); Neutral or no opinion (21%)
Are there other programs the County should consider implementing to ensure tenant protections?	
November 10, 2020 Resource fund of some sort for tenants facing landlord violations and retaliations. Housing discrimination fines and fees. Habitability fines and fees for landlords who refuse to remediate their properties. Provide LSNC and McGeorge Law School or the local Bar Assn the funds to provide universal free legal assistance for low- and moderate-income renters. Make sure there are inspections for health and safety during this pandemic. No guarantee that things will be fixed during rent moratorium. Providing automatic legal assistance to tenants would greatly balance the power advantage that landlords have in an eviction.	November 12, 2020 Emergency ordinance to keep people from getting evicted unfairly during a pandemic. This could be in place at least until the study is complete so that people impacted by Covid are not evicted, which could cause more community spread. Rent control, especially for Manufactured Home Communities. Devote resources to provide support to tenants who are struggling because of COVID related income losses and health impacts. Target assistance to those who are disproportionately impacted (people of color, lowest income people). Support nonprofit housing developers/owners who are struggling to keep tenants housed and pay their bills/loans/etc. Build more regulated, affordable rental housing. County should consider a program to provide loans for building ADUs, that would be forgivable if the owner agrees to keep the unit affordable for 10 years. Will the County consider expanding and increasing the rental assistance funding [Sacramento Emergency Rental Assistance] program?
Would you be supportive of allowing a variety of missing middle housing types in your neighborhood?	
November 10, 2020 Yes, support (91%); No, don't support (0%); Neutral, no opinion (9%)	November 12, 2020 Yes, support (81%); No, don't support (15%); Neutral, no opinion (4%)
Are you interested in building an ADU on your property?	
November 10, 2020 Yes, absolutely (36%); Yes, possibly (36%); Probably not (27%)	November 12, 2020 Yes, absolutely (23%); Yes, possibly (38%); Probably not (8%)
If so, would you be interested in the pre-approved construction drawings?	
November 10, 2020 Yes, absolutely (55%); Yes, possibly (27%); Probably not (18%); No or never (0%)	November 12, 2020 Yes, absolutely (31%); Yes, possibly (42%); Probably not (23%); No or never (4%)
Questions and Answers – November 10, 2020	
How is accessibility figured into this?	
We understand that people with disabilities need housing options that are both accessible and affordable. We are proposing several programs in the Draft Housing Action Plan related to accessibility and Universal Design. Program D1 Universal Design requires the County evaluate the lack of new accessible units, create an incentive program to encourage universal design concepts and conduct targeted outreach to developers. Program D2 Accessible Unit	

Tracking requires the County to track the development of accessible units and provide the addresses and number of units to Resources for Independent Living Sacramento for inclusion in their online tool for people with disabilities.

Slide 12, Why is the data 5 years out of date and are there approximations whether it has improved or worsened over the last few years?

The County is using data that the Sacramento Area Council of Governments (SACOG) gathered for all jurisdictions in the region and that the Department of Housing and Community Development (HCD) approved for our use. Housing cost burden data comes specifically from the Comprehensive Housing Affordability Strategy (CHAS) dataset from the Department of Housing and Urban Development (HUD). There is some lag time between the time that the data is collected and the time that HUD releases the data. There is a more recent CHAS dataset available now; but at the time that SACOG prepared the data package, this was the most recent data available.

How many participants are in this workshop?

There were 54 attendees at the November 10, 2020 workshop. The County advertised the webinars by posting on social media outlets such as Facebook and NextDoor; advertising with community-based organizations that have collaborated with us over the year; partnering with the Sacramento Housing and Redevelopment Agency to advertise to low-income renters on their email list; and, emailing the Housing Element Update listserv that includes 1,540 people.

Were the goals of the last Housing Element met by Sac County?

The County successfully implemented most of the programs included in the 2013-2021 Housing Element. However, the County continues to fall short of the 2013-2021 RHNA, especially for the low- and very low-income categories. By the end of the 2019, 156 units of the 2,208 needed for low-income (7.1%) had been permitted (i.e. building permits have been issued). Additionally, 134 units of the 3,149 needed for very low-income (4.3%) had been permitted. County staff submits an Annual Report to the Board of Supervisors and HCD annually to document this progress. County staff presented the 2019 Annual Report to the Board of Supervisors on April 7, 2020. The 2019 Annual Report is available on the County's webpage under item 31: http://www2.agendanet.saccounty.net/BoardOfSupervisors/Meetings/ViewMeeting?id=6321&doctype=1

Will something be done to help those on extremely low income and high risk?

The programs in the housing element are intended to facilitate housing for all income levels, including extremely low-income. We anticipate that the Program E3 Affordable Housing Ordinance and Program G5 Tenant Protections will be especially impactful to extremely low-income households as they are intended to both increase the supply of affordable housing and prevent displacement.

How do you work with the city to develop and find buildings and new developers to provide more housing?

Each city and county is required to identify vacant or underutilized sites to meet its own assigned RHNA, so there is not much overlap. Most city and county coordination is with regard to services for people experiencing homelessness.

Does housing [Sacramento Housing and Redevelopment Agency] still have the program for buying a home?

Yes, the Sacramento Housing and Redevelopment Agency (SHRA) still provides a down payment assistance program. The Draft Housing Action Plan includes Program E6 Down Payment Assistance that requires SHRA to apply to HCD for funding to provide down payment assistance. More details are available here: https://www.shra.org/homebuyer-resources/

How can Sac County ensure tenants are protected from predatory rent increases?

The County, in partnership with SHRA and other cities in the County boundary, funds the Renters Helpline, a countywide telephone and web-based resources that provides fair housing education, landlord-tenant mediation, and legal guidance. See the response to Question 9 below for the Renters Helpline contact information. The County is also proposing Program G5 Tenant Protections in the Draft Housing Action Plan. This program requires the County to study just-cause eviction ordinance and other tenant protections (such as rent stabilization) and present findings and recommendations to the Board of Supervisors.

[Slide 39, COVID-19 Tenant Relief Act] What do you do if the landlord doesn't acknowledge the program?
Contact the Renters Helpline by calling 916-389-7877 or by visiting their webpage at www.rentershelpline.org.
The elderly is in a crisis and the County needs to focus on their needs.
The Draft Housing Action Plan includes several programs that are intended to incentivize the creation of affordable housing for seniors (Program D3) and to provide financial assistance for emergency repairs and disabled retrofitting for senior homeowners (Program C2). In addition, the County has applied for a grant with a specific focus on keeping the seniors at risk of becoming homeless in housing. This grant has not been awarded yet, but would commit approximately $300,000 to this effort.
What is the plan to rezone wealthier neighborhoods to RD30 to comply with equity issues and state law?
The County must affirmatively further fair housing pursuant to SB 686. In order to accomplish this, the County will be rezoning land in moderate and high resource areas (or opportunity areas) to accommodate affordable multi-family housing at densities of 30 dwelling units per acre (RD-30). Proposed Policy H.E. 7.1.3 in the Draft Housing Action Plan would commit the County to this endeavor.
40,000 apply for SHRA voucher and only e.g. 7,000 "win" the lottery, and it only opens once in many years. This is a huge problem for low income residents. Also, can some more money be allocated to incentivize more apartments to accept the voucher?
It is very frustrating that the federal government doesn't provide us enough resources so that everyone who needs one doesn't get a voucher. SHRA does have a landlord incentive program and has also hired someone to do landlord outreach. We have also adjusted the rents to be higher in areas where market rates are higher - it's called Small Area Fair Market Rents. There is more information on our website at www.shra.org.
[Slide 35, Affordable Housing Ordinance] Shouldn't we require a percentage of affordable units equal to the low-income target set by SACOG? So if SACOG says that the county needs 35% of its future housing units affordable, we would want to require 35% of all developments to be affordable.
Per Government Code §65850.01, jurisdictions must perform an economic feasibility study for inclusionary housing programs that require that more than 15% of the total units in a residential rental development be affordable to lower-income households. The study must demonstrate that the ordinance does not unduly constrain the production of housing. The proposed Affordable Housing Ordinance program requires the County to perform an evaluation of the current ordinance as well as an economic feasibility study for changes to the ordinance.
What about aging low resource neighborhoods where a large percentage low-income people live? How will we get funds to build new high quality affordable housing there? Is county going to issue a bond like City of Sac?
Policy EJ-1 of the County's Environmental Justice Element requires the County to prioritize improvements and programs that address the needs of Environmental Justice Communities (or communities with large percentages of low-income residents and residents of color). County staff has used this policy to pursue grant funds for projects in EJ Communities and to prioritize infrastructure improvements in EJ Communities. The County's Environmental Justice Element is available online here: https://planning.saccounty.net/PlansandProjectsIn-Progress/Pages/Environmental-Justice-Element.aspx. In addition to improving existing EJ Communities, the County recognizes the need to provide housing opportunities for low-income residents and residents of color in opportunity or moderate/high resource areas. See the response to Question 11 above. In order to fund additional affordable housing, the County is proposing to evaluate and amend the Affordable Housing Ordinance (Program E3). Concurrent with the Housing Element Update, the County is also pursuing updates to the Housing Trust Fund Ordinance, which collects fees on non-residential development to build affordable housing. The County is not proposing to issue a bond to fund housing at this time.
Questions and Answers – November 12, 2020
[Slide 30, Housing Element Goals] The County must also reduce constraints to re-habituating, preserving and maintaining affordability of as well. Will you be analyzing those issues too?

The County will be conducting an analysis of constraints and an analysis of housing units that are at risk of losing their affordability and converting to market rate consistent with State law. The Draft Housing Action Plan contains goals, polices, and programs aimed at conservation and rehabilitation of existing housing (Goal HE 3) and preserving affordable housing (Goal HE 4). Everyone is invited to review and provide comments on the Draft Housing Action Plan, which is available on the County's website: https://planning.saccounty.net/applicants/Documents/Draft%20Housing%20Action%20Plan%20for%20Web_English.pdf

How many participating and how far did the word get out about this?

There were 22 attendees at the November 12, 2020 workshop. See the response to Question 4 (Questions and Answers – November 10, 2020) above for more details about how we advertised the meeting.

At some point, can you address how residents can become more energy mindful?

The Housing Element will include a discussion of opportunities for energy conservation, but that is not a topic of discussion at today's workshop. The Sacramento County Zoning Code does provide for increases in density for projects that are determined to be energy efficient.

How many affordable, accessible projects beyond two mentions?

SHRA has funding cycles for affordable projects listed on their website. SHRA's Multifamily Lending and Mortgage Revenue Bond Policies require that at least 5 percent of all subsidized units also be accessible. See the response to Question 2 above (Questions and Answers – November 10, 2020) for a discussion of proposed programs related to accessibility.

How do proposed tenant protections work with landlords who have mortgages to pay?

Proposed Program G5 commits County staff to studying various tenant protection programs, including just-cause eviction ordinances, and presenting recommendations to the Board of Supervisors. As a part of the study, County staff will assess the impact of various tenant protections on landowners. The intent of tenant protections that County staff will bring forward will be to prevent displacement, not to cause undue financial hardship to landlords. The County recognizes that any tenant protection program would receive input from both tenants and landlords.

How long would this process of study and recommendations take [for a just cause eviction ordinance or other tenant protections]? There are best practices available from other communities that could expedite such research, or not require as much. Would it make more sense to present best practices of keeping people in their homes during a pandemic?

In the draft Housing Action Plan Chapter, the proposed target date for Program G5 Tenant Protections is December 2024. However, County staff recognizes the immediacy of the need for tenant protections due to the coronavirus pandemic. If timing and funding becomes available, this work may commence sooner.

When will we get to review the complete draft housing element and how long will we have to provide comments?

Staff anticipates publishing a draft Housing Element in December 2020. Staff will then amend the draft based on public comment before submitting the draft to HCD in January 2021. The draft will be posted on the Housing Element Update webpage: https://planning.saccounty.net/applicants/Pages/HousingElement.aspx

8. We didn't hear much on improving access to housing for people experiencing homelessness. Is that being planned for?

Policies HE 4.3.1 through 4.3.6 in the draft Housing Action Plan Chapter were developed based on the six key solution areas identified by the County Homeless Plan, which was adopted on December 12, 2018. The County Homeless Plan will continue to be the main strategy document to make homelessness rare, brief and non-recurring. The Housing Action Plan chapter includes several programs to support the County Homeless Plan efforts by requiring the County to update the Plan regularly, to develop metrics to measure its effectiveness, and to report regularly using those metrics.

Additional Comments – November 10, 2020

[Slide 5, polling question #2] *I want to know why people that were in the Project Roomkey weren't transitioned to PERMANENT housing?*

I'm back on the streets!
[Slide 38, Tenant Protections] *The first thing I do pay my rent, even going without bare necessities. I'm very concerned as things getting worse and I'm terminally ill. I suppose this is a question for my worker but thought I'd ask because in late December I will only be eligible for 2 bedroom was told I'd have to pay extra for the extra room how on earth will I do that.*
[Slide 38, Tenant Protections] *I was homeless 2x since March for the first time in my life. All in the beginning of the pandemic with 2 kids due to their father's mental health breakdown and domestic violence. I found no help. All of the resources were out of date or nonexistent. My 2 kids and I slept at the hospital in the parking lot many nights for safety. No shelters had room or just wasn't accepting anyone due to covid.* *I am happy to say we moved into an apt in September thanks to EDD.*
As a recipient it is hard to get into anything right now I've tried in preparation of losing a 3 bedroom voucher
[Slide 45, Missing Middle Housing + ADUs] *ADUs are often used for home offices, play rooms, visitors or air bnb. If the county gives fee. waivers or expedited review or other concessions beyond state law, we should get a further public benefit such as requiring use for voucher holders, very low income people, etc.*
Additional Comments – November 12, 2020
[Slide 5, polling question #2] *For the record: I own the home I live in, but rent the site where it sits. IE: I live in a Manufactured Home Community.*

APPENDIX B: PROGRAM EVALUATION

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
STRATEGY HE I: ADEQUATE SUPPLY OF LAND FOR HOUSING				
Sub-Strategy HE 1.1: Adequate Land for Housing				
Policy HE-1.1.1: The County will provide an adequate supply of land for housing affordable to all income groups with public services and facilities needed to facilitate the development of housing to accommodate projected housing needs based on the SACOG Regional Housing Needs Plan.				
Policy HE-1.1.2: The County will preserve the supply of sites zoned for multifamily housing.				
A-1. Biennial Monitoring of Vacant Multifamily Parcels	HE-1.1.1	Inventory monitoring and make available inventory information.	Planning and Environmental Review (PER) staff prepared reports in May 2015, December 2017, January 2020, and December 2021.	The objective was achieved during the planning period. The program will be amended and continued.
A-2. Encourage Multifamily Projects on LC and SC Zones	HE-1.1.1	At least 25 percent of vacant LC and SC zoned acreage that develop between 2013 and 2021 to be developed with multifamily units.	The County continues to permit multi-family dwellings as a matter of right in the LC and SC zones, subject only to design review. While multifamily use is a matter of right, so is commercial use. Because there is no requirement that these sites be developed for multifamily use, there is no way to ensure that 25 percent of vacant LC and SC zoned properties develop with multifamily units. Of the 42 LC and SC parcels identified in the Vacant Land Inventory, six received building permits for	The objective was not achieved during the planning period. This program will be replaced with a program that incentivizes residential uses on commercial properties.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			nonresidential projects, and only one received entitlement approval for residential development between 2013 and 2019.	
A-3. Permitting Multi-Family Dwellings as a Matter of Right in RD-15 through 40, LC and SC Zones	HE-1.1.1	Encourage the construction of multifamily uses in appropriate zones while allowing for review of the quality and design of such uses.	The County continues to permit multifamily projects consistent with County standards as a matter of right in RD-15, RD-20, RD-25, RD-30, and RD-40 zones, subject only to design review to assure compliance with appropriate development standards. Multifamily projects of 150 units or less in the LC, SC and GC zones are also permitted by right subject only to design review. Because multifamily uses are allowed by right in these zones pursuant to the Zoning Code, it is not necessary to include this program in the 2021-2029 Housing Element update.	The objective was achieved for the planning period and the program will be discontinued.
A-4. Master Plans and Multifamily Housing	HE-1.1.1	Require a minimum percentage of the proposed dwelling units in at least 4 master plan (specific or comprehensive plans) to be developed at a density of at least 20 dwelling units per acre.	Each of the Master Plans which are proposed outside of the UPA must comply with General Plan Land Use Element Policy LU-120 which requires that at least 34.8 percent of all dwelling units in New Growth Areas be developed at RD-20 densities or higher. Currently, the Jackson Township, NewBridge, West Jackson Highway, and Grand Park draft Master Plans meet this requirement. The NewBridge Plan is subject to a Development Agreement and	The objective was achieved for the planning period. The objective will be amended for clarity and the program will be continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			required to comply with an Affordable Housing Strategy whereby the developer will meet its affordable housing requirement by dedicating two 5-acre parcels for the development of a 210 unit affordable housing development. The Mather South Plan is subject to a Development Agreement and required to comply with an Affordable Housing Strategy whereby the developer will meet its affordable housing requirement through land dedication and payment of an affordability fee. The developer will dedicate a 10-acre parcel for the development of a 200 unit affordable housing development and pay an affordability fee to meet its remaining affordable housing obligation.	
A-5. Multifamily Sites within Master Plans – 3 to 10 Acres in Size	HE-1.1.1	Include multifamily zoned parcels between 3 and 10 acres in size in master plans.	All multifamily sites (RD-20 and higher) are between 3 and 10 acres in size in the draft land use plans of the Jackson Township, Newbridge, West Jackson Highway and Grand Park Master Plans.	The program will be amended to include updated language and the program will be continued.
A-6. Evaluate the Viability of Adopted Master Plans to increase multifamily densities	HE-1.1.1	Determine viability of amending adopted master plans to increase allowable densities.	Due to the surplus of land available for multifamily development during the planning period, PER staff have not evaluated the viability of amending adopted master plans to increase minimum densities.	The objective was achieved for the planning period and the program will be amended and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
A-7. The County will not allow multifamily-designated land listed in the land inventory to be developed for residential land uses with densities of less than 17 units per acre or non-residential land uses, unless certain findings can be made. This is consistent with State Government Code Section 65863 "No Net Loss Provision".	HE-1.1.2	Preserve the supply of multifamily zoned land to accommodate the County's lower income housing needs.	PER staff tracks the amount of land available for multifamily developments in order to maintain consistency with no net loss provisions. A small amount of surplus land is available for the development of multifamily projects.	The objective has been achieved for the planning period. The program will be discontinued.
A-8. The County will use the annual housing element reporting process to monitor and evaluate the relationship between specific density ranges and affordable housing prototypes likely to be developed in both the suburban and semi-rural portions of the County.	HE-1.1.1	Monitor and evaluate the relationship between specific density ranges and affordable housing prototypes.	2015: the Anton Apartments project for very low- and low-income categories consists of 148 units on 5.16 acres which results in a density of 28.7 units per acre. 2018: the Courtyard Inn project for very low- and low-income categories consists of 92 units on 4 acres which results in a density of 23 units per acre. The Cemo Circle Apartment project for above moderate income levels consists of a density of 21 units per acre. The Orange Grove Apartment Homes project for above moderate income levels consists of a density of 24 units per acre. The Mark V Apartments project for above moderate income levels consists of a density of 24 units per acre. 2019: the Mutual Housing on the Boulevard project for very low- and low-income categories consists of 127 units on 5.23 acres which results in a density of 24 units per acre.	The objective was achieved for the planning period. The program will be discontinued.
Sub-Strategy HE-1.2: Use of Infill and Underutilized Sites				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
Policy HE-1.2.1: Promote and facilitate the build-out of vacant and underutilized urban land through infill, reuse, and redevelopment activities, as appropriate, for housing.				
A-9. Supporting Infill Development	HE 1.2.1	The Department of Community Development facilitating the development of 5 infill projects that have a residential component.	The following affordable housing infill projects have been built during the planning period: Anton Arcade Apartments (building permits issued 2015), Courtyard Inn (building permits issued 2018-2019). Other noteworthy infill projects include Barrett Ranch East (entitlement approved 2017), Gibson Crossing Tentative Subdivision Map Extension of Time (2017), and Winding Meadow Village Time Extension (2017).	The objective was achieved for the planning period. The program will be replaced with a new program to provide stronger support for infill development.
A-10. Grants for Infill Development	HE 1.2.1	The County will continue to apply for grants for infill projects as grant opportunities become available.	County staff consistently applied for Housing-Related Parks Program (HRPP) grants from 2014 through 2016 (when the program was discontinued). In particular, the Board of Supervisors authorized the use of 2014 Housing-Related Parks Program grant funds to support the Farm to Future project on June 6, 2017. The project includes an affordable and supportive housing project with a small public park and a working farm that will serve as a job training center. County staff continues to seek grants in support of infill.	Although one grant source was discontinued, the objective was achieved for the planning period. The program will be continued.
A-11. Providing Opportunities for Public Input on Infill Projects	HE 1.2.1	Attain neighborhood and community acceptance of quality residential or mixed use infill projects through the	PER staff continues to provide opportunities for input on infill projects via CPAC meetings and other public hearings, as needed. It	The objective was achieved for the planning period. The

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
		CPACs and/or a public outreach process.	is not necessary to include this program in the 2021-2029 Housing Element update.	program will not be continued.
A-12. Adoption of Commercial Corridor Plans in Infill Areas	HE 1.2.1	The County will adopt at least 1 commercial corridor plan that will encourage development of vacant and underutilized infill parcels.	On November 17, 2015, the County Board of Supervisors approved the Downtown Rio Linda Special Planning Area Ordinance which is a Commercial Corridor Plan in an established infill area. On December 13, 2017 the County Board of Supervisors approved the Fair Oaks Boulevard Complete Street Corridor Plan.	The objective was achieved for the planning period. The program will be discontinued.
A-13. Infill Technical Assistance Program	HE 1.2.1	Administer a technical assistance program to assist applicants in designing a house for infill properties.	This program was discontinued due to a lack of financial resources and staffing.	The objective was not achieved for the planning period. The program will not be continued.
STRATEGY HE 2: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION				
Sub-Strategy HE 2.1: Reduction in Permit Processing Times				
Policy HE 2.1.1: The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.				
Policy HE 2.1.2: Sacramento County shall target 45–60 days from the submission of a complete application as a maximum review time for multifamily projects that require staff level Development Plan Review. The Planning and Environmental Review Division of the Department of Community Development shall provide expedited review, with no additional charge, for projects in which at least 20 percent of the units are affordable to very low- and low-income households, as certified by the Sacramento Housing and Redevelopment Agency.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
B-1. Meet with Housing Developers on Development Approval Timelines and Process Improvements	HE 2.1.1	Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.	PER staff hosted three separate workshops with affordable housing developers, market rate developers, and the Building Industry Association in 2018 and 2019. During these meetings, staff provided developers with incentive program information and developers provided staff with process improvement feedback. PER staff will implement several of the suggestions through new Housing Element programs. PER staff is also in the process of implementing several of the suggestions using funds from the SB 2 Planning Grant Program. These suggestions include amendments to the Housing Incentive Program (HIP) to increase flexibility, amendments to the Design Guidelines to include objective standards, amendments to the Zoning Code to streamline housing approvals and increase development standard flexibility.	The objective was achieved for the planning period and the program will be amended with updated language, combined with program B-11 and continued.
B-2. Project Review Committee (PRC)	HE 2.1.1	Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.	The Project Review Committee (PRC) continues to review projects early in the application process so that they can identify project issues. This process reduces the average processing time by 60 days.	The objective was achieved for the planning period and the program will be amended with updated language and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
B-3. Expediting of Affordable Housing Projects	HE 2.1.1, HE 2.1.2	Reduce delay in the review of affordable housing projects.	PER staff routinely gives priority and special handling to affordable housing projects. In addition, affordable housing project applicants may use the SB35 Streamlining Eligibility Determination Application Form or the Housing Crisis Act of 2019 - SB 330 Preliminary Application Form both of which are available on the website.	The objective was achieved for the planning period and the program will be updated and continued.
B-4. Master Environmental Impact Reports for Commercial Corridor Plans	HE 2.1.1	Prepare a Master Environmental Impact Report when needed for commercial corridor plans.	No commercial corridor plans with Master Environmental Impact Reports were approved during the planning period. For those corridor plans which were approved within the planning period, Master Environmental Impact Report were not necessary.	The objective was not achieved for the planning period. The program will not be continued.
B-5. Design Guidelines, New Zoning Code and User's Handbook Accessible to Public	HE 2.1.1	Develop an online tool that makes the Design Guidelines, the new Zoning Code and the Users Handbook conveniently accessible to the public.	On July 22, 2015, the Board of Supervisors adopted the County Development Code that became effective on August 22, 2015. The Development Code is comprised of the Design Guidelines, the updated Zoning Code and the Zoning Code Users Handbook. All materials are available on the County's website.	The objective was achieved for the planning period. The program will be replaced with a new program regarding current efforts to increase the usability of the Development Code.
Sub-Strategy HE 2.2: Review of Development Standards				
Policy HE-2.2.1: The County will encourage flexibility in density for residential projects.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
Policy HE-2.2.2: The County will encourage flexibility in parking standards for residential projects. Parking requirements for certain types of residential projects will be reduced.				
Policy HE-2.2.3: Support the flexibility of development standards, or flexibility within the adopted development ordinances, to accommodate residential projects that are unique or provide special housing arrangements, including affordable housing for lower income households.				
B-6. Adoption of the Updated Zoning Code	HE 2.2.1, HE2.2.2, HE 2.2.3	Adopt the updated Zoning Code	On July 22, 2015, the Board of Supervisors adopted the Updated Zoning Code that became effective on August 22, 2015.	The objective was achieved for the planning period and the program will not be continued.
B-7. Multifamily Design Guidelines	HE 2.2.1, HE2.2.2, HE 2.2.3	Implement the adopted Interim Multiple-Family Residential Design Guidelines	The Board of Supervisors adopted the Countywide Design Guidelines on July 22, 2015.	The objective was achieved for the planning period and the program will not be continued.
B-8. Staff Level Development Plan Reviews for Multifamily Projects in the LC Zone	HE 2.2.1	Remove use permit requirement for certain multifamily projects.	In the updated Zoning Code, the Design Review requirement applies to multifamily projects in the LC, SC and GC zones that are 30 dwelling units per acre or less. The threshold increases to 40 dwelling units per acre if the property is located within one-quarter mile of a transit stop. Despite the removal of the use permit barrier and as reported under Program A-2, several of the LC and ZC zoned parcels in the County's land inventory were developed for commercial uses instead of residential uses while many were left undeveloped during the planning period.	The objective was achieved for the planning period. The program will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
B-9. Special Development Permits	HE 2.2.3	Issuance of Special Development Permits as a mechanism to ensure flexibility in development standards contained in zoning and subdivision ordinances.	PER continues to issue Special Development Permits for multifamily projects to ensure flexibility in development standards. PER staff is in the process of implementing several amendments to the Multifamily Development standards to facilitate housing using funds from the SB 2 Planning Grant Program.	The objective was achieved for the planning period and the program will not be continued.
B-10. Monitoring State Housing Legislation	HE 2.1.1, HE 2.2.3	Monitor State housing and land use related legislation.	PER continues to monitor state housing and land use legislation with the assistance of a legislative analyst. As PER will continued to monitor legislation, it is not necessary to include this program in the 2021-2029 Housing Element update.	The objective was achieved for the planning period and the program will not be continued.
Sub-Strategy HE 2.3: Review Residential Development and Permit Fees				
Policy HE-2.3.1: Balance "full cost recovery" for planning and environmental review with the need to maintain reasonable fees that impact housing affordability.				
Policy HE-2.3.2: The County will continue to defer and/or waive development impact fees for residential projects that have at least a minimum number of housing units on site that are affordable to very low- and low-income households, as certified by Sacramento Housing and Redevelopment Agency up to the approved annual quota of the number of units.				
B-11. Consulting With Builders Before Increasing Planning and Environmental Fees	HE 2.3.1	Periodically review application processing and infrastructure fee schedules and mitigate the cost impact of fees.	PER staff meets regularly with Building Industry of America. The Building Industry of America and the Builders Exchange are always consulted before increasing planning and environmental fees.	The objective was achieved for the planning period. The objective will be amended for clarity and the program will be combined with

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
				program B-1 and continued.
B-12. Fee Waiver Program for Affordable Housing Projects	HE 2.3.2	Reduce the cost impact of development fees for qualifying very low-income housing units.	2014: The Arbor Creek Senior Apartment Project (59 units), Avery Gardens (49 units) 2017: Bow Street Apartments I (46 units), Bow Street Apartments II (29 units) 2018: 6130 Merry Lane (1 unit), Gardens at Quail Run (63 units) 2019: Gardens at Quail Run (63 units) 2020: Arena Senior Apartments (18 units) During the planning period, the total amount of fee waived was $3.9 million.	The objective was achieved for the planning period and the program will be combined with program B-13 and continued.
B-13. Fee Deferral Program for Affordable Housing Projects	HE 2.3.2	To delay the cost impact of development fees for qualifying low- and very low-income housing units until a housing project begins to generate income.	2015: Anton Arcade (147 units) 2017: Bow Street Apartments I (3 units), Bow Street Apartments II (19 units) 2018: Gardens at Quail Run (32 units) 2019: Gardens at Quail Run (32 units) 2020: Arena Senior Apartments (196 units)	The objective was achieved for the planning period and the program will be combined with program B-12 continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			During the planning period, the total amount of fees deferred was $2.2 million.	
STRATEGY HE 3: CONSERVATION AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS				
Sub-Strategy HE-3.1: Establishment and Maintenance of Programs for Housing Rehabilitation				
Policy HE 3.1.1: Utilize federal, state, local, and private funding programs offering low interest loans or grants, and private equity for the rehabilitation of rental properties for lower income households.				
Policy HE 3.1.2: Encourage the rehabilitation and preservation of substandard homes in need of rehabilitation owned and occupied by lower income households, especially those left vacant due to foreclosure.				
Policy HE 3.1.3: Support efforts to alleviate the individual and community problems associated with mortgage default and foreclosures.				
C-1. Multifamily Housing Loan Program	HE 3.1.1, HE 3.1.2	HOME, CDBG, Housing Trust Funds (for boarded properties), Mortgage Revenue Bonds, Low-Income Housing Tax Credits 60 rehabilitated units annually, including units substantially rehabilitated and units preserved.	2014: SHRA financed 60 new construction units (Arbor Creek Senior). 2015: SHRA financed the rehabilitation of 160 units (Olivewood and Ethan Terrace Apartments). 2016: SHRA financed the rehabilitation of 47 units (Sutter Place). 2017: SHRA financed the rehabilitation of 158 units (Crossroad Gardens and Southwind Court Apartments). 2018: SHRA continued work on Courtyard Inn and Southwind	The objective was achieved for the planning period and the program will be continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			projects with 180 units closed financing in 2017; 109 new restricted units and 71 units preserved and affordability extended 57 years 2019: SHRA committed funding for the rehabilitation of Pacific Rim Apartments which includes 32 units, 31 of which are restricted to low and very-low income households. Southwind Court rehabilitation of 88 affordable units was completed.	
C-2. Financial Assistance for Emergency Repairs Program (ERP) and Disabled Retrofitting of Homes	HE 3.1.1, HE 3.1.2, 4.1.1, 4.1.6	Repair 432 homes for very low- and low-income households through Emergency Repair Grants and Retrofit Assistance Grants or similar grants.	2014: 73 single-family homes repaired and/or retrofitted. 2015: 100 single family homes repaired and/or retrofitted. 2016: 96 single-family homes repaired and/or retrofitted (combined City and County) 2017: 73 single-family homes repaired and/or retrofitted. 2018: 43 homes were repaired or retrofitted 2019: 96 homes were repaired or retrofitted in the County.	The objective was achieved for the planning period and the program will be continued.
C-3 Home Assistance Repair Program for Seniors (HARPS) Program	HE 3.1.2, 4.1.1, 4.1.6	Publicize the HARPS and ERPA programs	2014: 148 single-family homes repaired. 2015: 65 single-family homes repaired.	The objective was achieved for the planning period and the program will be continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			2016: 153 single-family homes repaired (combined City and County) 2017: 156 single-family homes repaired. 2018: 96 homes were provided repair assistance 2019: Safe at Home - safety services to improve accessibility (41 units); and Minor Home Repair Program (39 unit)	
C-4. Homebuyer Education, Counseling and Post Purchase Counseling	HE 3.1.3	The Sacramento Housing and Redevelopment Agency (SHRA) will continue its contracts with the Sacramento County Home Loan Counseling Program, Sacramento Neighborworks, and programs offered by other non-profit organizations in their homebuyer education, counseling and post purchase counseling, including default/foreclosure counseling efforts. SHRA will continue to reimburse these agencies for their counseling services. Quantitative Objective: Serve 600 households annually.	2014: SHRA provided funding for homebuyer education/counseling services for 73 homebuyers in the County. 2015: SHRA provided funding for homebuyer education/counseling services for 14 homebuyers in the County 2016: SHRA provided funding for homebuyer education/counseling services for 23 homebuyers in the County. 2017: SHRA provided funding for homebuyer education/counseling services for 12 homebuyers in the County. 2018: SHRA provided funding for homebuyer education/counseling services for 6 homebuyers in the County. 2019: SHRA provided funding for homebuyer education/counseling	The objective was achieved for the planning period. The program will be amended to clarify that it relates to SHRA's homebuyer programs only. The program will be combined with program E-7 and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			services for 12 homebuyers in the County Note that these numbers do not include home buyer education programs offered by entities that SHRA partners with, such as NeighborWorks Sacramento.	
C-5. Conversion of Older Motels to Affordable Housing	HE 3.1.1	Support revitalization of older commercial corridors with rehabilitation and provision of new housing opportunities.	SHRA provided a $6,016,973 loan commitment for acquisition and a $2.5 million loan commitment for the construction and permanent financing of Courtyard Inn which will result in 92 new units.	The objective was achieved for the planning period. The program will be amended to be combined with Program C-6 and continued.
C-6. Funding for New Owners of Motels	HE 3.1.1	The Sacramento Housing and Redevelopment Agency (SHRA) will assist, as funding is available, new owners of motels to obtain financing for their acquisition, rehabilitation and/or conversion. Rehabilitative units as a result of this program will be included in the annual objective of Program C1	This program is redundant to Program C-5 above.	The program will be combined with Program C-5.
Sub-Strategy HE-3.2: Conserve the Quality of Residential Neighborhoods Through Zoning Enforcement and Code Enforcement and Reduce Loss of Housing				
Policy HE 3.2.1: Protect the quality and stability of residential neighborhoods through the enforcement of local regulations relating to the proper use and development of properties throughout the community.				
Policy HE 3.2.2: Promote efficient public outreach programs to enhance the rehabilitation of substandard housing.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
Policy HE 3.2.3: Support mechanisms to prevent the loss of housing by demolition, conversion to other uses, long-term vacancy, arson, vandalism, or malicious mischief, and support programs that return vacant housing to residential use.				
Policy HE 3.2.4: Assist lower income households displaced as a result of demolition of unsafe, substandard dwelling that cannot be economically repaired.				
C-7. Code Enforcement and Vehicle Abatement	HE 3.2.1	Reduce the number of abandoned vehicles, accumulation of junk and rubbish and illegal structures in residential neighborhoods.	The County Code Enforcement Division continues to enforce existing regulations and programs regarding zoning code violations, abandoned vehicles, outdoor storage, and substandard or illegal buildings.	The objective was achieved during the planning period. The program will be combined with program C-12 and continued.
C-8. Rental Housing Inspection Program	HE 3.2.1	Have all rental properties in the unincorporated County be inspected for compliance with the Housing Code within 5 years.	The County Code Enforcement Division continues to implement the Rental Housing Inspection Program (RHIP). During the planning period, the fee which supports the program increased, the registration process was migrated to be completely online and paperless, and the mobile application went live. Since these updates, Code Enforcement Officers have been able to conduct more field work, inspections have doubled, and property owner education has been streamlined.	The objective was partially achieved during the planning period and the objective will be amended to apply to multifamily rental properties specifically.
C-9. Special Planning Areas and Neighborhood Preservation Areas	HE 3.2.1	Enhance and preserve unique new communities through SPAs and NPAs.	The County continues to enforce existing Special Planning Area (SPA) and Neighborhood Preservation Area (NPA) ordinances. PER staff identified several SPAs and NPAs as barriers to housing.	The objective was achieved for the planning period. The program will be replaced with a program that will update or rescind SPAs and NPAs

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			This program will be revised for the 2021-2029 Housing Element update.	identified as barriers to housing production.
C-10. Referral of Mobile Home Park Inspections Referred to State HCD	HE 3.2.1	Improve mobile home park conditions.	The County Code Enforcement Division continues to refer requests for mobile home inspections to the State automatically.	The objective was achieved during the planning period. The program will be discontinued.
C-11. Distributing Brochures to Owners of Rental Units Cited for Health and Safety Violations	HE 3.2.2	Increase the level of property maintenance through tenant and property owner education, thereby reducing the need for code enforcement.	The County Code Enforcement Division distributes brochures to both tenants and property owners.	The objective was achieved during the planning period. The program will be continued.
C-12. Vacant and Abandoned House Monitoring Program	HE 3.2.3	Increase neighborhood safety and eliminate blighting conditions	The County Code Enforcement Division continues to implement both the Vacant, Open and Accessible program and the Substandard Housing Program.	The objective was achieved during the planning period. The program will be amended with updated language, combined with program C-7 and continued.
C-13. Information for Displaced Tenants	HE 3.2.4	Paying for the relocation expenses of lower income residents and seeking reimbursement by property owner. Provide information for displaced tenants on available services and programs.	In a relocation scenario, Code Enforcement requires the property owner to relocate the tenants when there is a major priority issue. If the owner refuses, Code Enforcement partners with other County Departments to assist tenants with relocation. As of 2020, the County is currently in the process of updating its relocation process.	The objective was achieved during the planning period. The program will be continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
C-14. Permitting the Use of Alternative Materials, Designs and Methods of Construction	HE 3.2.1	Ensure rental housing complies with health and safety codes.	The Building Permits and Inspection Division (BPI) continues to apply the California Green Building Code requirements that permit the use of alternate materials, designs and methods of construction. BPI processes several Alternative Means and Methods Requests a year. Because BPI is required to perform this task, it is unnecessary to include this program in the 2021-2029 Housing Element Update.	The objective was achieved during the planning period. The program will be discontinued.
Sub-Strategy HE-3.3: Revitalization of Deteriorated Neighborhoods Through Public Facility Improvements and Local/Private Sector Investment				
Policy HE 3.3.1: Provide improved public infrastructure and services, including water, sewer, curbs gutter, sidewalks, landscaping, and lighting where these services will improve the physical quality of blighted or declining neighborhoods, or facilitate appropriate infill.				
Policy HE 3.3.2: Maintain local/private sector involvement in preserving and revitalizing older neighborhoods through local lending institutions and the Community Reinvestment Act.				
C-15. Seek and Attain Funding for Improved Public Infrastructure and Services to Revitalize Commercial Corridors	HE 3.3.1	Revitalize commercial corridors with infrastructure improvements	The Department of Transportation continues to receive funding through the SACOG Regional Program, the Highway, Safety Improvement Program, and the Community Development Block Grant Program for the following types of projects: complete streets (curb, gutter, sidewalks, landscaping, and bike lanes); sidewalk infill; curb ramp upgrades; street lighting.	The objective was achieved during the planning period. The program will be amended to prioritize infrastructure improvements in certain corridors. The program will be continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
C-16. Federal Community Reinvestment Act (CRA)	HE 3.3.2	Increase investment in minority and low-income areas.	This program allows for the placement of public deposits from the County's Pooled Investment Fund with a qualified bank. Banks are selected based on their lending activity in low and moderate income neighborhoods. The Department of Finance invested $15 million in several banks as a part of the CRA program in 2014. The program was discontinued from 2015 through 2017 due to unfavorable financial conditions. The program picked back up again in 2018 when DOF invested another $15 million in several banks. In 2019, DOF started accepting Certificate of Deposit Account Registry Service (CDARS) deposits, which allowed them to double the CRA deposits for a total of $30 million. In 2020, DOF streamlined the application process for banks and increased the maximum deposit. This resulted in increase in total CRA deposits from $30 million in 2019 to $80 million in 2020.	The program will be amended to clarify that it pertains to the County's Community Reinvestment Act Program and not the Federal Community Reinvestment Act.
Sub-Strategy HE-3.4: Implement Design Review				
Policy HE 3.4.1: The County will require high quality design in residential projects.				
Policy HE 3.4.2: Ensure that the structural design, aesthetics and site layout of new development is compatible and interconnected with existing residential development.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
Policy HE 3.4.3: Infill projects shall be integrated into the surrounding neighborhoods and communities to the greatest extent feasible.				
C-17. Implement Design Review Program	HE 3.4.1, HE 3.4.2, HE 3.4.3	Ensure that new commercial and mixed use development is compatible with existing residential development by implementing design review.	The Design Review Administrator and the Design Review Advisory Committee review commercial, multifamily and mixed use projects for Design Review conformance and neighborhood compatibility. PER staff is in the process of implementing amendments to the Design Review Program using funds from the SB 2 Planning Grant Program to improve objective standards consistent with SB 35 (2017). Because Design Review is required for new commercial, mixed use, and multifamily projects, it is not necessary to include this program in the 2021-2029 Housing Element update.	The objective was achieved during the planning period and the program will be discontinued.
C-18. Adopt Single Family Design Guidelines	HE 3.4.1, HE 3.4.2, HE 3.4.3	Ensure that residential neighborhoods are developed with high quality design.	On July 22, 2015, the Board of Supervisors adopted the Countywide Design Guidelines.	The objective was achieved during the planning period and the program will not be continued.
STRATEGY HE 4: IMPROVEMENT OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS GROUPS				
Sub-Strategy HE-4.1 Housing for "Special Needs" Population				

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
Policy HE 4.1.1: Support efforts to improve accessibility for both dwelling units and residential neighborhoods to meet the special needs of persons with disabilities.				
Policy HE 4.1.2: The County will encourage housing for people with disabilities near public transportation, shopping, medical and other essential support services and facilities.				
Policy HE 4.1.3: Support activities that serve the housing needs of special needs groups with a continuum of housing options, from independent living, to housing with supportive services, to institutionalized care.				
Policy HE 4.1.4: Provide adequate and affordable housing for senior citizens.				
Policy HE 4.1.5: The County will encourage housing for seniors to be near public transportation, shopping, medical and other essential support services and facilities.				
Policy HE 4.1.6: Support activities that increase the ability of the elderly to remain in their homes or to locate other housing to rent or purchase.				
Policy HE 4.1.7: Ensure housing that is provided to migrant farm workers is decent, safe, and affordable.				
Policy HE 4.1.8: Support the use of available federal, state, and local resources to provide and enhance housing opportunities for farm workers.				
Policy HE 4.1.9: Support programs that address long-term solutions to homelessness, including work skills assessment, job training/placement, permanent housing and supportive services.				
Policy HE 4.1.10: Promote the construction of affordable housing that meets the needs of female heads of households.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
Policy HE 4.1.11: Support the development of housing to meet the needs of large households.				
D-1. At Least 5 Percent of Multifamily Project Units Accessible for persons with mobility impairments.	HE 4.1.1	Increase number of accessible units in multifamily projects.	The California Building Code already requires a higher percentage of units to be accessible. A Zoning Code Amendment requiring 5 percent of units to be accessible would be unnecessary.	The objective has been achieved. The program will not be continued.
D-2. Universal Design	HE 4.1.1	Publicize Universal Design standards	PER staff displays Universal Design brochures at the building assistance counters during the planning period. However, an education effort which is more targeted to the developers and to BPI staff would be more effective.	The objective has been achieved. The program will replaced with a new program related to universal design.
D-3. Adopt Reasonable Accommodation Ordinance	HE 4.1.1	Adoption of a reasonable accommodation ordinance or procedures.	The Reasonable Accommodation Ordinance was adopted in 2013 and incorporated into the Zoning Code.	The objective has been achieved. This program will be discontinued.
D-4. Accessible Pedestrian Facilities	HE 4.1.1	Increase accessibility of residential streets and neighborhoods for persons with disabilities.	The Transportation Department continues to require accessible pedestrian facilities in new residential developments. The County has adopted the Pedestrian Master Plan which establishes goals and strategies to increase pedestrian safety and improve walkability. The County is in the process of adopting an updated ADA Transition Plan that will establish the priority of the various	The objective has been achieved. The program will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			accessible pedestrian facility improvements identified in the plan.	
D-5. Department of Transportation Study to Improve Accessibility at Transit Stops	HE 4.1.1	Increase accessibility of transit areas for persons with disabilities	In 2019, the County Department of Transportation completed a survey of transit stops (not including Light Rail Stations). This is being used for the County's ADA (American Disabilities Act) Transition Plan. This Plan is used to prioritize the construction of accessibility features at transit stops as funding becomes available.	The objective has been achieved. This program will be discontinued.
D-6. Outreach Program on Housing and Services Available for Persons with Developmental Disabilities	HE 4.1.3	Implement an outreach program on housing and services available for persons with developmental disabilities.	The County did not implement an outreach program to inform families within the County of housing and services available for persons with developmental disabilities due to a lack of staffing and expertise.	The objective was not achieved. The program will be discontinued.
D-7. Continuum of Housing Options for Persons with Special Needs	HE 4.1.3	Support shared housing and development of small-scale residential care facilities, support for 671 individuals with HIV/AIDS annually, and housing assistance for 174 persons annually with HIV/AIDS (through a number of community based providers funded by HOPWA).	HOPWA Achievements 2019: • Short-Term Rent, Mortgage, and Utility Assistance – 1,762 • Transitional Housing Services – 561 clients • Transitional housing units – 40 per year • Resource center - 40 households per year • Tenant Based Rental Assistance - 13 HOPWA serves a multi-county area including the Counties of Sacramento, Yolo, El Dorado and Placer. The data provided is for the entire grant.	The objective has been achieved. The City of Sacramento is the designated HOPWA grantee. Because the County is no longer the grantee, this program will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
D-8. Design Guidelines and Siting Criteria for Senior Housing and Care Facilities	HE 4.1.4, HE 4.1.5	Develop design guidelines and siting criteria for the evaluation of new senior housing projects.	The Board of Supervisors adopted the Countywide Design Guidelines on July 22, 2015. On July 17, 2018, the Board of Supervisors initiated amendments to the Zoning Code related to supportive living uses. PER staff is in the process of implementing by-right supportive housing amendments to the Zoning Code to facilitate housing using funds from the Local Early Action Planning (LEAP) Grant.	The objective was achieved for the planning period and the program will not be continued.
D-9. Incentives for Senior Housing	HE-4.1.3, HE 4.1.4, 4.1.6	Offer incentives to builders to provide housing and care choices for seniors of all income levels. These incentives include grants and financial help for developers of senior housing, including multifamily developer assistance programs administered by SHRA.	2014: SHRA financially assisted in the construction of Arbor Creek Senior Apartments (60 units). 2015-2016: SHRA continued its commitment to offering incentives to builders to provide housing and care choices for seniors of all income levels. 2017: SHRA financially assisted in the construction of Southwind Court Apartments (88 units), which is not restricted to seniors, but is occupied by seniors. 2018: SHRA continued to work on the Southwind Court Apartments preservation of 71 units not age-restricted but serves mainly seniors. 2019: The County Housing Authority committed to issuing Mortgage Revenue Bonds for the rehabilitation of Sierra Sunrise	The objective was achieved. The program will be amended to clarify the objective.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			Senior apartments (119 units) which is 100% affordable.	
D-10. In-Home Supportive Services	HE 4.1.3, HE 4.1.6	Continue the In-Home Supportive Services program.	The Department of Child, Family and Adult Services continues to provide financial assistance through the In-Home Supportive Services program.	The objective has been achieved. This program will be continued.
D-11. The County in its updated Zoning Code, will list Supportive Housing and Transitional Housing as residential uses in the updated Zoning Code's land use tables.	HE 4.1.3, HE4.1.4	List Supportive Housing and Transitional Housing in Zoning Code.	On July 22, 2015, the Board of Supervisors adopted the updated Zoning Code. Supportive Housing and Transitional Housing are defined as Residential Care Home in the updated Zoning Code. In addition, on July 17, 2018, the Board of Supervisors initiated amendments to the Zoning Code related to supportive living uses. PER staff is in the process of implementing amendments to facilitate housing using funds from the SB 2 Planning Grant Program as well as the Local Early Action Planning (LEAP) Grant.	The objective has been achieved. This program will be discontinued.
D-12. Allow Different Housing Types for Seniors on Same Parcel	HE 4.1.3, HE4.1.4	Provide flexibility for senior housing in the updated Zoning Code to support aging in place.	On July 17, 2018, the Board of Supervisors initiated amendments to the Zoning Code related to supportive living uses. PER staff is in the process of implementing amendments to facilitate housing using funds from the SB 2 Planning Grant Program.	The objective has been achieved. This program will be discontinued.
D-13. Annual Inspection of Farm Labor Camps	HE 4.1.7	Ensure suitable living conditions at farm labor camps.	The Sacramento County Environmental Management Department continues to inspect	The objective has been achieved. This

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			Farm Labor Camps to ensure that they meet health and safety standards.	program will be continued.
D-14. Review Housing Needs of Farm Workers	HE 4.1.7, HE 4.1.8	Biennially review housing needs of farm workers starting in July 2013.	PER staff performed a review of housing needs for farm workers in 2017 and in 2019. PER coordinated with the Sacramento County Environmental Management Department, the Sacramento County Agricultural Commissioner, and local farm labor contractors.	The objective has been achieved. This program will be continued.
D-15. The County through the Planning and Environmental Review Division will amend its Zoning Code to list farm labor camps in the use tables. Farm labor camps that have 36 or fewer beds or 12 or fewer units will be allowed in the General Agricultural zones without a use permit. Larger farm labor camps will require use permits. This is consistent with State Health and Safety Code Section 17021.6.	HE 4.1.8	List farm labor camps in the Zoning Code use tables and allow smaller camps without a use permit.	On July 22, 2015, the Board of Supervisors adopted the updated Zoning Code. Farm Labor Camps that have fewer than 36 beds in group quarters or 12 single-family household units are an allowed use by right in the updated Zoning Code.	The objective has been achieved. This program will be discontinued.
D-16. Maintaining Adequate Supply of Land for Homeless Shelters	HE 4.1.9	Maintain an adequate supply of land for homeless shelters. Continue to allow homeless shelters by right in the GC and M-1 zones subject to appropriate development, location (near transit) and operations standards.	The County continues to implement Zoning Code provisions that permit homeless shelters in the GC and M-1 zones. In addition, County funded shelters are allowed in any zoning district in the County. PER staff is in the process of implementing amendments to the Zoning Code related to homeless shelters using funds from the SB 2 Planning Grant Program. While the County continues to maintain an adequate supply of land for homeless shelters, it	The objective has been achieved. This program will be revised to be a policy.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			should be noted that the County has shifted away from large shelters and toward a "scattered site shelter" model as a part of its Full Service Re-Housing Shelter (FSRS) Initiative. Through this model, the County is able to assist people experiencing homelessness to stay in their community, keep pets, and room with partners and spouses. As of 2019, there are 15 of these sites located throughout the County. These sites provide 24-hour accommodations for up to 75 individuals at a time and serve approximately 250 to 300 persons annually. As of September 2019, 137 households have exited from this program into permanent housing.	
D-17. Allowing Single Room Occupancy Units in Multifamily and GC Zones	HE 4.1.9	Maintain an adequate supply of land for SROs. Continue to allow homeless shelters by right in the GC zone subject to development standards and location requirements.	In the updated draft Zoning Code, Single Room Occupancy (SRO) Units are allowed by right in multifamily zones and the General Commercial (GC) zone and are subject to location requirements.	This program will be discontinued.
D-18. Ten Year Plan to End Homelessness	HE 4.1.9	Develop affordable housing opportunities with supportive services for homeless persons in need; assist homeless men, women and children through the Continuum of Care to achieve independent living in permanent housing, ending their homelessness.	On December 12, 2018, the County Board of Supervisors adopted the Sacramento County Homeless Plan to be eligible for the State's No Place Like Home (NPLH) program to fund new permanent supportive housing. The goals of the Plan are to prevent people from becoming homeless, improve response to the street crisis and improve quality of life,	This program will be amended to reflect new homelessness planning efforts.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			expand and improve shelter and interim housing, expand targeted permanent housing, leverage and coordinate mainstream and other resources, and strengthen system leadership and accountability.	
D-19. Mather Community Campus, Laverne Adolfo Program, Winter Shelter Program	HE 4.1.9	Provide temporary shelter, housing and comprehensive job training for the homeless.	The Mather Community Campus houses several programs for people experiencing homelessness including housing, recovery, and perinatal programs. Those programs related to housing include: Laverne Adolfo Program: From 2014 through 2019, the LaVerne Adolfo Housing Program served between 103 and 145 adults and between 31 and 47 children annually. Single Adult Program: this program provided job training and employment programs annually to up to 180 single adults. In 2020 the program was modified to focus on interim shelter and will no longer provide job training. The Family Transitional Housing Program: this program provides transitional housing for families. This program also provides longer-term support for families in need of additional services to assist with securing stable housing. The program serves up to 25 families. The Winter Sanctuary Program administered by First Step Communities provided 100 beds	The objective has been achieved. This program will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			seasonally for those who were not able to receive assistance through other programs from 2014 through 2019. In 2020, the Collaborative Shelter Program replaced the Winter Sanctuary Program. The objective of the Collaborative Shelter Plan is to improve housing outcomes for shelter participants through coordination between the County and the City of Sacramento.	
D-20. Shelter Plus Care Program	HE 4.1.9	Provide emergency housing for the homeless.	From 2014 through 2019 The Shelter Plus Care Program served between 562 and 641 families annually.	The objective has been achieved. This program will be continued.
Sub-Strategy HE-4.2: Increase the Supply of Affordable Rental Housing for Extremely Low-Income Households While Preserving the Existing Supply				
Policy HE 4.2.1: Facilitate the development of new Extremely Low-Income (ELI) rental units.				
Policy HE 4.2.2: Maintain and preserve existing stock of ELI units.				
Policy HE 4.2.3: Assist extremely low-income households through the use of portable and project based housing vouchers, including Housing Choice Vouchers (HCV) and Housing Assistance Payment (HAP) vouchers.				
D-21. ELI Buy-down Program	HE 4.2.1	Buy down rental units within a project built to provide units for the extremely low income level	SHRA bought down the affordability of 41 of the 102 units in the Arbor Creek project which was constructed in 2013. Since that time, there have not been sufficient funds generated by the	The objective partially achieved during the planning period and will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			Affordable Housing Ordinance for this program, especially given the other funding priorities. Most affordable housing developers already include units for extremely low income levels in affordable housing projects in order to compete for State funding. Therefore, this program is no longer necessary.	
D-22. No Net Loss Goal in Annual Contribution Contract (ACC) Units	HE 4.2.2	Prevent the loss of units in SHRA's public housing stock.	From 2013 through 2020, 19 single family homes have been removed from SHRA's public housing stock and all 19 have been sold to quailed first-time homebuyers as part of the Welcome Home Program.	The objective partially achieved during the planning period and will be updated.
D-23. Project-Based Rental Subsidies such as Housing Choice Voucher Program	HE 4.2.3	Ensure availability and choice of housing for extremely low-income households.	The number of extremely low income families housed with assistance from the Housing Choice Voucher Program has steadily increased from 11,600 in 2014 to 12,500 in 2018.	The objective has been achieved. This program will be amended to distinguish between Project-Based Rental Subsidies and Housing Choice Vouchers and continued.
Sub-Strategy HE-4.3: Enforcement of Anti-Discrimination Programs				
Policy HE 4.3.1: The County shall continue to provide funding for equal housing opportunity programs such as those operated by the Human Rights and Fair Housing Commission and/or other fair housing enforcement organizations to support their mission and programs.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
D-24. Distribute Information on Fair Housing	HE 4.3.1	Increase the level of public awareness regarding housing discrimination.	The program refers to former Regional Human Rights and Fair Housing Commission which was replaced with the Renters Helpline. The County contracts with Sacramento Self-Help Housing, Inc. (SSHH) and several subconsultants to provide the Renters Helpline. SSHH markets the program through social media, community events, bus advertisements, and radio advertisements. Renters Helpline information is also disseminated by County staff at the building assistance center, by Code Enforcement staff during rental housing inspections, and by 311 staff. In addition, the County maintains a Fair Housing webpage with information about the Renters Helpline.	This program will be amended to reference the Renters Helpline. It will be combined with D-25 and continued.
D-25. Referring Complaints of Housing Discrimination	HE 4.3.1	Increase the resolution of housing complaints and reduce housing discrimination.	During the 2015-2016 contract year, the Renters Helpline received 7,182 calls countywide, 3,076 (43%) of which were from the unincorporated County. The Renters Helpline completed 61 dispute resolutions countywide, 48 (79%) of which were from the unincorporated County. 63 cases were opened for investigation for potential fair housing violations countywide, 58 (92%) of which were from the unincorporated County and the City of Sacramento. During the 2016-2017 contract year, the Renters Helpline received	This program will be amended to reference the Renters Helpline. It will be combined with D-24 and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			8,331 calls countywide, 3,652 (44%) of which were from the unincorporated County. The Renters Helpline completed 42 dispute resolutions countywide, 14 (33%) of which were from the unincorporated County. 85 cases were opened for investigation for potential fair housing violations countywide, 29 (34%) of which were from the unincorporated County. During the 2017-2018 contract year, the Renters Helpline received 8,302 calls countywide, 3,369 (41%) of which were from the unincorporated County. The Renters Helpline completed 61 dispute resolutions countywide, 48 (79%) of which were from the unincorporated County. 98 cases were opened for investigation for potential fair housing violations countywide, 41 (42%) of which were from the unincorporated County. During the 2018-2019 contract year, the Renters Helpline received 8,079 calls countywide, 3,616 (45%) of which were from the unincorporated County. The Renters Helpline completed 134 dispute resolutions countywide, 58 (43%) of which were from the unincorporated County. 114 cases were opened for investigation for potential fair housing violations countywide, 48 (42%) of which	

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			were from the unincorporated County.	
D-26. Updating Analysis of Impediments to Fair Housing Choice and Implementing its Recommendations	HE 4.3.1	Improve the level of reporting to measure success in reducing housing discrimination.	SHRA, on behalf of the Unincorporated County of Sacramento (which includes the small cities of Folsom, Isleton and Galt) and City of Sacramento, partnered with the cities of Woodland, Davis, Rocklin, Roseville, West Sacramento, Citrus Heights, Rancho Cordova, Elk Grove and the Housing Authorities of Sacramento, Roseville/Rocklin and Yolo to conduct an Analysis of Impediments to Fair Housing Choice (AI). The regional AI was approved by the Board of Supervisors on October 22, 2019.	The objective has been achieved. The program will be amended to focus on implementation of the goals, strategies and action items of the AI.
STRATEGY HE 5: PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK AND PROVISION OF AFFORDABLE HOUSING				
Sub-Strategy HE-5.1: Preservation of Affordable Housing Stock				
Policy HE 5.1.1: Preserve the affordability of subsidized rental housing whenever possible through a combination of regulatory and financial incentives.				
E-1. Preserve Affordable Housing at Risk of Becoming Market-Rate	HE 5.1.1	Preserve as many units as possible that are “at risk” of conversion.	In 2016, SHRA provided gap funds for the rehabilitation of Sutter Place which resulted in the preservation of 46 affordable units. In 2017, SHRA provided gap funds for the rehabilitation of Southwind Court Apartments which resulted in the preservation of 70 affordable units	The objective was achieved for the planning period. The program will be amended and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			and the conversation of 17 market rate units into affordable units. 2019: By committing to provide gap financing and issue Mortgage Revenue Bonds on Pacific Rim Apartments (32 units) and committing to issue Mortgage Revenue Bonds on Sierra Sunrise Senior Apartments (119 units), SHRA is ensuring long-term continued affordability as well as the useful life of the structures.	
E-2. Distribute Financing and Housing Voucher Program Information to Rental Property Owners and Managers	HE 5.1.1	Preservation of existing affordable rental units.	See achievements listed for program E-1 above.	The objective was achieved for the planning period. The program will be combined with E-1 and continued.
Sub-Strategy HE-5.2: Provision of Affordable Housing Stock				
Policy HE 5.2.1: The County will continue to implement its affordable housing program.				
Policy HE 5.2.2: Support the use of federal, state, and local programs for the purchase of affordable housing (new and existing) and assist low- and moderate-income households to purchase such dwelling units. Promote a partnership between the public and private sector for the provision of affordable housing, with an objective of increasing homeownership for low- and moderate-income families.				
Policy HE 5.2.3: Support programs that provide assistance to developers who construct affordable rental units.				
Policy HE 5.2.4: Support the development of residential accessory dwelling units as a means to increase the overall supply of affordable housing.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
Policy HE 5.2.5: Discourage the conversion of existing rental housing units, primarily those serving the needs of very low- and low-income households, to market-rate condominiums.				
Policy HE 5.2.6: Identify new funding sources for the provision of affordable housing.				
Policy HE 5.2.7: Continue to implement a density bonus ordinance that provides for a greater number of dwelling units and other incentives in exchange for housing units affordable to lower income households. This ordinance will be amended to comply with State law.				
E-3. Amending Affordable Housing Ordinance	HE 5.2.1	Review the effectiveness of the Affordable Housing Ordinance in producing affordable dwelling units and its impact on the production of market-rate housing.	Pursuant to the Affordable Housing Ordinance, the affordability fee on all new market rate units is updated annually based on existing market conditions. No amendments were made to the Ordinance during the planning period; however, the County will consider amendments to the Affordable Housing Ordinance following the Housing Element Update.	The objective was achieved for the planning period and the program will be replaced with a new program.
E-4. Housing Incentive Program (HIP) to Encourage the Construction of Housing for Special Needs Groups.	HE 4.1.1, HE 4.1.4, HE 4.1.6, HE 4.1.11, HE 5.2.1 and HE 5.2.2	Incentivize multifamily developers to increase the number of affordable units and/or units for special needs groups in their projects.	In 2018, the County approved a HIP applications which resulted in 5 additional units for a total of 45 units. Staff advertised the County's Housing Incentive Program (HIP) online, at the building assistance centers, and during meetings with developers. PER staff is in the process of implementing amendments to HIP to broaden its applicability using funds from the SB 2 Planning Grant Program.	The objective was partially achieved for the planning period. The program will be amended and continued.
E-5. Mortgage Credit Certificate (MCC) Allocations	HE 5.2.2	Assist annually 280 households with MCCs and 50 households with Cal	2014: SHRA applied for and received an allocation of MCCs from the California Debt Limit	The objective was partially achieved during the planning

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
		HOME First Time Homebuyer loans to become homeowners.	Allocation Committee. The allocation of MCCs is for the County of Sacramento, along with the participating cities of Citrus Heights, Elk Grove, Folsom, Galt, Isleton, Rancho Cordova and Sacramento. Seven (7) MCCs and 22 CalHome loans were issued. 2015: SHRA continued with its 2014 allocation of MCCs from the California Debt Limit Allocation Committee (CDLAC). 25 MCCs and 13 CalHome loans were issued. 2016: SHRA applied for and received an allocation of MCCs from the California Debt Limit Allocation Committee (CDLAC). 16 MCCs and 23 CalHome loans were issued. The 2014 MCC allocation was fully expended. 2017: SHRA continued with its 2016 allocation of MCCs and applied for and received a new allocation of MCCs from the California Debt Limit Allocation Committee (CDLAC). 40 MCCs and 12 CalHome loans were issued. 2018: SHRA issued all remaining authority of its prior allocation of MCCs and a new application was prepared in December 2018 (and submitted in January 2019). 21 MCCs were issued on behalf of $5.6 million of total mortgage loans.	period. The program will be modified with a more reasonable quantitative objective.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			2019: SHRA issued 28 MCC's and provided down payment assistance to two low income homebuyers.	
E-6. Building Equity Growth in Neighborhoods (BEGIN) Program	HE 5.2.3	2 new homeownership units annually.	The State Department of Housing and Community Development did not publish a Notice of Funding Availability for the BEGIN program during the planning period.	The objective was not achieved because the BEGIN program was discontinued. This program will be replaced with a new program.
E-7. Gap Financing to Construct Rental Affordable Housing	HE 5.2.3	Assist 64 units financed per year (512 units over eight years).	2014: SHRA provided gap financing for the construction of Arbor Creek Senior Apartments (60 units) which benefits extremely low- and very low- income households over a 55-year affordability restriction period. 2015: SHRA provided gap financing for the construction of Anton Arcade Apartments (148 units). Anton Arcade benefits very low- and low-income households over a 55-year affordability restriction period. 2016: SHRA provided gap financing for the rehabilitation of Sutter Place Apartments (47 units), which benefits extremely low-income households over a 20-year-period and very low- and low-income households over a 55-year affordability restriction period. 2017: SHRA provided gap financing for the construction of Courtyard Inn (92 units) and the	The objective was achieved for the planning period. Programs E-7, E-8 and E-9 will be combined and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			rehabilitation of Southwind Court Apartments (88 units). Southwind Court Apartments will supply housing for low, very low and extremely low-income households over a 55-year restriction period. The Southwind Court rehabilitation preserved 70 affordable units and converted 17 market rate units to affordable. Courtyard Inn will supply housing for low and very low-income households over a 55-year restriction period. 2019: Committed $2,455,000 in gap financing to rehabilitate Pacific Rim Apartments.	
E-8. Mortgage Revenue Bonds	HE 5.2.3	Increase the availability of financing for new affordable housing construction through multifamily mortgage bonds.	2014: the County Housing Authority issued Mortgage Revenue Bonds for Woodhaven Senior (104 units) located in the City of Sacramento and Arbor Creek Senior (60 units) Apartments. 2015: the County Housing Authority issued Mortgage Revenue Bonds for Anton Arcade (148 units), Olivewood Apartments (68 units), Mutual at Foothill Farms (98 units) and Ethan Terrace Apartments (92 units) located in the County of Sacramento. 2017: the County Housing Authority issued Mortgage Revenue Bonds for Crossroad Gardens (70 units) and held a Tax Equity and Fiscal Responsibility	The objective was achieved for the planning period. Programs E-7, E-8 and E-9 will be combined and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			Act (TEFRA) hearing for Kensington Apartments (301 units). 2018: $12.0 million in new tax-exempt bonds funds to Southwind Court Apartments projects. 2019: Committed to issuing up to $7,000,000 in Mortgage Revenue Bonds for the rehabilitation of Pacific Rim Apartments and committed to issuing up to $23,000,000 in Mortgage Revenue Bonds for rehabilitation of Sierra Sunrise Senior Apartments.	
E-9. Financially Support Developers Applying for State or Federal Funding Programs	HE 5.2.3	Increase housing opportunities for lower income households, and use locally controlled funding to leverage funding from state and federal programs.	2014: SHRA provided gap funds of nearly $6.8 million for the Arbor Creek Senior Apartments and leveraged nearly $18.2 million in conventional and tax credit financing for Woodhaven Senior and Arbor Creek Senior Apartments. 2015: SHRA provided gap funds of nearly $18.2 million for Anton Arcade, Ethan Terrace, Olivewood, and Mutual at Foothill Farms and leveraged nearly $53.1 million in conventional and tax credit financing for both projects. 2016: SHRA provided gap funds of $1,570,000 for Sutter Place and leveraged over $7.5 million in conventional and tax credit financing. SHRA also applied to HUD for competitive VASH vouchers and received 75 vouchers to be dedicated to a	The objective was achieved for the planning period. Programs E-7, E-8 and E-9 will be combined and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			project and increase the supply of affordable housing. 2017: SHRA provided gap funds of approximately $18 million for Courtyard Inn, Crossroad Gardens, Southwind Court Apartments and leveraged over $46.8 million in conventional and tax credit financing for all three projects. 2018: The Courtyard Inn and Southwind Court Apartments projects leveraged $32 million in tax credit equity. 2019: SHRA committed $2,455,000 in new funding for Pacific Rim apartments. This local commitment leveraged $3,350,261 in tax credit equity and $2.3 million in private financing.	
E10. Condominium Conversion Ordinance	HE 5.2.5	Reduce the conversion of market-rate rental housing occupied by lower income households to condominiums.	The County continues to implement its condominium conversion ordinance as contained in the Zoning Code. An analysis of the potential impact of the conversion on the displacement of low-income tenants with appropriate mitigation measures is required. The ordinance ensures tenant relocation assistance.	The objective was achieved for the planning period. The program will be revised to be a policy.
E11. New Funding Sources for Affordable Housing	HE 5.2.6	Identify new funding sources and increase the availability of funding to support affordable housing.	SHRA continues to monitor new State funding programs such as SB 2, and SB 3. The County has applied for SB 2 funds and is awaiting approval. SHRA has successfully applied for VASH vouchers in 2016 and LHTF in	The objective was achieved for the planning period. The will be revised to be a policy.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			2021. During the planning period, developers in Sacramento County have successfully applied for AHSC and NPLH.	
E12. Promote and Encourage Residential Accessory Dwellings	HE 5.2.4, and HE 4.1.2 and HE 4.1.4 (Under Sub-Strategy HE 4.1: Housing for "Special Needs" Populations)	Support the development of residential accessory dwelling units by promoting accessory dwellings and amending the Zoning Code. At least 100 units will be constructed during the planning period.	In 2018, major modifications were made to the Zoning Code to comply with State legislation aimed at removing barriers for accessory dwellings. These included: Raising the maximum square footage of accessory dwellings allowed administratively to 600 or 800 s.f., depending on lot size; modifying the review process for accessory dwellings that are requesting deviations from development standards from a Use Permit to a Special Development Permit; allowing accessory dwellings on lots of less than 5,200 s.f., with a Special Development Permit; adopting required parking reduction allowances; and, adopting required allowance for administrative approval of accessory dwellings created from existing permitted square footage.	The objective was achieved for the planning period. The program will be replaced.
E13. Density Bonus Ordinance	HE 5.2.7	Encourage the development of affordable housing and amend the Zoning Code incorporate changes to the State Density Bonus Law.	PER keeps appraised of changes to the State Density Bonus Law. In addition, PER staff is in the process of implementing amendments the Zoning Code to broaden the applicability of HIP and to update the State Density Bonus section using funds from the SB 2 Planning Grant Program.	The objective was achieved for the planning period. The program will be replaced.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
E14. Self-Help Housing Programs	HE 5.2.2	Increase homeownership opportunities for low-income families. Give 3 properties to Habitat for Humanity in 2013 and at least 1 property in 2014.	In 2014, SHRA conveyed five properties on 43rd Avenue to Habitat for Humanity of Greater Sacramento. In addition, SHRA conveyed Housing Authority property on 46th Street to Habitat for Humanity of Greater Sacramento and Mutual Housing for the development of a mix of single family homes and multifamily apartments. In 2019, Habitat Humanity closed loans on the five 43rd Avenue houses.	The objective was achieved for the planning period. The objective will be amended and the program will be continued.
Sub-Strategy HE 5.3: Mixed Use Development in Infill Parcels, Commercial Corridors, Master Plans and Near Light Rail Stations in Order to Provide More Opportunities for Affordable Housing				
Policy HE 5.3.1: When feasible, integrate housing with compatible non-residential uses in an effort to locate affordable housing near employment opportunities and take maximum advantage of infill development opportunities.				
E15. Mixed-Use Zone	HE 5.3.1	Approve the updated Zoning Code to establish a mixed use zone.	The Board of Supervisors adopted the updated Zoning Code on July 22, 2015. The Zoning Code includes three mixed use zones, one of which requires residential use. Several of the adopted corridor plans and Special Planning Areas (SPA), such as the Downtown Rio Linda SPA, also include mixed use zoning districts. PER is also proposing a new infill program as a part of the 2021-2029 Housing Element.	The objective was achieved for the planning period. The program will be discontinued.
Sub-Strategy HE 5.4: Ensuring that Services and Amenities are in Close Proximity to New and Existing Multifamily Housing and Low Income Areas.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
Policy HE 5.4.1: The County will encourage the locating of multiple-family projects near public transportation, shopping, recreation and other amenities.				
Policy HE 5.4.2: The County will encourage the provision of safe, convenient opportunities to purchase or grow fresh fruits and vegetables by ensuring that sources of healthy foods are accessible in all neighborhoods.				
E16. Discouraging the Clustering of Multifamily Projects in Service-Deficient Areas	HE 5.4.1	Avoid clustering of multifamily projects in one area of a community where services are limited.	Multifamily areas in the draft land use plans for master plans in the Jackson Highway area are well integrated with other land uses, particularly land uses that will provide services to multifamily residents (parks, schools, neighborhood shopping centers).	The objective was achieved for the planning period and the program will discontinued.
STRATEGY HE 6: PROMOTE THE EFFICIENT USE OF ENERGY IN RESIDENCES AND IMPROVE THE AIR QUALITY OF SACRAMENTO COUNTY				
Sub-Strategy 6.1: Promote the Efficient Use of Energy and Reduce the Long-Term Operational Cost of Housing				
HE Policy 6.1.1: Whenever feasible, incorporate energy-efficient site design, such as proper orientation to benefit from active and/or passive solar heating and cooling, into master planning efforts.				
HE Policy 6.1.2: The County will encourage residential developers/builders to maximize energy efficiency through building design and through the use of energy efficient materials, equipment, appliances, strategies and techniques.				
HE Policy 6.1.3: The County will encourage owners of existing homes to retrofit their residences with energy efficient materials, equipment, and appliances.				
F1. Include SMUD Staff in Project Review Committee (PRC) Process	HE 6.1.1, HE 6.1.2	Have SMUD staff participate in PRC meetings and in the preparation of master plans.	SMUD officials continue to participate in the Project Review Committee (PRC) process.	The objective was achieved for the planning period and

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
				the program will be continued.
F2. Distribute SMUD Information	HE 6.1.2, HE 6.1.3	Distribute SMUD information on energy efficiency and energy incentive programs and services at Downtown County permit counters and at County service centers	PER continues to distribute flyers from SMUD on energy efficiency incentive programs at the Building Assistance Center. The County's webpage also includes a link to this information.	The objective was achieved for the planning period and the program will be continued.
F3. Implementing Green Building Measures	HE 6.1.2, HE 6.1.3	Increase energy efficiency in existing and new residences.	During the planning period, the State adopted more stringent CALGreen standards; therefore, the County did not need to require Tier 1 compliance for additional energy efficiency. The County continues to advertise green buildings on its Green Sacramento County webpage. On November 5, 2013, the Sacramento County Board of Supervisors adopted the Property Assessed Clean Energy (PACE) program for all commercial and residential property owners. In 2015, the County amended its PACE program to allow for an open competitive market for third party PACE Providers. As of 2019, there are nine PACE Providers authorized to operate in the unincorporated County. Between program inception and December 2018 there were 7,269 projects that were completed and/or funded through the PACE Program resulting in an estimated 110.42 million dollars in energy savings	The objective was achieved for the planning period and the program will be amended and continued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
			and a 147 thousand metric Ton reduction in Greenhouse Gases (CO2).	
STRATEGY HE 7: PROMOTE THE HEALTH AND SAFETY OF RESIDENTS				
Sub-Strategy 7.1: Promote Public Health, Safety and Livability through Community Design and the Built Environment				
HE Policy 7.1.1: Advance a built environment that promotes and supports physical activity.				
HE Policy 7.1.2: Advance a built environment that promotes and supports improved air quality and multiple transportation modes.				
HE Policy 7.1.3: Advance a built environment that promotes and supports access to locally-grown fresh food, parks, schools, shopping, jobs, health care and community services.				
HE Policy 7.1.4: The County will continue to support walking, bicycling and transit use, reducing auto dependency in order improve the health of its citizens and improve the region's air quality.				
HE Policy 7.1.5: The County will continue to support walking and bicycling by requiring complete streets (bike lanes, and sidewalks separated from the roadway with tree planted landscaping) in transit priority areas and in new communities and developments wherever practicable.				
HE Policy 7.1.6: The County will endeavor to protect homes from major sources of outdoor air pollution and will mitigate for impacts by improving indoor air quality in residences, planting trees that help to filter particulates and other measures.				
HE Policy 7.1.7: The County will encourage the provision of safe, convenient opportunities to purchase local fresh fruits and vegetables by ensuring that sources of healthy foods are accessible to neighborhoods. In urbanized communities access should be within a half-mile of transit priority areas.				

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
HE Policy 7.1.8: The County will advance residential subdivision and commercial building design that supports crime prevention by utilizing Crime Prevention through Environmental Design (CPTED) principles.				
HE Policy 7.1.9: The County will participate in the Healthy Sacramento Coalition, whose goal is to reduce tobacco use, obesity, death and disability due to chronic disease, reduce health disparities, build a safe and healthy physical environment, and improve the social and emotional well-being of Sacramento County residents.				
G-1. Healthy Communities and Crime Reduction Measures	HE 7.1.1, HE 7.1.3, HE 7.1.7, HE 7.1.8	Incorporate Healthy Communities and crime reduction measures into the County's Design Review Guidelines.	The County's Design Review Guidelines that incorporated healthy communities and crime reduction measures were adopted by the County Board of Supervisors on July 22, 2015. The County has gained national recognition from the Center for Active Design.	The objective was achieved and the program will be discontinued.
G-2. Encourage Pedestrian and Bicycle Activity in Residential Areas	HE 7.1.1, HE 7.1.2, HE 7.1.3, HE 7.1.4	Provide and encourage walking, bicycling and use of transit in residential communities. Diminish auto dependency. Improve air quality and minimize environmental impacts.	The County continues to support walking, bicycling, and transit use in order to minimize auto dependency and improve air quality. As of 2019, SacDOT is in the process of updating and consolidating the Bikeway Master Plan and the Pedestrian Master Plan into one Active Transportation Plan. The County has developed a comprehensive trails plan that includes all four of the master plans in the Jackson Highway area. The County has also conditioned these four master plan areas to fund a comprehensive transit system with 15 minute headways during peak hours (30 minute headways during other operating hours) in the Jackson Highway area.	The objective was achieved and the program will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
G-3. Fresh Produce Near Existing Neighborhoods	HE 7.1.3, HE 7.1.7	Encourage providers of fresh produce to locate near existing and new neighborhoods.	The Office of Planning and Environmental Review prepared the Urban Farm Ordinance that allows the growing of fresh produce as a primary use in urban areas. The Ordinance also allows produce stands of up to 120 sq. ft. in urban areas with a temporary use permit (use permit to be heard by Zoning Administrator for produce stands larger than 120 sq. ft.). The ordinance was approved by the County Board of Supervisors on January 24, 2017. The Board of Supervisors adopted the Phase 2 Environmental Justice Element on December 17, 2019. As a result, this program was moved to the Environmental Justice Element. The Element includes other new policies and implementation measures intended to increase access to healthy foods, especially in Environmental Justice Communities.	This program has been moved to the Environmental Justice Element.
G-4. Community Gardens Allowed in Multifamily Open Space Area	HE 7.1.3, HE 7.1.7	Amend the Zoning Code to include community gardens in multifamily projects.	The Board of Supervisors adopted the updated Zoning Code on July 22, 2015. The updated Zoning Code allows community gardens to be counted toward the open space requirements for multifamily projects.	The objective was achieved and the program will be discontinued.
G-5. The County will participate in the Healthy Sacramento Coalition, whose goal is to reduce tobacco use, obesity, death and disability due to chronic disease, reduce health disparities, build a safe and healthy physical environment,	HE 7.1.1, HE 7.1.3	Participate in the Healthy Sacramento Coalition.	Due to loss of funding, the Healthy Sacramento Coalition modified its goals away from those listed under program G-5 during the planning period. However, the County has	The objective was partially achieved during the planning period. This program will be discontinued

HOUSING ELEMENT EVALUATION				
Program	**Implements Which Policy(ies)**	**Objective**	**Achievements**	**Evaluation**
and improve the social and emotional well-being of Sacramento County residents.			continued to partner with other organizations to advance healthy communities. Partner organizations include Kaiser, San Francisco Federal Reserve Bank, California Endowment, California State Department of Public Health and Governor's Office of Planning and Research (OPR).	because the Healthy Sacramento Coalition modified its goals.
G-6. Training in Reducing Crime Through Environmental Design	HE 7.2.1	Review of development plans to discourage crime.	The Sacramento County's Sheriff's Department has staff that are trained in CPTED that attend the County's Project Review Committee and Subdivision Review Committee meetings for the purposes of reviewing projects and to suggest changes to better address CPTED.	The objective was achieved. This program has been moved to the Environmental Justice Element.
G-7. Incorporate Reducing Crime Through Environmental Design (CPTED) in the County's Design Review Guidelines.	HE 7.2.1	Review of development plans and uses to discourage crime and increase safety.	The Board of Supervisors adopted the updated Zoning Code on July 22, 2015. The updated Zoning Code includes CPTED guidelines.	The objective was achieved. This program has been moved to the Environmental Justice Element.

APPENDIX C: VACANT LAND INVENTORY

Tables C-1 through C-13 provide the Above-Moderate Land Inventory.

TABLE C-1 ABOVE MODERATE INVENTORY ZONING: AGRICULTURAL RESIDENTIAL 1 (AR-1)[1][2] GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity[3]**
0620030004	Vineyard	AR-1	1.0	0.59	1
0620030015	Vineyard	AR-1	1.0	0.78	1
0620030028	Vineyard	AR-1	1.0	0.50	1
0630120012	Vineyard	AR-1	1.0	1.00	1
0630120024	Vineyard	AR-1	1.0	1.11	1
1210021001	Vineyard	AR-1	1.0	0.75	1
1210022001	Vineyard	AR-1	1.0	0.77	1
1220340001	Vineyard	AR-1	1.0	0.93	1
1220340012	Vineyard	AR-1	1.0	0.93	1
1420100110	Delta	AR-1	1.0	2.66	2
1480072007	Southeast	AR-1	1.0	12.12	12
1480072009	Southeast	AR-1	1.0	9.53	9
1480240002	Southeast	AR-1	1.0	9.77	9
1500042037	Southeast	AR-1	1.0	0.55	1
1500042063	Southeast	AR-1	1.0	0.55	1
1500060058	Southeast	AR-1	1.0	1.21	1
1500060075	Southeast	AR-1	1.0	0.12	1
1500060083	Southeast	AR-1	1.0	0.99	1
1500060084	Southeast	AR-1	1.0	0.99	1
1500371014	Southeast	AR-1	1.0	1.28	1
2030040007	Rio Linda/Elverta	AR-1	1.0	12.34	8
2030080038	Rio Linda/Elverta	AR-1	1.0	24.57	15

2030010016	Rio Linda/Elverta	AR-1	1.0	143.41	97
2030080039	Rio Linda/Elverta	AR-1	1.0	6.88	5
2070012032	Rio Linda/Elverta	AR-1	1.0	1.74	1
2070012046	Rio Linda/Elverta	AR-1	1.0	1.09	1
2070012048	Rio Linda/Elverta	AR-1	1.0	0.64	1
2070012050	Rio Linda/Elverta	AR-1	1.0	1.44	1
2070012055	Rio Linda/Elverta	AR-1	1.0	2.19	2
2070051042	Rio Linda/Elverta	AR-1	1.0	1.25	1
2080121010	Rio Linda/Elverta	AR-1	1.0	0.57	1
2080121013	North Highlands/Foothill Farms	AR-1	1.0	1.00	1
2080121017	North Highlands/Foothill Farms	AR-1	1.0	10.00	10
2080122022	North Highlands/Foothill Farms	AR-1	1.0	0.78	1
2080133002	North Highlands/Foothill Farms	AR-1	1.0	5.00	5
2080134005	North Highlands/Foothill Farms	AR-1	1.0	1.00	1
2080141012	North Highlands/Foothill Farms	AR-1	1.0	3.74	3
2080141026	North Highlands/Foothill Farms	AR-1	1.0	1.70	1
2080154025	North Highlands/Foothill Farms	AR-1	1.0	11.90	11
2080161016	North Highlands/Foothill Farms	AR-1	1.0	1.44	1
2080162003	North Highlands/Foothill Farms	AR-1	1.0	3.62	3
2080162006	North Highlands/Foothill Farms	AR-1	1.0	6.37	6

2080172002	North Highlands/Foothill Farms	AR-1	1.0	1.91	1
2130014023	Orangevale	AR-1	1.0	1.00	1
2130014024	Orangevale	AR-1	1.0	1.00	1
2130014038	Orangevale	AR-1	1.0	0.85	1
2130014039	Orangevale	AR-1	1.0	0.85	1
2130031034	Orangevale	AR-1	1.0	2.04	2
2130051020	Orangevale	AR-1	1.0	2.38	2
2130081007	Orangevale	AR-1	1.0	2.06	2
2130102030	Orangevale	AR-1	1.0	1.09	1
2130102031	Orangevale	AR-1	1.0	1.08	1
2130102032	Orangevale	AR-1	1.0	1.00	1
2130102038	Orangevale	AR-1	1.0	1.07	1
2130112041	Orangevale	AR-1	1.0	1.16	1
2130112042	Orangevale	AR-1	1.0	1.00	1
2130112018	Orangevale	AR-1	1.0	3.00	3
2130161019	Orangevale	AR-1	1.0	1.69	1
2130170024	Orangevale	AR-1	1.0	1.14	1
2130190039	Orangevale	AR-1	1.0	1.01	1
2130190040	Orangevale	AR-1	1.0	1.18	1
2130190041	Orangevale	AR-1	1.0	1.14	1
2130291030	Orangevale	AR-1	1.0	0.95	1
2130360031	Orangevale	AR-1	1.0	1.35	1
2130540013	Orangevale	AR-1	1.0	0.09	1
2150062006	Rio Linda/Elverta	AR-1	1.0	4.70	4
2150062029	Rio Linda/Elverta	AR-1	1.0	3.86	3
2150071010	Rio Linda/Elverta	AR-1	1.0	0.41	1
2190410009	North Highlands/Foothill Farms	AR-1	1.0	1.09	1
2250131006	Natomas	AR-1	1.0	1.42	1
2250131009	Natomas	AR-1	1.0	1.02	1

2250132003	Natomas	AR-1	1.0	1.06	1
2250132004	Natomas	AR-1	1.0	1.00	1
2270151023	Orangevale	AR-1	1.0	0.99	1
2270160025	Orangevale	AR-1	1.0	0.68	1
2270160023	Orangevale	AR-1	1.0	0.17	1
2460130067	Fair Oaks	AR-1	1.0	0.36	1
2460170004	Fair Oaks	AR-1	1.0	0.99	1
2460170044	Fair Oaks	AR-1	1.0	1.53	1
2460170075	Fair Oaks	AR-1	1.0	1.12	1
2460170076	Fair Oaks	AR-1	1.0	1.00	1
2460182038	Fair Oaks	AR-1	1.0	1.06	1
2460182044	Fair Oaks	AR-1	1.0	0.84	1
2460182045	Fair Oaks	AR-1	1.0	2.06	2
2460390001	Fair Oaks	AR-1	1.0	0.95	1
2460390007	Fair Oaks	AR-1	1.0	1.01	1
2570200027	Orangevale	AR-1	1.0	1.06	1
2570210011	Orangevale	AR-1	1.0	1.43	1
2570220011	Orangevale	AR-1	1.0	1.52	1
		Total		**351.17 Acres**	**282 Units**

Unless applied to a specific parcel, footnotes apply to all parcels in the Table.

(1) AR-1 zoned sites on the Above Moderate Inventory will not have access to infrastructure (water, sewer) during the planning period.

(2) These sites are vacant and were included in the previous Housing Element inventory.

(3) AR-1 zoning permits one dwelling unit per acre and the realistic capacity reflects this. On larger sites environmental constraints were assessed and the capacity methodology was applied.

TABLE C-2 ABOVE MODERATE INVENTORY ZONING: AGRICULTURAL RESIDENTIAL 2 (AR-2) (1) (2) GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity(3)**
0730090062	Cosumnes	AR-2	0.5	117.62	58
0730180027	Cosumnes	AR-2	0.5	202.71	101
0730180029	Cosumnes	AR-2	0.5	39.81	19
0730190047	Cosumnes	AR-2	0.5	9.48	4
0730460007	Cosumnes	AR-2	0.5	0.32	1
0730460014	Cosumnes	AR-2	0.5	17.93	8
0730790023	Cosumnes	AR-2	0.5	236.36	119
0730800003	Cosumnes	AR-2	0.5	218.03	109
0730800006	Cosumnes	AR-2	0.5	11.03	5
0730800007	Cosumnes	AR-2	0.5	3.01	1
0730800008	Cosumnes	AR-2	0.5	92.75	46
0730800009	Cosumnes	AR-2	0.5	65.08	32
1260070034	Cosumnes	AR-2	0.5	2.87	1
1260070047	Cosumnes	AR-2	0.5	3.05	1
1260070062	Cosumnes	AR-2	0.5	2.27	1
1260070063	Cosumnes	AR-2	0.5	2.27	1
1260070074	Cosumnes	AR-2	0.5	10.45	5
1260070086	Cosumnes	AR-2	0.5	0.08	1
1260070095	Cosumnes	AR-2	0.5	4.18	2
1260070097	Cosumnes	AR-2	0.5	2.47	1
1260070098	Cosumnes	AR-2	0.5	2.47	1
1260070101	Cosumnes	AR-2	0.5	2.46	1
1260070102	Cosumnes	AR-2	0.5	2.45	1
1260141007	Cosumnes	AR-2	0.5	2.19	1
1260141008	Cosumnes	AR-2	0.5	2.45	1

1260220005	Cosumnes	AR-2	0.5	2.32	1
1260241004	Cosumnes	AR-2	0.5	7.16	3
1260500002	Cosumnes	AR-2	0.5	0.95	1
1260500004	Cosumnes	AR-2	0.5	1.07	1
1260540002	Cosumnes	AR-2	0.5	1.22	1
1320030080	Delta	AR-2	0.5	2.30	1
1340143005	Cosumnes	AR-2	0.5	3.70	1
1340160032	Cosumnes	AR-2	0.5	2.00	1
1340173007	Cosumnes	AR-2	0.5	2.44	1
1340322005	Cosumnes	AR-2	0.5	1.95	1
1360050057	Cosumnes	AR-2	0.5	1.78	1
1360101064	Cosumnes	AR-2	0.5	2.00	1
0630060021	Vineyard	AR-2	0.5	1.00	1
1210030057	Vineyard	AR-2	0.5	1.07	1
1210130011	Vineyard	AR-2	0.5	2.33	1
1220030008	Vineyard	AR-2	0.5	3.30	1
1220040001	Vineyard	AR-2	0.5	1.97	1
1220070003	Vineyard	AR-2	0.5	2.38	1
1220070005	Vineyard	AR-2	0.5	2.38	1
1220070014	Vineyard	AR-2	0.5	3.65	1
1220070032	Vineyard	AR-2	0.5	2.36	1
1220100016	Vineyard	AR-2	0.5	2.04	1
1220140014	Vineyard	AR-2	0.5	3.11	1
1220140015	Vineyard	AR-2	0.5	3.11	1
1220140016	Vineyard	AR-2	0.5	3.11	1
1220160021	Vineyard	AR-2	0.5	3.13	1
1220170022	Vineyard	AR-2	0.5	3.02	1
1230090015	Vineyard	AR-2	0.5	1.53	1
1230200019	Vineyard	AR-2	0.5	2.00	1
1340190029	Cosumnes	AR-2	0.5	8.39	4
1340190030	Cosumnes	AR-2	0.5	9.67	4

1420100017	Delta	AR-2	0.5	0.66	1
1420100052	Delta	AR-2	0.5	0.36	1
1460180007	Delta	AR-2	0.5	1.28	1
1480041006	Southeast	AR-2	0.5	9.93	4
1480041028	Southeast	AR-2	0.5	2.07	1
1480064026	Southeast	AR-2	0.5	2.27	1
1480113046	Southeast	AR-2	0.5	2.71	1
1480113049	Southeast	AR-2	0.5	1.56	1
1480115080	Southeast	AR-2	0.5	2.00	1
1480115081	Southeast	AR-2	0.5	2.00	1
1480115082	Southeast	AR-2	0.5	2.00	1
1480132058	Southeast	AR-2	0.5	10.95	5
1480152092	Southeast	AR-2	0.5	1.97	1
1480152093	Southeast	AR-2	0.5	2.00	1
1480152102	Southeast	AR-2	0.5	1.75	1
1480160033	Southeast	AR-2	0.5	12.92	6
1480160034	Southeast	AR-2	0.5	9.00	4
1480160068	Southeast	AR-2	0.5	5.20	2
1480180096	Southeast	AR-2	0.5	2.10	1
1480190026	Southeast	AR-2	0.5	19.34	9
1480190066	Southeast	AR-2	0.5	2.87	1
1480190067	Southeast	AR-2	0.5	2.00	1
1480190068	Southeast	AR-2	0.5	2.00	1
1480190071	Southeast	AR-2	0.5	2.42	1
1480212007	Southeast	AR-2	0.5	2.49	1
1480221003	Southeast	AR-2	0.5	2.00	1
1480240012	Southeast	AR-2	0.5	8.47	4
1480350007	Southeast	AR-2	0.5	1.85	1
1480730008	Southeast	AR-2	0.5	1.68	1
1480730010	Southeast	AR-2	0.5	1.52	1
1481100002	Southeast	AR-2	0.5	2.00	1

1560020038	Delta	AR-2	0.5	0.76	1
1560080040	Delta	AR-2	0.5	0.33	1
1560080041	Delta	AR-2	0.5	0.61	1
1560080042	Delta	AR-2	0.5	1.12	1
1560080070	Delta	AR-2	0.5	2.06	1
1560220001	Delta	AR-2	0.5	1.40	1
1560220002	Delta	AR-2	0.5	1.25	1
1570100025	Delta	AR-2	0.5	0.59	1
1570100081	Delta	AR-2	0.5	3.51	1
1570100082	Delta	AR-2	0.5	2.64	1
1570100083	Delta	AR-2	0.5	3.63	1
2010093010	Natomas	AR-2	0.5	5.22	2
2010093011	Natomas	AR-2	0.5	0.23	1
2020010019	Rio Linda/Elverta	AR-2	0.5	2.55	1
2020010030	Rio Linda/Elverta	AR-2	0.5	15.92	7
2020020003	Rio Linda/Elverta	AR-2	0.5	4.00	2
2020020009	Rio Linda/Elverta	AR-2	0.5	4.65	2
2020020013	Rio Linda/Elverta	AR-2	0.5	1.20	1
2020020022	Rio Linda/Elverta	AR-2	0.5	1.66	1
2020121033	Rio Linda/Elverta	AR-2	0.5	2.40	1
2020121053	Rio Linda/Elverta	AR-2	0.5	2.00	1
2020121056	Rio Linda/Elverta	AR-2	0.5	1.98	1
2020121057	Rio Linda/Elverta	AR-2	0.5	2.97	1
2020121058	Rio Linda/Elverta	AR-2	0.5	2.96	1
2020131008	Rio Linda/Elverta	AR-2	0.5	0.82	1
2020132022	Rio Linda/Elverta	AR-2	0.5	0.60	1
2020132023	Rio Linda/Elverta	AR-2	0.5	0.77	1
2020132025	Rio Linda/Elverta	AR-2	0.5	1.43	1
2020132033	Rio Linda/Elverta	AR-2	0.5	0.25	1
2020133032	Rio Linda/Elverta	AR-2	0.5	1.81	1
2020145002	Rio Linda/Elverta	AR-2	0.5	8.37	4

2020170005	Rio Linda/Elverta	AR-2	0.5	3.30	1
2020272010	Rio Linda/Elverta	AR-2	0.5	2.71	1
2020272011	Rio Linda/Elverta	AR-2	0.5	5.10	2
2020281004	Rio Linda/Elverta	AR-2	0.5	10.00	5
2020281005	Rio Linda/Elverta	AR-2	0.5	9.43	4
2020282017	Rio Linda/Elverta	AR-2	0.5	2.89	1
2020282018	Rio Linda/Elverta	AR-2	0.5	3.12	1
2020291001	Rio Linda/Elverta	AR-2	0.5	7.90	3
2020291011	Rio Linda/Elverta	AR-2	0.5	2.00	1
2020291012	Rio Linda/Elverta	AR-2	0.5	2.00	1
2020292004	Rio Linda/Elverta	AR-2	0.5	0.52	1
2020301015	Rio Linda/Elverta	AR-2	0.5	2.41	1
2020302005	Rio Linda/Elverta	AR-2	0.5	6.98	3
2020310010	Rio Linda/Elverta	AR-2	0.5	5.00	2
2020310030	Rio Linda/Elverta	AR-2	0.5	4.00	2
2020310036	Rio Linda/Elverta	AR-2	0.5	1.66	1
2020310038	Rio Linda/Elverta	AR-2	0.5	2.00	1
2020310039	Rio Linda/Elverta	AR-2	0.5	1.84	1
2020330036	Rio Linda/Elverta	AR-2	0.5	2.50	1
2030030003	Antelope	AR-2	0.5	0.45	1
2030030005	Antelope	AR-2	0.5	0.41	1
2030030007	Antelope	AR-2	0.5	0.80	1
2030030008	Antelope	AR-2	0.5	0.31	1
2030030009	Antelope	AR-2	0.5	0.15	1
2030120018	Antelope	AR-2	0.5	7.96	3
2030120048	Antelope	AR-2	0.5	2.00	1
2030120074	Antelope	AR-2	0.5	0.30	1
2030250010	Antelope	AR-2	0.5	4.70	2
2030250025	Antelope	AR-2	0.5	2.62	2
2030260019	Antelope	AR-2	0.5	11.70	5
2030260041	Antelope	AR-2	0.5	2.00	1

2030260052	Antelope	AR-2	0.5	2.01	1
2030260053	Antelope	AR-2	0.5	2.00	1
2030260057	Antelope	AR-2	0.5	2.00	1
2030260064	Antelope	AR-2	0.5	3.95	1
2030270001	Antelope	AR-2	0.5	0.68	1
2030270002	Antelope	AR-2	0.5	0.36	1
2030270006	Antelope	AR-2	0.5	0.16	1
2030270007	Antelope	AR-2	0.5	0.16	1
2030460004	Antelope	AR-2	0.5	1.85	1
2032060004	Rio Linda/Elverta	AR-2	0.5	3.60	1
2060010008	Rio Linda/Elverta	AR-2	0.5	1.00	1
2060010016	Rio Linda/Elverta	AR-2	0.5	1.09	1
2060010023	Rio Linda/Elverta	AR-2	0.5	3.23	1
2060010031	Rio Linda/Elverta	AR-2	0.5	1.30	1
2060040035	Rio Linda/Elverta	AR-2	0.5	0.98	1
2060040045	Rio Linda/Elverta	AR-2	0.5	2.00	1
2060090038	Rio Linda/Elverta	AR-2	0.5	2.29	1
2060090041	Rio Linda/Elverta	AR-2	0.5	0.87	1
2060090042	Rio Linda/Elverta	AR-2	0.5	0.87	1
2060100012	Rio Linda/Elverta	AR-2	0.5	5.00	2
2060100019	Rio Linda/Elverta	AR-2	0.5	5.00	2
2060100024	Rio Linda/Elverta	AR-2	0.5	1.19	1
2060100028	Rio Linda/Elverta	AR-2	0.5	2.00	1
2060100029	Rio Linda/Elverta	AR-2	0.5	0.31	1
2060130026	Rio Linda/Elverta	AR-2	0.5	1.91	1
2060142020	Rio Linda/Elverta	AR-2	0.5	1.01	1
2060200003	Rio Linda/Elverta	AR-2	0.5	0.50	1
2060200008	Rio Linda/Elverta	AR-2	0.5	2.96	1
2060200060	Rio Linda/Elverta	AR-2	0.5	1.68	1
2060440002	Rio Linda/Elverta	AR-2	0.5	3.02	1
2070041021	Rio Linda/Elverta	AR-2	0.5	1.66	1

2070041023	Rio Linda/Elverta	AR-2	0.5	1.68	1
2070170016	Rio Linda/Elverta	AR-2	0.5	12.50	6
2070170037	Rio Linda/Elverta	AR-2	0.5	6.88	3
2070180007	Rio Linda/Elverta	AR-2	0.5	1.52	1
2070221022	Rio Linda/Elverta	AR-2	0.5	9.55	4
2070230008	Rio Linda/Elverta	AR-2	0.5	0.46	1
2070230009	Rio Linda/Elverta	AR-2	0.5	2.66	1
2070230051	Rio Linda/Elverta	AR-2	0.5	0.96	1
2070240013	Rio Linda/Elverta	AR-2	0.5	5.00	2
2070240043	Rio Linda/Elverta	AR-2	0.5	5.84	2
2130180024	Orangevale	AR-2	0.5	9.93	4
2140010030	Rio Linda/Elverta	AR-2	0.5	2.06	1
2140010054	Rio Linda/Elverta	AR-2	0.5	2.70	1
2140010055	Rio Linda/Elverta	AR-2	0.5	2.00	1
2140021021	Rio Linda/Elverta	AR-2	0.5	2.31	1
2140021023	Rio Linda/Elverta	AR-2	0.5	2.31	1
2140021026	Rio Linda/Elverta	AR-2	0.5	2.17	1
2140021028	Rio Linda/Elverta	AR-2	0.5	1.41	1
2140022016	Rio Linda/Elverta	AR-2	0.5	0.76	1
2140080017	Rio Linda/Elverta	AR-2	0.5	0.57	1
2140080022	Rio Linda/Elverta	AR-2	0.5	0.92	1
2140092033	Rio Linda/Elverta	AR-2	0.5	0.45	1
2140101001	Rio Linda/Elverta	AR-2	0.5	4.19	2
2140101018	Rio Linda/Elverta	AR-2	0.5	3.18	1
2140102013	Rio Linda/Elverta	AR-2	0.5	1.88	1
2140111004	Rio Linda/Elverta	AR-2	0.5	10.00	5
2140112024	Rio Linda/Elverta	AR-2	0.5	2.41	1
2140112025	Rio Linda/Elverta	AR-2	0.5	2.41	1
2140121019	Rio Linda/Elverta	AR-2	0.5	0.04	1
2140123032	Rio Linda/Elverta	AR-2	0.5	1.50	1
2140123043	Rio Linda/Elverta	AR-2	0.5	2.00	1

2140130010	Rio Linda/Elverta	AR-2	0.5	1.49	1
2140130021	Rio Linda/Elverta	AR-2	0.5	1.94	1
2140130024	Rio Linda/Elverta	AR-2	0.5	2.00	1
2140130025	Rio Linda/Elverta	AR-2	0.5	2.00	1
2140130026	Rio Linda/Elverta	AR-2	0.5	3.98	1
2140171022	Rio Linda/Elverta	AR-2	0.5	0.46	1
2140173008	Rio Linda/Elverta	AR-2	0.5	2.02	1
2140173010	Rio Linda/Elverta	AR-2	0.5	0.14	1
2140182018	Rio Linda/Elverta	AR-2	0.5	2.40	1
2140182022	Rio Linda/Elverta	AR-2	0.5	2.00	1
2140191009	Rio Linda/Elverta	AR-2	0.5	2.38	1
2140191019	Rio Linda/Elverta	AR-2	0.5	1.57	1
2140191026	Rio Linda/Elverta	AR-2	0.5	0.93	1
2140192026	Rio Linda/Elverta	AR-2	0.5	2.07	1
2140192027	Rio Linda/Elverta	AR-2	0.5	3.21	1
2140350002	Rio Linda/Elverta	AR-2	0.5	1.79	1
2140350003	Rio Linda/Elverta	AR-2	0.5	2.15	1
2140350004	Rio Linda/Elverta	AR-2	0.5	1.85	1
2150010005	Rio Linda/Elverta	AR-2	0.5	5.00	2
2150020066	Rio Linda/Elverta	AR-2	0.5	0.96	1
2150020069	Rio Linda/Elverta	AR-2	0.5	2.29	1
2150111010	Rio Linda/Elverta	AR-2	0.5	2.50	1
2150120002	Rio Linda/Elverta	AR-2	0.5	2.44	1
2150120007	Rio Linda/Elverta	AR-2	0.5	0.36	1
2150120016	Rio Linda/Elverta	AR-2	0.5	2.77	1
2150120061	Rio Linda/Elverta	AR-2	0.5	2.53	1
2150130053	Rio Linda/Elverta	AR-2	0.5	1.00	1
2150130054	Rio Linda/Elverta	AR-2	0.5	1.00	1
2150140003	Rio Linda/Elverta	AR-2	0.5	3.62	1
2150140004	Rio Linda/Elverta	AR-2	0.5	3.28	1
2150140021	Rio Linda/Elverta	AR-2	0.5	2.39	1

2150140022	Rio Linda/Elverta	AR-2	0.5	2.39	1
2150140070	Rio Linda/Elverta	AR-2	0.5	0.43	1
2150140081	Rio Linda/Elverta	AR-2	0.5	1.40	1
2150140082	Rio Linda/Elverta	AR-2	0.5	0.91	1
2150161006	Rio Linda/Elverta	AR-2	0.5	5.30	2
2150201031	Rio Linda/Elverta	AR-2	0.5	2.69	1
2150202004	Rio Linda/Elverta	AR-2	0.5	2.17	1
2150202005	Rio Linda/Elverta	AR-2	0.5	2.17	1
2150212010	Rio Linda/Elverta	AR-2	0.5	0.70	1
2150212011	Rio Linda/Elverta	AR-2	0.5	0.57	1
2150212041	Rio Linda/Elverta	AR-2	0.5	0.46	1
2150220025	Rio Linda/Elverta	AR-2	0.5	4.08	2
2240200005	Orangevale	AR-2	0.5	11.65	5
2240200021	Orangevale	AR-2	0.5	2.43	1
2240200038	Orangevale	AR-2	0.5	2.19	1
2240290005	Orangevale	AR-2	0.5	1.29	1
2240290037	Orangevale	AR-2	0.5	0.66	1
2240760017	Orangevale	AR-2	0.5	7.41	3
2240760018	Orangevale	AR-2	0.5	7.01	3
2240760020	Orangevale	AR-2	0.5	5.00	2
2240760034	Orangevale	AR-2	0.5	5.17	2
2240760046	Orangevale	AR-2	0.5	2.00	1
2240770004	Orangevale	AR-2	0.5	1.46	1
2240770014	Orangevale	AR-2	0.5	2.00	1
2240800008	Orangevale	AR-2	0.5	2.00	1
2240800011	Orangevale	AR-2	0.5	1.61	1
2240800013	Orangevale	AR-2	0.5	2.01	1
2250121003	Natomas	AR-2	0.5	2.24	1
2270010002	Orangevale	AR-2	0.5	24.80	12
2270010041	Orangevale	AR-2	0.5	0.66	1
2270010042	Orangevale	AR-2	0.5	0.32	1

2270010043	Orangevale	AR-2	0.5	0.32	1
2270010044	Orangevale	AR-2	0.5	0.32	1
2270010063	Orangevale	AR-2	0.5	1.46	1
2270020035	Orangevale	AR-2	0.5	1.18	1
2270020047	Orangevale	AR-2	0.5	1.72	1
2270032002	Orangevale	AR-2	0.5	2.00	1
2270040006	Orangevale	AR-2	0.5	0.67	1
2270040021	Orangevale	AR-2	0.5	0.41	1
2270040023	Orangevale	AR-2	0.5	2.10	1
2270050019	Orangevale	AR-2	0.5	2.60	1
2270050023	Orangevale	AR-2	0.5	0.38	1
2270050024	Orangevale	AR-2	0.5	2.54	1
2270050025	Orangevale	AR-2	0.5	1.75	1
2270050026	Orangevale	AR-2	0.5	1.53	1
2270050028	Orangevale	AR-2	0.5	1.74	1
2270050031	Orangevale	AR-2	0.5	1.34	1
2270080004	Orangevale	AR-2	0.5	1.00	1
2270080014	Orangevale	AR-2	0.5	0.86	1
2270080031	Orangevale	AR-2	0.5	2.58	1
2270110023	Orangevale	AR-2	0.5	1.27	1
2270110038	Orangevale	AR-2	0.5	0.48	1
2270110044	Orangevale	AR-2	0.5	1.03	1
2270110057	Orangevale	AR-2	0.5	1.14	1
2270110059	Orangevale	AR-2	0.5	0.50	1
2270120034	Orangevale	AR-2	0.5	1.91	1
2270142004	Orangevale	AR-2	0.5	0.92	1
2270152010	Orangevale	AR-2	0.5	2.63	1
2270170016	Orangevale	AR-2	0.5	0.27	1
2270170035	Orangevale	AR-2	0.5	1.21	1
2270170036	Orangevale	AR-2	0.5	0.35	1
2270170042	Orangevale	AR-2	0.5	2.88	1

2270180038	Orangevale	AR-2	0.5	2.30	1
2270290003	Orangevale	AR-2	0.5	2.15	1
2740250010	Natomas	AR-2	0.5	0.60	1
2740250012	Natomas	AR-2	0.5	3.26	1
2740250014	Natomas	AR-2	0.5	1.86	1
2740250015	Natomas	AR-2	0.5	3.87	1
2740260005	Natomas	AR-2	0.5	2.62	1
2740260038	Natomas	AR-2	0.5	4.44	2
2740260039	Natomas	AR-2	0.5	5.57	2
		Total		**1848.4 Acres**	**926 Units**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) AR-2 zoned sites on the Above Moderate Inventory will not have access to infrastructure (water, sewer) during the planning period.

(2) These sites are vacant and were included in the previous Housing Element inventory.

(3) AR-2 zoning permits one dwelling unit per 2 acres and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-3 ABOVE MODERATE INVENTORY ZONING: AGRICULTURAL RESIDENTIAL 5 (AR-5) (1) (2) GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity(3)**
0730131002	Cosumnes	A-5	0.2	5.02	1
0730132001	Cosumnes	A-5	0.2	5.00	1
0730132007	Cosumnes	A-5	0.2	8.48	1
0730141006	Cosumnes	A-5	0.2	5.26	1
0730142001	Cosumnes	A-5	0.2	7.50	1
0730142012	Cosumnes	A-5	0.2	5.18	1
0730142013	Cosumnes	A-5	0.2	0.31	1
0730151002	Cosumnes	A-5	0.2	8.62	1
0730152009	Cosumnes	A-5	0.2	4.85	1
0730152010	Cosumnes	A-5	0.2	0.25	1
0730152011	Cosumnes	A-5	0.2	4.77	1
0730161001	Cosumnes	A-5	0.2	5.36	1
0730161002	Cosumnes	A-5	0.2	5.40	1
0730161004	Cosumnes	A-5	0.2	5.07	1
0730172003	Cosumnes	A-5	0.2	6.53	1
1260131014	Cosumnes	A-5	0.2	4.76	1
1260131017	Cosumnes	A-5	0.2	5.52	1
1260173035	Cosumnes	A-5	0.2	1.16	1
1260173043	Cosumnes	A-5	0.2	6.72	1
1260210031	Cosumnes	A-5	0.2	4.21	1
1260270002	Cosumnes	A-5	0.2	9.31	1
1260270003	Cosumnes	A-5	0.2	9.31	1
1260270004	Cosumnes	A-5	0.2	9.31	1
1260290049	Cosumnes	A-5	0.2	11.98	2
1260290050	Cosumnes	A-5	0.2	4.81	1

1260300027	Cosumnes	A-5	0.2	5.60	1
1260300029	Cosumnes	A-5	0.2	4.99	1
1260300060	Cosumnes	A-5	0.2	4.76	1
1260390008	Cosumnes	A-5	0.2	6.78	1
1260520001	Cosumnes	A-5	0.2	4.12	1
1280032030	Cosumnes	A-5	0.2	0.13	1
1280032051	Cosumnes	A-5	0.2	5.01	1
1280032058	Cosumnes	A-5	0.2	5.00	1
1280041022	Cosumnes	A-5	0.2	4.78	1
1280041029	Cosumnes	A-5	0.2	9.72	1
1280041069	Cosumnes	A-5	0.2	5.00	1
1280041084	Cosumnes	A-5	0.2	4.62	1
1280041088	Cosumnes	A-5	0.2	5.00	1
1280041089	Cosumnes	A-5	0.2	4.78	1
1280041091	Cosumnes	A-5	0.2	4.77	1
1280041092	Cosumnes	A-5	0.2	4.77	1
1280050008	Cosumnes	A-5	0.2	10.00	2
1280050011	Cosumnes	A-5	0.2	8.44	1
1280050012	Cosumnes	A-5	0.2	10.00	2
1280050050	Cosumnes	A-5	0.2	2.47	1
1280050107	Cosumnes	A-5	0.2	4.95	1
1280070070	Cosumnes	A-5	0.2	0.87	1
1280360002	Cosumnes	A-5	0.2	5.00	1
1280360003	Cosumnes	A-5	0.2	5.00	1
1340141014	Cosumnes	A-5	0.2	4.25	1
1340141019	Cosumnes	A-5	0.2	4.67	1
1340143028	Cosumnes	A-5	0.2	4.43	1
1340173045	Cosumnes	A-5	0.2	4.85	1
1340173048	Cosumnes	A-5	0.2	4.76	1
1340211037	Cosumnes	A-5	0.2	4.59	1
1340211038	Cosumnes	A-5	0.2	3.65	1

1340322020	Cosumnes	A-5	0.2	6.15	1
1340324002	Cosumnes	A-5	0.2	10.00	2
1340324041	Cosumnes	A-5	0.2	10.00	2
1340331010	Cosumnes	A-5	0.2	8.54	1
1341040002	Cosumnes	A-5	0.2	5.00	1
1341070001	Cosumnes	A-5	0.2	4.35	1
1341070002	Cosumnes	A-5	0.2	5.00	1
1341070003	Cosumnes	A-5	0.2	4.57	1
1360010022	Cosumnes	A-5	0.2	5.00	1
1360010026	Cosumnes	A-5	0.2	9.23	1
1360010029	Cosumnes	A-5	0.2	4.66	1
1360020022	Cosumnes	A-5	0.2	4.77	1
1360020026	Cosumnes	A-5	0.2	4.75	1
1360060013	Cosumnes	A-5	0.2	10.18	2
1360060050	Cosumnes	A-5	0.2	1.33	1
1360060051	Cosumnes	A-5	0.2	1.12	1
1360060066	Cosumnes	A-5	0.2	4.53	1
1360070011	Cosumnes	A-5	0.2	10.00	2
1360080065	Cosumnes	A-5	0.2	4.68	1
1360110006	Cosumnes	A-5	0.2	3.00	1
1360110048	Cosumnes	A-5	0.2	18.30	3
1360110083	Cosumnes	A-5	0.2	3.00	1
1360130008	Cosumnes	A-5	0.2	10.00	2
1360130049	Cosumnes	A-5	0.2	5.97	1
1360130054	Cosumnes	A-5	0.2	4.24	1
1360130059	Cosumnes	A-5	0.2	4.43	1
1360141008	Cosumnes	A-5	0.2	7.97	1
1360141014	Cosumnes	A-5	0.2	5.04	1
1360142004	Cosumnes	A-5	0.2	4.73	1
1360150072	Cosumnes	A-5	0.2	4.55	1
1360150091	Cosumnes	A-5	0.2	5.00	1

1360160042	Cosumnes	A-5	0.2	10.00	2
1360160045	Cosumnes	A-5	0.2	9.08	1
1360160048	Cosumnes	A-5	0.2	4.11	1
1360170009	Cosumnes	A-5	0.2	5.00	1
1360170037	Cosumnes	A-5	0.2	0.40	1
1360170043	Cosumnes	A-5	0.2	5.00	1
1360170049	Cosumnes	A-5	0.2	3.33	1
1360170070	Cosumnes	A-5	0.2	9.77	1
1360170086	Cosumnes	A-5	0.2	4.77	1
1360180015	Southeast	A-5	0.2	5.00	1
1360180040	Southeast	A-5	0.2	2.28	1
1360180041	Southeast	A-5	0.2	5.00	1
1360190005	Southeast	A-5	0.2	4.00	1
1360230020	Southeast	A-5	0.2	4.69	1
1360230054	Southeast	A-5	0.2	1.90	1
1360230075	Southeast	A-5	0.2	4.78	1
1360230076	Southeast	A-5	0.2	5.00	1
1360240021	Southeast	A-5	0.2	4.77	1
1360240025	Southeast	A-5	0.2	5.02	1
1360240029	Southeast	A-5	0.2	4.67	1
1360240030	Southeast	A-5	0.2	4.69	1
1360240031	Southeast	A-5	0.2	5.00	1
1360240032	Southeast	A-5	0.2	5.00	1
1360260004	Southeast	A-5	0.2	20.00	4
1360260005	Southeast	A-5	0.2	20.00	4
1360260015	Southeast	A-5	0.2	10.00	2
1360260018	Southeast	A-5	0.2	15.00	3
1360260022	Southeast	A-5	0.2	20.00	4
1360260023	Southeast	A-5	0.2	10.00	2
1360260035	Southeast	A-5	0.2	4.62	1
1360260038	Southeast	A-5	0.2	4.79	1

1360271054	Southeast	A-5	0.2	5.00	1
1360300046	Southeast	A-5	0.2	4.59	1
1360310004	Cosumnes	A-5	0.2	5.43	1
1360340040	Cosumnes	A-5	0.2	4.68	1
1360340041	Cosumnes	A-5	0.2	4.68	1
1360340043	Cosumnes	A-5	0.2	4.68	1
1360340046	Cosumnes	A-5	0.2	4.68	1
1360340051	Cosumnes	A-5	0.2	4.80	1
1360340053	Cosumnes	A-5	0.2	7.74	1
1360400002	Cosumnes	A-5	0.2	4.55	1
1360410002	Cosumnes	A-5	0.2	5.78	1
1380020020	Southeast	A-5	0.2	4.76	1
1380020026	Southeast	A-5	0.2	5.02	1
1380070030	Southeast	A-5	0.2	10.86	2
1380070033	Southeast	A-5	0.2	17.71	3
1380070034	Southeast	A-5	0.2	9.84	2
1380090050	Southeast	A-5	0.2	2.30	1
1380123006	Southeast	A-5	0.2	0.47	1
1380123009	Southeast	A-5	0.2	0.90	1
1380123011	Southeast	A-5	0.2	0.20	1
1380123015	Southeast	A-5	0.2	0.85	1
1380123018	Southeast	A-5	0.2	0.29	1
1380123019	Southeast	A-5	0.2	0.19	1
1380123025	Southeast	A-5	0.2	0.20	1
1380123036	Southeast	A-5	0.2	0.20	1
1380123069	Southeast	A-5	0.2	0.79	1
1380123072	Southeast	A-5	0.2	2.45	1
1380140042	Southeast	A-5	0.2	0.23	1
1380240018	Southeast	A-5	0.2	10.00	2
1380240058	Southeast	A-5	0.2	5.36	1
1380240060	Southeast	A-5	0.2	9.77	1

1380240072	Southeast	A-5	0.2	15.65	3
1380250036	Southeast	A-5	0.2	5.02	1
1400070013	Southeast	A-5	0.2	10.55	2
1400070014	Southeast	A-5	0.2	7.52	1
1400070019	Southeast	A-5	0.2	5.77	1
1400070021	Southeast	A-5	0.2	5.77	1
1400080042	Southeast	A-5	0.2	2.00	1
1400080043	Southeast	A-5	0.2	2.00	1
1400090044	Southeast	A-5	0.2	5.00	1
1400100040	Southeast	A-5	0.2	4.85	1
1400130004	Southeast	A-5	0.2	2.50	1
1400130008	Southeast	A-5	0.2	1.00	1
1400130016	Southeast	A-5	0.2	1.00	1
1400130029	Southeast	A-5	0.2	5.00	1
1400130036	Southeast	A-5	0.2	5.28	1
1400140009	Southeast	A-5	0.2	1.00	1
1400140018	Southeast	A-5	0.2	10.25	2
1520010010	Southeast	A-5	0.2	10.00	2
1520010015	Southeast	A-5	0.2	10.20	2
1520010050	Southeast	A-5	0.2	4.94	1
1520010051	Southeast	A-5	0.2	4.94	1
1520010071	Southeast	A-5	0.2	0.92	1
1520080069	Southeast	A-5	0.2	9.23	1
1520230014	Southeast	A-5	0.2	7.09	1
1520230017	Southeast	A-5	0.2	7.52	1
1520270029	Southeast	A-5	0.2	5.43	1
1540020017	Southeast	A-5	0.2	3.97	1
		Total		**1003.61 Acres**	**211 Units**

Unless applied to a specific parcel, footnotes apply to all parcels in the Table.

(1) AR-5 zoned sites on the Above Moderate Inventory will not have access to infrastructure (water, sewer) during the planning period.

(2) These sites are vacant and were included in the previous Housing Element inventory.

(3) A-5 zoning permits one dwelling unit per 5 acres and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-4 ABOVE MODERATE INVENTORY ZONING: AGRICULTURAL RESIDENTIAL 5 (AR-5)[1] [2] GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity[3]**
0650041015	South Sacramento	AR-5	0.2	4.86	1
0650042028	South Sacramento	AR-5	0.2	4.91	1
0650042043	South Sacramento	AR-5	0.2	5.30	1
0650042045	South Sacramento	AR-5	0.2	5.29	1
0650160011	South Sacramento	AR-5	0.2	5.00	1
1220040009	Vineyard	AR-5	0.2	2.50	1
1220040010	Vineyard	AR-5	0.2	5.00	1
1220090021	Vineyard	AR-5	0.2	4.81	1
1220160003	Vineyard	AR-5	0.2	5.16	1
1230230001	Vineyard	AR-5	0.2	1.44	1
1260440002	Cosumnes	AR-5	0.2	3.97	1
1260440005	Cosumnes	AR-5	0.2	4.76	1
1260440007	Cosumnes	AR-5	0.2	6.31	1
1260440012	Cosumnes	AR-5	0.2	4.72	1
1320331003	Delta	AR-5	0.2	9.60	1
1340141031	Cosumnes	AR-5	0.2	15.03	3
1360091042	Cosumnes	AR-5	0.2	5.00	1
1360091043	Cosumnes	AR-5	0.2	5.00	1
1360091044	Cosumnes	AR-5	0.2	4.55	1
1360091056	Cosumnes	AR-5	0.2	1.67	1
1360091064	Cosumnes	AR-5	0.2	4.44	1
1360091065	Cosumnes	AR-5	0.2	4.66	1
1360170073	Cosumnes	AR-5	0.2	4.77	1

1360170074	Cosumnes	AR-5	0.2	4.77	1
1360190028	Southeast	AR-5	0.2	6.25	1
1360250051	Southeast	AR-5	0.2	5.00	1
1360330003	Cosumnes	AR-5	0.2	4.77	1
1380020007	Southeast	AR-5	0.2	5.42	1
1420100082	Delta	AR-5	0.2	0.94	1
1480033009	Southeast	AR-5	0.2	9.22	1
1480033010	Southeast	AR-5	0.2	14.22	2
1480042041	Southeast	AR-5	0.2	11.42	2
1480042049	Southeast	AR-5	0.2	4.99	1
1480042059	Southeast	AR-5	0.2	5.01	1
1480042060	Southeast	AR-5	0.2	5.01	1
1480042062	Southeast	AR-5	0.2	4.59	1
1480051005	Southeast	AR-5	0.2	20.00	4
1480051016	Southeast	AR-5	0.2	58.00	11
1480051058	Southeast	AR-5	0.2	5.00	1
1480051059	Southeast	AR-5	0.2	5.00	1
1480051060	Southeast	AR-5	0.2	5.00	1
1480051077	Southeast	AR-5	0.2	4.79	1
1480052001	Southeast	AR-5	0.2	10.01	2
1480052002	Southeast	AR-5	0.2	10.01	2
1480052003	Southeast	AR-5	0.2	20.00	4
1480052004	Southeast	AR-5	0.2	20.00	4
1480065002	Southeast	AR-5	0.2	5.52	1
1480065005	Southeast	AR-5	0.2	4.71	1
1480065007	Southeast	AR-5	0.2	4.57	1
1480090054	Southeast	AR-5	0.2	9.73	1
1480114006	Southeast	AR-5	0.2	5.80	1
1500060064	Southeast	AR-5	0.2	4.42	1
1500060081	Southeast	AR-5	0.2	6.06	1
1500060082	Southeast	AR-5	0.2	5.52	1

1520161011	Southeast	AR-5	0.2	4.77	1
1520260131	Southeast	AR-5	0.2	5.00	1
1520300002	Southeast	AR-5	0.2	4.84	1
1520300003	Southeast	AR-5	0.2	4.84	1
2020070002	Rio Linda/Elverta	AR-5	0.2	51.00	10
2020070006	Rio Linda/Elverta	AR-5	0.2	78.00	15
2020070013	Rio Linda/Elverta	AR-5	0.2	20.00	4
2020070019	Rio Linda/Elverta	AR-5	0.2	3.76	1
2020070020	Rio Linda/Elverta	AR-5	0.2	24.08	4
2020070034	Rio Linda/Elverta	AR-5	0.2	44.00	8
2020070036	Rio Linda/Elverta	AR-5	0.2	10.00	2
2020080007	Rio Linda/Elverta	AR-5	0.2	18.10	3
2020080010	Rio Linda/Elverta	AR-5	0.2	1.25	1
2020080034	Rio Linda/Elverta	AR-5	0.2	1.85	1
2020080042	Rio Linda/Elverta	AR-5	0.2	18.75	3
2020080043	Rio Linda/Elverta	AR-5	0.2	1.23	1
2020080051	Rio Linda/Elverta	AR-5	0.2	0.53	1
2020170019	Rio Linda/Elverta	AR-5	0.2	79.80	15
2020170024	Rio Linda/Elverta	AR-5	0.2	165.70	33
2030010001	Rio Linda/Elverta	AR-5	0.2	20.81	4
2030010003	Rio Linda/Elverta	AR-5	0.2	19.16	3
2030010015	Rio Linda/Elverta	AR-5	0.2	87.17	17
2030020012	Rio Linda/Elverta	AR-5	0.2	0.93	1
2030020013	Rio Linda/Elverta	AR-5	0.2	9.70	1
2030040004	Rio Linda/Elverta	AR-5	0.2	4.51	1
2030040008	Rio Linda/Elverta	AR-5	0.2	5.19	1
2030040015	Rio Linda/Elverta	AR-5	0.2	1.00	1
2030040016	Rio Linda/Elverta	AR-5	0.2	10.00	2
2030040022	Rio Linda/Elverta	AR-5	0.2	0.86	1
2030090043	Antelope	AR-5	0.2	4.94	1
2030090044	Antelope	AR-5	0.2	4.85	1

2030040023	Rio Linda/Elverta	AR-5	0.2	19.14	3
2030080027	Rio Linda/Elverta	AR-5	0.2	5.86	1
2030080044	Rio Linda/Elverta	AR-5	0.2	5.23	1
2250122001	Natomas	AR-5	0.2	5.49	1
2270050030	Orangevale	AR-5	0.2	3.49	1
2270070005	Orangevale	AR-5	0.2	5.50	1
2270070006	Orangevale	AR-5	0.2	7.60	1
2270070007	Orangevale	AR-5	0.2	15.60	3
2270070008	Orangevale	AR-5	0.2	15.50	3
2270070009	Orangevale	AR-5	0.2	7.42	1
2270070010	Orangevale	AR-5	0.2	7.30	1
		Total		**1209.25 Acres**	**236 Units**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) AR-5 zoned sites on the Above Moderate Inventory will not have access to infrastructure (water, sewer) during the planning period.

(2) These sites are vacant and were included in the previous Housing Element inventory.

(3) AR-5 zoning permits one dwelling unit per 5 acres and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-5 ABOVE MODERATE INVENTORY ZONING: AGRICULTURAL RESIDENTIAL 10 (A-10) [(1)(2)] GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity[(3)]**
0640072008	South Sacramento	A-10	0.1	11.76	1
0640072019	South Sacramento	A-10	0.1	0.84	1
0640072024	South Sacramento	A-10	0.1	11.56	1
0640072032	South Sacramento	A-10	0.1	0.94	1
0650042031	South Sacramento	A-10	0.1	12.26	1
0650042040	South Sacramento	A-10	0.1	10.12	1
0650042041	South Sacramento	A-10	0.1	10.12	1
0650042042	South Sacramento	A-10	0.1	16.33	1
0650042062	South Sacramento	A-10	0.1	6.63	1
0650070021	South Sacramento	A-10	0.1	21.45	2
0720270133	Cosumnes	A-10	0.1	11.86	1
0730111002	Cosumnes	A-10	0.1	10.10	1
0730111003	Cosumnes	A-10	0.1	10.14	1
0730111004	Cosumnes	A-10	0.1	10.81	1
0730111010	Cosumnes	A-10	0.1	10.45	1
0730111011	Cosumnes	A-10	0.1	10.39	1
0730112004	Cosumnes	A-10	0.1	12.87	1
0730112006	Cosumnes	A-10	0.1	11.24	1
0730113004	Cosumnes	A-10	0.1	10.40	1
0730114008	Cosumnes	A-10	0.1	11.45	1
0730114012	Cosumnes	A-10	0.1	11.60	1
0730115003	Cosumnes	A-10	0.1	2.05	1

0730122006	Cosumnes	A-10	0.1	10.60	1
1150091012	Vineyard	A-10	0.1	2.50	1
1150091022	Vineyard	A-10	0.1	8.25	1
1150091032	Vineyard	A-10	0.1	2.55	1
1150091037	Vineyard	A-10	0.1	0.19	1
1150091057	Vineyard	A-10	0.1	17.75	1
1150091067	Vineyard	A-10	0.1	3.18	1
1150091074	Vineyard	A-10	0.1	3.13	1
1150091078	Vineyard	A-10	0.1	4.00	1
1150091088	Vineyard	A-10	0.1	5.69	1
1150092003	Vineyard	A-10	0.1	2.50	1
1150092005	Vineyard	A-10	0.1	2.50	1
1260060009	Cosumnes	A-10	0.1	21.26	2
1260160023	Cosumnes	A-10	0.1	5.12	1
1260160024	Cosumnes	A-10	0.1	11.02	1
1260190008	Cosumnes	A-10	0.1	11.02	1
1260190009	Cosumnes	A-10	0.1	11.01	1
1260270043	Cosumnes	A-10	0.1	9.33	1
1260270045	Cosumnes	A-10	0.1	15.55	1
1260290001	Cosumnes	A-10	0.1	10.63	1
1260290002	Cosumnes	A-10	0.1	10.61	1
1260290018	Cosumnes	A-10	0.1	4.13	1
1260290023	Cosumnes	A-10	0.1	1.46	1
1280172005	Cosumnes	A-10	0.1	9.93	1
1280172006	Cosumnes	A-10	0.1	10.33	1
1280172008	Cosumnes	A-10	0.1	9.70	1
1280173001	Cosumnes	A-10	0.1	9.76	1
1280174001	Cosumnes	A-10	0.1	15.84	1
1280174010	Cosumnes	A-10	0.1	10.79	1
1320222005	Delta	A-10	0.1	0.72	1
1320222007	Delta	A-10	0.1	8.79	1

1340141011	Cosumnes	A-10	0.1	8.42	1
1340171005	Cosumnes	A-10	0.1	12.12	1
1340171009	Cosumnes	A-10	0.1	10.00	1
1340171010	Cosumnes	A-10	0.1	16.25	1
1340171011	Cosumnes	A-10	0.1	12.57	1
1340174004	Cosumnes	A-10	0.1	4.84	1
1360020032	Cosumnes	A-10	0.1	9.59	1
1360091048	Cosumnes	A-10	0.1	10.00	1
1360102002	Cosumnes	A-10	0.1	9.46	1
1360102005	Cosumnes	A-10	0.1	8.65	1
1360102006	Cosumnes	A-10	0.1	12.67	1
1360102007	Cosumnes	A-10	0.1	10.00	1
1360102008	Cosumnes	A-10	0.1	10.00	1
1360102011	Cosumnes	A-10	0.1	13.28	1
1360102012	Cosumnes	A-10	0.1	10.00	1
1360102020	Cosumnes	A-10	0.1	9.84	1
1360102021	Cosumnes	A-10	0.1	15.83	1
1360130011	Cosumnes	A-10	0.1	10.00	1
1360130016	Cosumnes	A-10	0.1	10.00	1
1360130027	Cosumnes	A-10	0.1	2.04	1
1360130029	Cosumnes	A-10	0.1	7.82	1
1360130057	Cosumnes	A-10	0.1	5.08	1
1360130058	Cosumnes	A-10	0.1	5.08	1
1360150001	Cosumnes	A-10	0.1	9.24	1
1360170007	Cosumnes	A-10	0.1	10.00	1
1360170013	Cosumnes	A-10	0.1	10.00	1
1360170020	Cosumnes	A-10	0.1	5.00	1
1360170022	Cosumnes	A-10	0.1	5.00	1
1360260008	Southeast	A-10	0.1	10.00	1
1360300018	Southeast	A-10	0.1	10.00	1
1360300028	Southeast	A-10	0.1	12.60	1

1360300037	Southeast	A-10	0.1	9.94	1
1360300038	Southeast	A-10	0.1	9.89	1
1360300049	Southeast	A-10	0.1	10.14	1
1360320019	Cosumnes	A-10	0.1	10.00	1
1360320032	Cosumnes	A-10	0.1	6.00	1
1380020008	Southeast	A-10	0.1	10.17	1
1380112003	Southeast	A-10	0.1	0.19	1
1380112004	Southeast	A-10	0.1	0.19	1
1380112008	Southeast	A-10	0.1	0.38	1
1380112021	Southeast	A-10	0.1	0.22	1
1380112023	Southeast	A-10	0.1	0.40	1
1380112026	Southeast	A-10	0.1	0.20	1
1380112027	Southeast	A-10	0.1	0.20	1
1380112033	Southeast	A-10	0.1	0.21	1
1380112034	Southeast	A-10	0.1	0.21	1
1380112035	Southeast	A-10	0.1	0.21	1
1380112036	Southeast	A-10	0.1	0.21	1
1380112046	Southeast	A-10	0.1	0.20	1
1380112047	Southeast	A-10	0.1	0.20	1
1380112048	Southeast	A-10	0.1	0.20	1
1380112049	Southeast	A-10	0.1	0.20	1
1380112066	Southeast	A-10	0.1	0.20	1
1380112076	Southeast	A-10	0.1	0.19	1
1380112077	Southeast	A-10	0.1	0.19	1
1380112078	Southeast	A-10	0.1	0.19	1
1380112087	Southeast	A-10	0.1	0.41	1
1380112088	Southeast	A-10	0.1	0.39	1
1380121012	Southeast	A-10	0.1	0.38	1
1380121013	Southeast	A-10	0.1	0.21	1
1380121014	Southeast	A-10	0.1	0.35	1
1380121015	Southeast	A-10	0.1	0.31	1

1380121018	Southeast	A-10	0.1	0.21	1
1380121021	Southeast	A-10	0.1	0.21	1
1380121026	Southeast	A-10	0.1	0.64	1
1380121036	Southeast	A-10	0.1	0.21	1
1380121037	Southeast	A-10	0.1	0.58	1
1380121040	Southeast	A-10	0.1	10.09	1
1380150024	Southeast	A-10	0.1	2.00	1
1380150084	Southeast	A-10	0.1	16.00	1
1380200033	Southeast	A-10	0.1	2.50	1
1380200034	Southeast	A-10	0.1	2.52	1
1380200056	Southeast	A-10	0.1	4.99	1
1380210016	Southeast	A-10	0.1	3.00	1
1380210024	Southeast	A-10	0.1	20.00	2
1380210033	Southeast	A-10	0.1	12.00	1
1380210049	Southeast	A-10	0.1	12.00	1
1380210067	Southeast	A-10	0.1	2.14	1
1380210075	Southeast	A-10	0.1	10.00	1
1380220012	Southeast	A-10	0.1	1.00	1
1380220016	Southeast	A-10	0.1	2.00	1
1380230009	Southeast	A-10	0.1	4.00	1
1380230010	Southeast	A-10	0.1	2.00	1
1380230019	Southeast	A-10	0.1	2.00	1
1380230021	Southeast	A-10	0.1	5.00	1
1380230061	Southeast	A-10	0.1	9.48	1
1380230062	Southeast	A-10	0.1	18.16	1
1380230072	Southeast	A-10	0.1	9.67	1
1520050005	Southeast	A-10	0.1	11.78	1
1520080065	Southeast	A-10	0.1	10.00	1
1520090008	Southeast	A-10	0.1	10.00	1
1520090015	Southeast	A-10	0.1	10.00	1
1520110007	Southeast	A-10	0.1	10.00	1

1520110052	Southeast	A-10	0.1	10.24	1
1520120012	Southeast	A-10	0.1	10.00	1
1520120028	Southeast	A-10	0.1	18.89	1
1520120036	Southeast	A-10	0.1	10.00	1
1520120045	Southeast	A-10	0.1	10.92	1
1520130010	Southeast	A-10	0.1	5.00	1
1520130014	Southeast	A-10	0.1	10.00	1
1520130054	Southeast	A-10	0.1	5.23	1
1540010002	Southeast	A-10	0.1	2.31	1
1540010008	Southeast	A-10	0.1	2.00	1
1540020017	Southeast	A-10	0.1	6.02	1
1540020023	Southeast	A-10	0.1	10.00	1
1540030030	Southeast	A-10	0.1	6.00	1
1540050015	Southeast	A-10	0.1	16.00	1
1540050016	Southeast	A-10	0.1	4.00	1
1540070022	Southeast	A-10	0.1	2.00	1
1540070023	Southeast	A-10	0.1	2.00	1
1540070024	Southeast	A-10	0.1	2.00	1
1540070026	Southeast	A-10	0.1	2.00	1
1540070027	Southeast	A-10	0.1	2.00	1
1540070028	Southeast	A-10	0.1	2.00	1
1540070029	Southeast	A-10	0.1	2.00	1
1540070031	Southeast	A-10	0.1	2.00	1
1540070032	Southeast	A-10	0.1	2.14	1
1540070033	Southeast	A-10	0.1	2.20	1
1540070034	Southeast	A-10	0.1	2.25	1
		Total		**1186.35 Acres**	**175 Units**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) A-10 zoned sites on the Above Moderate Inventory will not have access to infrastructure (water, sewer) during the planning period.

(2) These sites are vacant and were included in the previous Housing Element inventory.

(1) A-10 zoning permits one dwelling unit per 10 acres and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-6 ABOVE MODERATE INVENTORY ZONING: AGRICULTURAL RESIDENTIAL 10 (AR-10) [(1)(2)] GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity[(3)]**
0650051008	Vineyard	AR-10	0.1	5.00	1
0650051009	Vineyard	AR-10	0.1	5.00	1
0650051018	Vineyard	AR-10	0.1	9.82	1
0650051021	Vineyard	AR-10	0.1	12.83	1
0650051022	Vineyard	AR-10	0.1	0.68	1
0650051024	Vineyard	AR-10	0.1	0.47	1
0650051025	Vineyard	AR-10	0.1	3.83	1
0650051030	Vineyard	AR-10	0.1	10.00	1
0650051032	Vineyard	AR-10	0.1	10.00	1
0650051045	Vineyard	AR-10	0.1	13.18	1
0650051047	Vineyard	AR-10	0.1	9.89	1
0650052013	Vineyard	AR-10	0.1	4.90	1
0650052028	Vineyard	AR-10	0.1	12.83	1
0650080034	Vineyard	AR-10	0.1	9.63	1
0650290001	Vineyard	AR-10	0.1	2.43	1
0650290003	Vineyard	AR-10	0.1	0.64	1
0650290006	Vineyard	AR-10	0.1	0.91	1
0650290010	Vineyard	AR-10	0.1	0.55	1
0650290011	Vineyard	AR-10	0.1	7.41	1
0650290017	Vineyard	AR-10	0.1	4.59	1
0650290019	Vineyard	AR-10	0.1	1.01	1
0660090015	Vineyard	AR-10	0.1	0.15	1
0660100091	Vineyard	AR-10	0.1	10.02	1
0660100102	Vineyard	AR-10	0.1	9.80	1
0660110006	Vineyard	AR-10	0.1	9.47	1

0660110007	Vineyard	AR-10	0.1	10.12	1
0660110008	Vineyard	AR-10	0.1	10.10	1
0660110009	Vineyard	AR-10	0.1	9.47	1
0660110010	Vineyard	AR-10	0.1	9.47	1
0660110011	Vineyard	AR-10	0.1	10.10	1
0660110012	Vineyard	AR-10	0.1	10.12	1
0660110013	Vineyard	AR-10	0.1	10.13	1
0660110020	Vineyard	AR-10	0.1	10.15	1
1150142002	South Sacramento	AR-10	0.1	1.04	1
1150142012	South Sacramento	AR-10	0.1	0.81	1
1210010015	Vineyard	AR-10	0.1	6.93	1
1210010030	Vineyard	AR-10	0.1	10.40	1
1210010051	Vineyard	AR-10	0.1	36.09	3
1210040016	Vineyard	AR-10	0.1	9.94	1
1210040017	Vineyard	AR-10	0.1	9.94	1
1210040019	Vineyard	AR-10	0.1	9.95	1
1210040020	Vineyard	AR-10	0.1	9.94	1
1210050001	Vineyard	AR-10	0.1	1.96	1
1210050013	Vineyard	AR-10	0.1	13.87	1
1210050021	Vineyard	AR-10	0.1	12.98	1
1210050024	Vineyard	AR-10	0.1	3.91	1
1210050043	Vineyard	AR-10	0.1	2.60	1
1210050044	Vineyard	AR-10	0.1	4.59	1
1210050046	Vineyard	AR-10	0.1	1.16	1
1210050049	Vineyard	AR-10	0.1	4.84	1
1210050050	Vineyard	AR-10	0.1	5.94	1
1210050054	Vineyard	AR-10	0.1	13.69	1
1210060020	Vineyard	AR-10	0.1	2.07	1
1210060022	Vineyard	AR-10	0.1	17.42	1
1210070005	Vineyard	AR-10	0.1	3.13	1

1210070007	Vineyard	AR-10	0.1	1.55	1
1210070008	Vineyard	AR-10	0.1	1.53	1
1210070018	Vineyard	AR-10	0.1	0.90	1
1210070022	Vineyard	AR-10	0.1	3.20	1
1210080002	Vineyard	AR-10	0.1	4.90	1
1210080004	Vineyard	AR-10	0.1	9.83	1
1210080006	Vineyard	AR-10	0.1	2.98	1
1210080007	Vineyard	AR-10	0.1	5.08	1
1210080008	Vineyard	AR-10	0.1	13.00	1
1210080023	Vineyard	AR-10	0.1	9.60	1
1210080028	Vineyard	AR-10	0.1	19.60	1
1220010011	Vineyard	AR-10	0.1	9.55	1
1220010013	Vineyard	AR-10	0.1	10.17	1
1220010014	Vineyard	AR-10	0.1	9.83	1
1220020009	Vineyard	AR-10	0.1	14.30	1
1220020013	Vineyard	AR-10	0.1	8.16	1
1220050033	Vineyard	AR-10	0.1	9.71	1
1220080001	Vineyard	AR-10	0.1	9.47	1
1220080010	Vineyard	AR-10	0.1	10.00	1
1220100001	Vineyard	AR-10	0.1	9.96	1
1220790002	Vineyard	AR-10	0.1	0.45	1
1320181023	Delta	AR-10	0.1	1.30	1
1320181024	Delta	AR-10	0.1	3.63	1
1320261008	Delta	AR-10	0.1	9.75	1
1320261009	Delta	AR-10	0.1	9.65	1
1320261010	Delta	AR-10	0.1	9.61	1
1320261011	Delta	AR-10	0.1	9.66	1
1480041001	Southeast	AR-10	0.1	20.83	2
1480041004	Southeast	AR-10	0.1	10.00	1
1480041026	Southeast	AR-10	0.1	13.02	1
1480042006	Southeast	AR-10	0.1	9.56	1

1480042024	Southeast	AR-10	0.1	14.85	1
1480064002	Southeast	AR-10	0.1	20.00	1
1480064003	Southeast	AR-10	0.1	9.18	1
1480064004	Southeast	AR-10	0.1	9.47	1
1480064009	Southeast	AR-10	0.1	10.00	1
1480064012	Southeast	AR-10	0.1	9.36	1
1480065013	Southeast	AR-10	0.1	17.68	1
1520280003	Southeast	AR-10	0.1	4.73	1
1520280005	Southeast	AR-10	0.1	12.91	1
2010110024	Rio Linda/Elverta	AR-10	0.1	13.39	1
2020010025	Rio Linda/Elverta	AR-10	0.1	9.85	1
2020010026	Rio Linda/Elverta	AR-10	0.1	9.65	1
2020010027	Rio Linda/Elverta	AR-10	0.1	5.65	1
2020010034	Rio Linda/Elverta	AR-10	0.1	4.69	1
2020010047	Rio Linda/Elverta	AR-10	0.1	1.07	1
2020030030	Rio Linda/Elverta	AR-10	0.1	5.00	1
		Total		**836.16 Acres**	**105 Units**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) AR-10 zoned sites on the Above Moderate Inventory will not have access to infrastructure (water, sewer) during the planning period.

(2) These sites are vacant and were included in the previous Housing Element inventory.

(3) AR-10 zoning permits one dwelling unit per 10 acres and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-7 ABOVE MODERATE INVENTORY ZONING: RESIDENTIAL DENSITY 1 (RD-1) [1] GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)						
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity[2]**	**Infrastructure**
1150112026	South Sacramento	RD-1	1.0	1.96	1	Y
1420080061	Delta	RD-1	1.0	1.08	1	Y
1420080092	Delta	RD-1	1.0	0.65	1	Y
1580060001	Delta	RD-1	1.0	1.00	1	N
1580060011	Delta	RD-1	1.0	0.22	1	N
1580060013	Delta	RD-1	1.0	0.46	1	N
1580060014	Delta	RD-1	1.0	0.22	1	N
1580060025	Delta	RD-1	1.0	0.23	1	N
1580060038	Delta	RD-1	1.0	0.46	1	N
1580060047	Delta	RD-1	1.0	0.47	1	N
2360070018	Carmichael & Old Foothill Farms	RD-1	1.0	0.92	1	Y
2460121027	Fair Oaks	RD-1	1.0	0.43	1	Y
2600120070	Carmichael & Old Foothill Farms	RD-1	1.0	0.96	1	Y
2600120071	Carmichael & Old Foothill Farms	RD-1	1.0	0.93	1	Y
2600120072	Carmichael & Old Foothill Farms	RD-1	1.0	1.20	1	Y
2600410011	Carmichael & Old Foothill Farms	RD-1	1.0	0.48	1	Y
2600410013	Carmichael & Old Foothill Farms	RD-1	1.0	1.17	1	Y
2600410021	Carmichael & Old Foothill Farms	RD-1	1.0	0.22	1	Y

2600460003	Carmichael & Old Foothill Farms	RD-1	1.0	1.02	1	Y
2710193002	Arden Arcade	RD-1	1.0	0.34	1	Y
2730030048	Carmichael & Old Foothill Farms	RD-1	1.0	1.14	1	N
2730250048	Carmichael & Old Foothill Farms	RD-1	1.0	1.18	1	N
2730400002	Carmichael & Old Foothill Farms	RD-1	1.0	1.00	1	Y
2730030048	Carmichael & Old Foothill Farms	RD-1	1.0	1.14	1	Y
2740220063	Natomas	RD-1	1.0	1.13	1	N
2740220065	Natomas	RD-1	1.0	0.81	1	N
2920200078	Arden Arcade	RD-1	1.0	0.42	1	Y
		Total		**21.24 Acres**	**27 Units**	

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) These sites are vacant and were included in the previous Housing Element inventory

(2) RD-1 zoning permits one dwelling unit per acre and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-8 ABOVE MODERATE INVENTORY ZONING: RESIDENTIAL DENSITY 2 (RD-2) [1] GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)						
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity [2]**	**Infrastructure**
0500301044	South Sacramento	RD-2	2.0	0.53	1	Y
0510062026	South Sacramento	RD-2	2.0	1.10	2	Y
0510062028	South Sacramento	RD-2	2.0	0.69	1	Y
0510071008	South Sacramento	RD-2	2.0	0.23	1	Y
0510111021	South Sacramento	RD-2	2.0	0.50	1	Y
0510111039	South Sacramento	RD-2	2.0	0.32	1	Y
1420180014	Delta	RD-2	2.0	0.91	1	Y
1420180019	Delta	RD-2	2.0	0.49	1	Y
1500333022	Southeast	RD-2	2.0	0.88	1	N
1500333023	Southeast	RD-2	2.0	0.87	1	N
1570081024	Delta	RD-2	2.0	3.08	4	N
1570081017	Delta	RD-2	2.0	2.62	4	N
1570211006	Delta	RD-2	2.0	1.06	1	N
1570212001	Delta	RD-2	2.0	0.17	1	N
1570212006	Delta	RD-2	2.0	0.29	1	N
1570221001	Delta	RD-2	2.0	1.06	1	N
1570221002	Delta	RD-2	2.0	0.30	1	N
1570221004	Delta	RD-2	2.0	0.50	1	N

1570222007	Delta	RD-2	2.0	0.45	1	N
1570222013	Delta	RD-2	2.0	0.23	1	N
1570222014	Delta	RD-2	2.0	0.25	1	N
2010250004	Natomas	RD-2	2.0	0.49	1	N
2010250005	Natomas	RD-2	2.0	1.34	2	N
2010250031	Natomas	RD-2	2.0	0.51	1	N
2010260017	Natomas	RD-2	2.0	0.70	1	N
2010260033	Natomas	RD-2	2.0	0.74	1	N
2010260035	Natomas	RD-2	2.0	0.55	1	N
2010260038	Natomas	RD-2	2.0	0.69	1	N
2010270026	Natomas	RD-2	2.0	2.06	3	N
2010270061	Natomas	RD-2	2.0	1.00	1	N
2010280067	Natomas	RD-2	2.0	1.00	1	N
2010330021	Natomas	RD-2	2.0	2.40	4	N
2010330023	Natomas	RD-2	2.0	1.49	2	N
2010330025	Natomas	RD-2	2.0	0.54	1	N
2010330040	Natomas	RD-2	2.0	1.23	2	N
2020101023	Rio Linda/Elverta	RD-2	2.0	5.58	9	Y
2020111040	Rio Linda/Elverta	RD-2	2.0	1.08	1	Y
2020141015	Rio Linda/Elverta	RD-2	2.0	0.49	1	Y
2020141022	Rio Linda/Elverta	RD-2	2.0	0.46	1	Y
2020170024	Rio Linda/Elverta	RD-2	2.0	8.23	8	Y
2020360001	Rio Linda/Elverta	RD-2	2.0	1.00	1	Y

2020360003	Rio Linda/Elverta	RD-2	2.0	1.00	1	Y
2130201080	Orangevale	RD-2	2.0	0.91	1	Y
2130211001	Orangevale	RD-2	2.0	2.00	3	Y
2130211020	Orangevale	RD-2	2.0	1.01	1	N
2130211031	Orangevale	RD-2	2.0	1.54	2	Y
2130211033	Orangevale	RD-2	2.0	2.82	4	Y
2130212011	Orangevale	RD-2	2.0	0.67	1	Y
2130241034	Orangevale	RD-2	2.0	0.47	1	Y
2130241035	Orangevale	RD-2	2.0	0.50	1	Y
2130253042	Orangevale	RD-2	2.0	0.50	1	Y
2130373061	Orangevale	RD-2	2.0	0.43	1	Y
2130430015	Orangevale	RD-2	2.0	0.25	1	Y
2130450039	Orangevale	RD-2	2.0	2.49	4	Y
2130450043	Orangevale	RD-2	2.0	0.47	1	N
2130460055	Orangevale	RD-2	2.0	0.46	1	Y
2130470046	Orangevale	RD-2	2.0	0.46	1	N
2200023004	Carmichael & Old Foothill Farms	RD-2	2.0	0.51	1	Y
2200023005	Carmichael & Old Foothill Farms	RD-2	2.0	0.50	1	Y
2200023006	Carmichael & Old Foothill Farms	RD-2	2.0	0.53	1	Y
2200032049	Carmichael & Old Foothill Farms	RD-2	2.0	0.55	1	Y
2200032050	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1	Y

2200032060	Carmichael & Old Foothill Farms	RD-2	2.0	0.66	1	Y
2230012008	Orangevale	RD-2	2.0	0.53	1	Y
2230030037	Orangevale	RD-2	2.0	1.44	2	Y
2230042030	Orangevale	RD-2	2.0	1.15	2	N
2230042066	Orangevale	RD-2	2.0	0.55	1	Y
2230091010	Orangevale	RD-2	2.0	0.87	1	Y
2230092028	Orangevale	RD-2	2.0	2.18	3	Y
2230092031	Orangevale	RD-2	2.0	2.05	3	Y
2230092040	Orangevale	RD-2	2.0	1.00	1	N
2230101047	Orangevale	RD-2	2.0	0.56	1	Y
2230690005	Orangevale	RD-2	2.0	0.51	1	Y
2250090047	Natomas	RD-2	2.0	1.03	1	N
2250090048	Natomas	RD-2	2.0	1.10	1	N
2250190010	Natomas	RD-2	2.0	1.16	1	N
2250200012	Natomas	RD-2	2.0	0.64	1	N
2250210032	Natomas	RD-2	2.0	0.77	1	N
2250210036	Natomas	RD-2	2.0	0.73	1	N
2250210046	Natomas	RD-2	2.0	1.35	2	N
2250210047	Natomas	RD-2	2.0	1.32	2	N
2250210048	Natomas	RD-2	2.0	1.44	2	N
2250260002	Natomas	RD-2	2.0	0.70	1	N
2250260006	Natomas	RD-2	2.0	0.68	1	N
2250260008	Natomas	RD-2	2.0	0.76	1	N

2250260009	Natomas	RD-2	2.0	0.86	1	N
2250360003	Natomas	RD-2	2.0	0.83	1	N
2250360013	Natomas	RD-2	2.0	1.17	1	N
2300041009	Carmichael & Old Foothill Farms	RD-2	2.0	1.22	2	Y
2300091043	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1	Y
2300092003	Carmichael & Old Foothill Farms	RD-2	2.0	2.51	4	Y
2300092023	Carmichael & Old Foothill Farms	RD-2	2.0	1.47	2	Y
2300203026	Carmichael & Old Foothill Farms	RD-2	2.0	0.50	1	Y
2300203027	Carmichael & Old Foothill Farms	RD-2	2.0	0.50	1	Y
2300211010	Carmichael & Old Foothill Farms	RD-2	2.0	0.92	1	Y
2300211016	Carmichael & Old Foothill Farms	RD-2	2.0	1.23	2	Y
2300230011	Carmichael & Old Foothill Farms	RD-2	2.0	0.30	1	Y
2300321033	Carmichael & Old Foothill Farms	RD-2	2.0	0.34	1	Y
2300474013	Carmichael & Old Foothill Farms	RD-2	2.0	0.89	1	Y
2300880004	Carmichael & Old Foothill Farms	RD-2	2.0	0.44	1	Y
2400081002	Carmichael & Old Foothill Farms	RD-2	2.0	0.78	1	Y

2400084009	Carmichael & Old Foothill Farms	RD-2	2.0	0.41	1	Y
2400111012	Carmichael & Old Foothill Farms	RD-2	2.0	1.02	1	Y
2400111024	Carmichael & Old Foothill Farms	RD-2	2.0	1.07	1	Y
2400111075	Carmichael & Old Foothill Farms	RD-2	2.0	0.47	1	Y
2400111084	Carmichael & Old Foothill Farms	RD-2	2.0	0.48	1	Y
2400131104	Carmichael & Old Foothill Farms	RD-2	2.0	0.35	1	Y
2400131105	Carmichael & Old Foothill Farms	RD-2	2.0	0.44	1	Y
2400222002	Carmichael & Old Foothill Farms	RD-2	2.0	1.24	2	Y
2400222015	Carmichael & Old Foothill Farms	RD-2	2.0	0.48	1	Y
2400222034	Carmichael & Old Foothill Farms	RD-2	2.0	1.06	1	Y
2400222057	Carmichael & Old Foothill Farms	RD-2	2.0	0.67	1	Y
2400223036	Carmichael & Old Foothill Farms	RD-2	2.0	0.34	1	Y
2400223037	Carmichael & Old Foothill Farms	RD-2	2.0	0.23	1	Y
2400223042	Carmichael & Old Foothill Farms	RD-2	2.0	0.51	1	Y
2400223046	Carmichael & Old Foothill Farms	RD-2	2.0	0.58	1	Y

2400262042	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1	Y
2400262044	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1	Y
2400262045	Carmichael & Old Foothill Farms	RD-2	2.0	0.45	1	Y
2400262046	Carmichael & Old Foothill Farms	RD-2	2.0	0.34	1	Y
2400312016	Carmichael & Old Foothill Farms	RD-2	2.0	0.27	1	Y
2400320010	Carmichael & Old Foothill Farms	RD-2	2.0	0.71	1	Y
2400320051	Carmichael & Old Foothill Farms	RD-2	2.0	0.24	1	Y
2400320076	Carmichael & Old Foothill Farms	RD-2	2.0	0.45	1	Y
2400512003	Carmichael & Old Foothill Farms	RD-2	2.0	0.87	1	Y
2400560085	Carmichael & Old Foothill Farms	RD-2	2.0	0.27	1	Y
2400560086	Carmichael & Old Foothill Farms	RD-2	2.0	1.90	3	Y
2400560094	Carmichael & Old Foothill Farms	RD-2	2.0	2.72	4	Y
2400560095	Carmichael & Old Foothill Farms	RD-2	2.0	0.73	1	Y
2400560096	Carmichael & Old Foothill Farms	RD-2	2.0	0.60	1	Y
2400560098	Carmichael & Old Foothill Farms	RD-2	2.0	0.87	1	Y

2400560099	Carmichael & Old Foothill Farms	RD-2	2.0	1.36	2	Y
2400630001	Carmichael & Old Foothill Farms	RD-2	2.0	0.31	1	Y
2400680007	Carmichael & Old Foothill Farms	RD-2	2.0	0.57	1	Y
2400690022	Carmichael & Old Foothill Farms	RD-2	2.0	0.45	1	Y
2400690023	Carmichael & Old Foothill Farms	RD-2	2.0	0.41	1	Y
2400690024	Carmichael & Old Foothill Farms	RD-2	2.0	0.41	1	Y
2420172005	Fair Oaks	RD-2	2.0	1.26	2	N
2420175015	Fair Oaks	RD-2	2.0	0.66	1	N
2420175018	Fair Oaks	RD-2	2.0	1.92	3	N
2420175025	Fair Oaks	RD-2	2.0	0.99	1	Y
2420221024	Fair Oaks	RD-2	2.0	0.34	1	N
2420221042	Fair Oaks	RD-2	2.0	0.95	1	Y
2420222037	Fair Oaks	RD-2	2.0	0.53	1	Y
2420222038	Fair Oaks	RD-2	2.0	0.53	1	Y
2420251025	Fair Oaks	RD-2	2.0	1.83	3	Y
2420364017	Fair Oaks	RD-2	2.0	0.85	1	Y
2420460017	Fair Oaks	RD-2	2.0	0.55	1	Y
2420460018	Fair Oaks	RD-2	2.0	0.47	1	Y
2420590004	Fair Oaks	RD-2	2.0	0.92	1	Y
2440110044	Fair Oaks	RD-2	2.0	0.65	1	N

2440110047	Fair Oaks	RD-2	2.0	0.37	1	N
2450121010	Carmichael & Old Foothill Farms	RD-2	2.0	0.49	1	Y
2450132030	Carmichael & Old Foothill Farms	RD-2	2.0	0.41	1	Y
2450140019	Carmichael & Old Foothill Farms	RD-2	2.0	0.28	1	Y
2450240008	Carmichael & Old Foothill Farms	RD-2	2.0	2.49	4	Y
2450240009	Carmichael & Old Foothill Farms	RD-2	2.0	0.44	1	Y
2460030023	Fair Oaks	RD-2	2.0	0.54	1	Y
2460080055	Fair Oaks	RD-2	2.0	0.55	1	Y
2460093030	Fair Oaks	RD-2	2.0	0.33	1	Y
2460111011	Fair Oaks	RD-2	2.0	1.15	1	Y
2460111015	Fair Oaks	RD-2	2.0	0.17	1	Y
2460111035	Fair Oaks	RD-2	2.0	0.52	1	Y
2460111057	Fair Oaks	RD-2	2.0	2.50	4	Y
2460130100	Fair Oaks	RD-2	2.0	0.49	1	Y
2460142023	Fair Oaks	RD-2	2.0	0.74	1	Y
2460142030	Fair Oaks	RD-2	2.0	0.30	1	Y
2460152008	Fair Oaks	RD-2	2.0	0.52	1	Y
2460170057	Fair Oaks	RD-2	2.0	4.77	8	Y
2460170075	Fair Oaks	RD-2	2.0	0.23	1	Y
2460170076	Fair Oaks	RD-2	2.0	0.14	1	Y
2460192087	Fair Oaks	RD-2	2.0	0.43	1	Y

2460192088	Fair Oaks	RD-2	2.0	0.63	1	Y
2460192090	Fair Oaks	RD-2	2.0	0.55	1	Y
2460192096	Fair Oaks	RD-2	2.0	0.46	1	Y
2460192097	Fair Oaks	RD-2	2.0	0.56	1	Y
2460200116	Fair Oaks	RD-2	2.0	0.45	1	Y
2460212020	Fair Oaks	RD-2	2.0	0.47	1	Y
2460221019	Fair Oaks	RD-2	2.0	0.64	1	Y
2460233019	Fair Oaks	RD-2	2.0	0.46	1	Y
2460312027	Fair Oaks	RD-2	2.0	0.77	1	Y
2460402033	Fair Oaks	RD-2	2.0	0.51	1	Y
2460441004	Fair Oaks	RD-2	2.0	0.56	1	Y
2460441020	Fair Oaks	RD-2	2.0	1.30	2	N
2460441027	Fair Oaks	RD-2	2.0	0.16	1	N
2460580005	Fair Oaks	RD-2	2.0	0.76	1	Y
2460650016	Fair Oaks	RD-2	2.0	0.48	1	N
2460770007	Fair Oaks	RD-2	2.0	0.68	1	Y
2460770013	Fair Oaks	RD-2	2.0	0.52	1	Y
2470171009	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1	Y
2470220026	Carmichael & Old Foothill Farms	RD-2	2.0	0.55	1	Y
2470232031	Carmichael & Old Foothill Farms	RD-2	2.0	0.35	1	Y
2470232033	Carmichael & Old Foothill Farms	RD-2	2.0	0.26	1	Y

2470240040	Carmichael & Old Foothill Farms	RD-2	2.0	1.53	2	Y
2480020029	Fair Oaks	RD-2	2.0	0.72	1	N
2480020057	Fair Oaks	RD-2	2.0	8.06	13	Y
2490170046	Fair Oaks	RD-2	2.0	0.56	1	Y
2490170048	Fair Oaks	RD-2	2.0	0.85	1	Y
2490170050	Fair Oaks	RD-2	2.0	0.79	1	Y
2530210059	Fair Oaks	RD-2	2.0	3.26	5	Y
2530360005	Fair Oaks	RD-2	2.0	0.62	1	Y
2560360016	Carmichael & Old Foothill Farms	RD-2	2.0	0.88	1	Y
2580130070	Carmichael & Old Foothill Farms	RD-2	2.0	0.88	1	Y
2590250054	Orangevale	RD-2	2.0	1.09	1	N
2590250062	Orangevale	RD-2	2.0	0.51	1	N
2590250063	Orangevale	RD-2	2.0	0.51	1	N
2590291026	Orangevale	RD-2	2.0	0.51	1	N
2590340006	Orangevale	RD-2	2.0	0.51	1	Y
2590380008	Orangevale	RD-2	2.0	0.52	1	Y
2600031034	Carmichael & Old Foothill Farms	RD-2	2.0	0.67	1	Y
2600113032	Carmichael & Old Foothill Farms	RD-2	2.0	0.56	1	Y
2600113037	Carmichael & Old Foothill Farms	RD-2	2.0	0.49	1	Y
2600120002	Carmichael & Old Foothill Farms	RD-2	2.0	1.16	1	Y

2600120055	Carmichael & Old Foothill Farms	RD-2	2.0	0.83	1	Y
2600120073	Carmichael & Old Foothill Farms	RD-2	2.0	0.50	1	Y
2600200045	Carmichael & Old Foothill Farms	RD-2	2.0	0.57	1	Y
2600200049	Carmichael & Old Foothill Farms	RD-2	2.0	0.49	1	Y
2600200050	Carmichael & Old Foothill Farms	RD-2	2.0	0.51	1	Y
2600200051	Carmichael & Old Foothill Farms	RD-2	2.0	0.45	1	Y
2600250041	Carmichael & Old Foothill Farms	RD-2	2.0	0.36	1	Y
2600250067	Carmichael & Old Foothill Farms	RD-2	2.0	1.47	2	Y
2600250070	Carmichael & Old Foothill Farms	RD-2	2.0	0.37	1	Y
2600250077	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1	Y
2600270028	Carmichael & Old Foothill Farms	RD-2	2.0	0.39	1	Y
2600340014	Carmichael & Old Foothill Farms	RD-2	2.0	0.29	1	Y
2600400008	Carmichael & Old Foothill Farms	RD-2	2.0	1.29	2	Y
2610040007	Fair Oaks	RD-2	2.0	0.42	1	Y
2610160030	Orangevale	RD-2	2.0	0.40	1	Y
2610170077	Orangevale	RD-2	2.0	0.46	1	N
2610210001	Orangevale	RD-2	2.0	1.17	1	Y

2610220001	Orangevale	RD-2	2.0	0.46	1	Y
2610320013	Fair Oaks	RD-2	2.0	1.16	1	Y
2730030010	Carmichael & Old Foothill Farms	RD-2	2.0	0.40	1	Y
2730051042	Carmichael & Old Foothill Farms	RD-2	2.0	0.57	1	Y
2730142028	Carmichael & Old Foothill Farms	RD-2	2.0	0.55	1	Y
2730150004	Carmichael & Old Foothill Farms	RD-2	2.0	0.43	1	Y
2730170049	Carmichael & Old Foothill Farms	RD-2	2.0	1.00	1	Y
2730170051	Carmichael & Old Foothill Farms	RD-2	2.0	1.40	2	Y
2730170080	Carmichael & Old Foothill Farms	RD-2	2.0	0.52	1	Y
2730170092	Carmichael & Old Foothill Farms	RD-2	2.0	0.66	1	Y
2730183032	Carmichael & Old Foothill Farms	RD-2	2.0	0.71	1	Y
2730220031	Carmichael & Old Foothill Farms	RD-2	2.0	0.48	1	Y
2730220039	Carmichael & Old Foothill Farms	RD-2	2.0	0.28	1	Y
2730230029	Carmichael & Old Foothill Farms	RD-2	2.0	0.76	1	Y
2730284022	Carmichael & Old Foothill Farms	RD-2	2.0	0.91	1	Y
2730284039	Carmichael & Old Foothill Farms	RD-2	2.0	1.06	1	Y

2730370001	Carmichael & Old Foothill Farms	RD-2	2.0	0.48	1	Y
2730370002	Carmichael & Old Foothill Farms	RD-2	2.0	0.53	1	Y
2740021007	Natomas	RD-2	2.0	1.36	2	NN
2740250029	Natomas	RD-2	2.0	0.58	1	NN
2740690002	Natomas	RD-2	2.0	0.92	1	NN
2810222028	Arden Arcade	RD-2	2.0	1.23	2	Y
2810281006	Arden Arcade	RD-2	2.0	1.00	1	Y
2810281008	Arden Arcade	RD-2	2.0	0.28	1	Y
2810292019	Arden Arcade	RD-2	2.0	1.00	1	Y
2830090011	Carmichael & Old Foothill Farms	RD-2	2.0	0.22	1	Y
2830090029	Carmichael & Old Foothill Farms	RD-2	2.0	0.80	1	Y
2830090068	Carmichael & Old Foothill Farms	RD-2	2.0	0.55	1	Y
2830242003	Carmichael & Old Foothill Farms	RD-2	2.0	0.73	1	Y
2830242005	Carmichael & Old Foothill Farms	RD-2	2.0	0.59	1	Y
2830321019	Carmichael & Old Foothill Farms	RD-2	2.0	0.31	1	Y
2830570003	Carmichael & Old Foothill Farms	RD-2	2.0	0.45	1	Y
2830570004	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1	Y
2830570007	Carmichael & Old Foothill Farms	RD-2	2.0	0.82	1	Y

2890042005	Carmichael & Old Foothill Farms	RD-2	2.0	0.72	1	Y
2890140022	Arden Arcade	RD-2	2.0	0.46	1	Y
2940031008	Arden Arcade	RD-2	2.0	0.71	1	Y
2940047004	Arden Arcade	RD-2	2.0	0.62	1	Y
2890162013	Arden Arcade	RD-2	2.0	1.03	1	Y
		Total		**234.55 Acres**	**371 Units**	

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) These sites are undeveloped and were included in the previous Housing Element inventory

(2) RD-2 zoning permits two dwelling units per acre and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-9 ABOVE MODERATE INVENTORY ZONING: RESIDENTIAL DENSITY 3 (RD-3)[1] GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)						
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity[2]**	**Infrastructure**
0660080009	Vineyard	RD-3	3.0	9.88	25	Y
0660100024	Vineyard	RD-3	3.0	21.27	54	Y
0730190047	Cosumnes	RD-3	3.0	6.42	16	N
1220040012	Vineyard	RD-3	3.0	5.04	12	Y
1220770001	Vineyard	RD-3	3.0	0.23	1	Y
1220770002	Vineyard	RD-3	3.0	0.23	1	Y
1220770003	Vineyard	RD-3	3.0	0.23	1	Y
1220770004	Vineyard	RD-3	3.0	0.23	1	Y
1220770005	Vineyard	RD-3	3.0	0.23	1	Y
1220770006	Vineyard	RD-3	3.0	0.23	1	Y
1220770007	Vineyard	RD-3	3.0	0.26	1	Y
1220770008	Vineyard	RD-3	3.0	0.26	1	Y
1220770009	Vineyard	RD-3	3.0	0.26	1	Y
1220770010	Vineyard	RD-3	3.0	0.25	1	Y
1220770011	Vineyard	RD-3	3.0	0.41	1	Y
1220770012	Vineyard	RD-3	3.0	0.42	1	Y
1220770013	Vineyard	RD-3	3.0	0.33	1	Y
1220770014	Vineyard	RD-3	3.0	0.36	1	Y
1220770015	Vineyard	RD-3	3.0	0.37	1	Y
1220770016	Vineyard	RD-3	3.0	0.44	1	Y
1220770017	Vineyard	RD-3	3.0	0.24	1	Y
1220770018	Vineyard	RD-3	3.0	0.24	1	Y
1220770019	Vineyard	RD-3	3.0	0.24	1	Y
1220770020	Vineyard	RD-3	3.0	0.24	1	Y
1220770021	Vineyard	RD-3	3.0	0.38	1	Y

1220770022	Vineyard	RD-3	3.0	0.45	1	Y
1220770023	Vineyard	RD-3	3.0	0.38	1	Y
1220770024	Vineyard	RD-3	3.0	0.23	1	Y
1220770025	Vineyard	RD-3	3.0	0.25	1	Y
1420140003	Delta	RD-3	3.0	0.29	1	N
1420140024	Delta	RD-3	3.0	0.35	1	N
1420140028	Delta	RD-3	3.0	0.33	1	N
2030700022	Rio Linda/Elverta	RD-3	3.0	0.43	1	Y
2130201063	Orangevale	RD-3	3.0	0.40	1	Y
2130260050	Orangevale	RD-3	3.0	1.01	2	Y
2130271004	Orangevale	RD-3	3.0	0.13	1	Y
2130343025	Orangevale	RD-3	3.0	0.27	1	Y
2130343026	Orangevale	RD-3	3.0	0.28	1	Y
2130343027	Orangevale	RD-3	3.0	0.51	1	Y
2130460003	Orangevale	RD-3	3.0	0.35	1	Y
2130460016	Orangevale	RD-3	3.0	0.25	1	Y
2130460018	Orangevale	RD-3	3.0	0.25	1	Y
2130460066	Orangevale	RD-3	3.0	0.22	1	Y
2130460020	Orangevale	RD-3	3.0	0.25	1	Y
2130460077	Orangevale	RD-3	3.0	0.03	1	Y
2131060001	Orangevale	RD-3	3.0	0.64	1	Y
2131060002	Orangevale	RD-3	3.0	0.24	1	Y
2131060004	Orangevale	RD-3	3.0	0.32	1	Y
2230042003	Orangevale	RD-3	3.0	0.58	1	Y
2300201051	Carmichael & Old Foothill Farms	RD-3	3.0	0.31	1	Y
2300870024	Carmichael & Old Foothill Farms	RD-3	3.0	0.36	1	Y
2350640017	Fair Oaks	RD-3	3.0	0.35	1	Y

2390113007	Carmichael & Old Foothill Farms	RD-3	3.0	0.44	1	Y
2400700005	Arden Arcade	RD-3	3.0	0.43	1	Y
2460200117	Fair Oaks	RD-3	3.0	0.46	1	Y
2460321016	Fair Oaks	RD-3	3.0	0.21	1	Y
2460402038	Fair Oaks	RD-3	3.0	0.19	1	Y
2460511021	Fair Oaks	RD-3	3.0	0.32	1	Y
2460530016	Fair Oaks	RD-3	3.0	0.52	1	Y
2490142071	Fair Oaks	RD-3	3.0	0.28	1	Y
2490142075	Fair Oaks	RD-3	3.0	0.36	1	Y
2490150001	Fair Oaks	RD-3	3.0	0.34	1	Y
2490170032	Fair Oaks	RD-3	3.0	1.11	2	Y
2490360008	Fair Oaks	RD-3	3.0	1.10	2	Y
2490360010	Fair Oaks	RD-3	3.0	1.03	2	Y
2530160066	Fair Oaks	RD-3	3.0	0.35	1	Y
2530172077	Fair Oaks	RD-3	3.0	0.23	1	Y
2530172085	Fair Oaks	RD-3	3.0	0.28	1	Y
2530172087	Fair Oaks	RD-3	3.0	0.35	1	Y
2530182049	Fair Oaks	RD-3	3.0	0.26	1	Y
2530182051	Fair Oaks	RD-3	3.0	0.34	1	Y
2530182053	Fair Oaks	RD-3	3.0	0.78	1	Y
2530220044	Fair Oaks	RD-3	3.0	0.31	1	Y
2530233037	Fair Oaks	RD-3	3.0	0.23	1	Y
2530250041	Fair Oaks	RD-3	3.0	0.39	1	Y
2530250043	Fair Oaks	RD-3	3.0	0.26	1	Y
2530250044	Fair Oaks	RD-3	3.0	0.30	1	Y
2530390001	Fair Oaks	RD-3	3.0	0.32	1	Y
2530390002	Fair Oaks	RD-3	3.0	0.32	1	Y
2530390003	Fair Oaks	RD-3	3.0	0.32	1	Y
2530390004	Fair Oaks	RD-3	3.0	0.40	1	Y
2540241037	Arden Arcade	RD-3	3.0	0.33	1	Y

2600063059	Carmichael & Old Foothill Farms	RD-3	3.0	0.44	1	Y
2600303002	Carmichael & Old Foothill Farms	RD-3	3.0	0.34	1	Y
2680104039	Arden Arcade	RD-3	3.0	0.31	1	Y
2680104040	Arden Arcade	RD-3	3.0	0.43	1	Y
2730220058	Carmichael & Old Foothill Farms	RD-3	3.0	0.28	1	Y
2730350008	Carmichael & Old Foothill Farms	RD-3	3.0	0.18	1	Y
2790183009	Arden Arcade	RD-3	3.0	0.56	1	Y
2880010012	Arden Arcade	RD-3	3.0	0.14	1	Y
2890171010	Arden Arcade	RD-3	3.0	0.33	1	Y
2890210032	Carmichael & Old Foothill Farms	RD-3	3.0	0.36	1	Y
2920111022	Arden Arcade	RD-3	3.0	0.46	1	Y
		Total		**75.05 Acres**	**200 Units**	

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) These sites are undeveloped and were included in the previous Housing Element inventory

(2) RD-3 zoning permits three dwelling units per acre and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-10 ABOVE MODERATE INVENTORY ZONING: RESIDENTIAL DENSITY 4 (RD-4) (1) GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)						
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity(2)**	**Infrastructure**
0640072034	Vineyard	RD-4	4.0	1.50	7	Y
0640071045	Vineyard	RD-4	4.0	14.90	84	Y
0650070007	Vineyard	RD-4	4.0	15.40	52	Y
0730790044	Cosumnes	RD-4	4.0	23.37	79	N
1220040012	Vineyard	RD-4	4.0	4.75	16	Y
1220120045	Vineyard	RD-4	4.0	7.70	26	Y
1220150062	Vineyard	RD-4	4.0	0.19	1	Y
1220150063	Vineyard	RD-4	4.0	0.19	1	Y
1220150064	Vineyard	RD-4	4.0	0.18	1	Y
1220150065	Vineyard	RD-4	4.0	0.21	1	Y
1220150066	Vineyard	RD-4	4.0	0.21	1	Y
1220150067	Vineyard	RD-4	4.0	0.21	1	Y
1220150068	Vineyard	RD-4	4.0	0.21	1	Y
1220150069	Vineyard	RD-4	4.0	0.21	1	Y
1220150070	Vineyard	RD-4	4.0	0.20	1	Y
1220150071	Vineyard	RD-4	4.0	0.21	1	Y
1220150072	Vineyard	RD-4	4.0	0.24	1	Y
1220150073	Vineyard	RD-4	4.0	0.21	1	Y
1220150074	Vineyard	RD-4	4.0	0.21	1	Y
1220150075	Vineyard	RD-4	4.0	0.21	1	Y
1220150076	Vineyard	RD-4	4.0	0.21	1	Y
1220150077	Vineyard	RD-4	4.0	0.21	1	Y
1220150078	Vineyard	RD-4	4.0	0.22	1	Y
1220150079	Vineyard	RD-4	4.0	0.22	1	Y
1220150080	Vineyard	RD-4	4.0	0.17	1	Y

1220690022	Vineyard	RD-4	4.0	0.40	1	Y
1220790007	Vineyard	RD-4	4.0	0.44	1	Y
1220790008	Vineyard	RD-4	4.0	7.89	26	Y
1220790009	Vineyard	RD-4	4.0	14.07	47	Y
1220790010	Vineyard	RD-4	4.0	8.68	29	Y
1220790011	Vineyard	RD-4	4.0	3.22	10	Y
1220790017	Vineyard	RD-4	4.0	0.48	1	Y
1220790018	Vineyard	RD-4	4.0	7.48	25	Y
2230232039	Orangevale	RD-4	4.0	0.40	1	Y
2350180079	Fair Oaks	RD-4	4.0	0.29	1	Y
2350180080	Fair Oaks	RD-4	4.0	0.29	1	Y
2350180081	Fair Oaks	RD-4	4.0	0.27	1	Y
2350180082	Fair Oaks	RD-4	4.0	0.31	1	Y
2350180083	Fair Oaks	RD-4	4.0	0.34	1	Y
2400092044	North Highlands/Foothill Farms	RD-4	4.0	0.28	1	Y
2490410001	Fair Oaks	RD-4	4.0	0.25	1	Y
2490410002	Fair Oaks	RD-4	4.0	0.24	1	Y
2490410003	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410004	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410005	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410006	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410007	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410008	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410009	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410010	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410011	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410012	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410013	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410014	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410015	Fair Oaks	RD-4	4.0	0.20	1	Y

2490410016	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410017	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410018	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410019	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410020	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410021	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410022	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410023	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410024	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410025	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410026	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410027	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410028	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410029	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410030	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410031	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410032	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410033	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410034	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410035	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410036	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410037	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410038	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410039	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410040	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410041	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410042	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410043	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410044	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410045	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410046	Fair Oaks	RD-4	4.0	0.20	1	Y

2490410047	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410048	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410049	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410050	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410051	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410052	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410053	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410054	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410055	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410056	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410057	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410058	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410059	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410060	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410061	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410062	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410063	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410064	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410065	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410066	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410067	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410068	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410069	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410070	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410071	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410072	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410073	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410074	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410075	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410076	Fair Oaks	RD-4	4.0	0.20	1	Y
2490410077	Fair Oaks	RD-4	4.0	0.24	1	Y

2490410078	Fair Oaks	RD-4	4.0	0.25	1	Y
2490410079	Fair Oaks	RD-4	4.0	0.23	1	Y
2490420001	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420002	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420003	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420004	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420005	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420006	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420007	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420008	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420009	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420010	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420011	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420012	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420013	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420014	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420015	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420016	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420017	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420018	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420019	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420020	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420021	Fair Oaks	RD-4	4.0	0.19	1	Y
2490420022	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420023	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420024	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420025	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420026	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420027	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420028	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420029	Fair Oaks	RD-4	4.0	0.20	1	Y

2490420030	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420031	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420032	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420033	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420034	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420035	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420036	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420037	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420038	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420039	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420040	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420041	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420042	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420043	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420044	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420045	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420046	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420047	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420048	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420049	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420050	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420051	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420052	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420053	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420054	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420055	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420056	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420057	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420058	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420059	Fair Oaks	RD-4	4.0	0.20	1	Y
2490420060	Fair Oaks	RD-4	4.0	0.20	1	Y

2490380001	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380002	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380003	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380004	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380005	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380006	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380007	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380008	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380009	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380010	Fair Oaks	RD-4	4.0	0.23	1	Y
2490380011	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380012	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380013	Fair Oaks	RD-4	4.0	0.24	1	Y
2490380014	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380015	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380016	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380017	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380018	Fair Oaks	RD-4	4.0	0.20	1	Y
2490380019	Fair Oaks	RD-4	4.0	0.34	1	Y
2490380020	Fair Oaks	RD-4	4.0	0.28	1	Y
2490380021	Fair Oaks	RD-4	4.0	0.23	1	Y
2490380022	Fair Oaks	RD-4	4.0	0.20	1	Y
2490380023	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380024	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380025	Fair Oaks	RD-4	4.0	0.34	1	Y
2490380026	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380027	Fair Oaks	RD-4	4.0	0.20	1	Y
2490380028	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380029	Fair Oaks	RD-4	4.0	0.22	1	Y
2490380030	Fair Oaks	RD-4	4.0	0.22	1	Y
2490380031	Fair Oaks	RD-4	4.0	0.21	1	Y

2490380032	Fair Oaks	RD-4	4.0	0.24	1	Y
2490380033	Fair Oaks	RD-4	4.0	0.21	1	Y
2490380034	Fair Oaks	RD-4	4.0	0.20	1	Y
2490380035	Fair Oaks	RD-4	4.0	0.20	1	Y
2490380036	Fair Oaks	RD-4	4.0	0.19	1	Y
2490380037	Fair Oaks	RD-4	4.0	0.20	1	Y
2530072004	Fair Oaks	RD-4	4.0	0.33	1	Y
2550082046	Arden Arcade	RD-4	4.0	0.17	1	Y
2550082051	Arden Arcade	RD-4	4.0	0.36	1	Y
2550091100	Arden Arcade	RD-4	4.0	0.20	1	Y
2550205010	Arden Arcade	RD-4	4.0	0.34	1	Y
2550355010	Arden Arcade	RD-4	4.0	0.48	1	Y
2560031076	Carmichael & Old Foothill Farms	RD-4	4.0	0.35	1	Y
2560031079	Carmichael & Old Foothill Farms	RD-4	4.0	0.23	1	Y
2560080042	Arden Arcade	RD-4	4.0	0.98	3	Y
2560080044	Arden Arcade	RD-4	4.0	0.70	2	Y
2560102019	Carmichael & Old Foothill Farms	RD-4	4.0	0.46	1	Y
2560211026	Arden Arcade	RD-4	4.0	0.41	1	Y
2560211027	Arden Arcade	RD-4	4.0	0.36	1	Y
2610250040	Orangevale	RD-4	4.0	0.26	1	Y
2610270023	Orangevale	RD-4	4.0	0.83	2	Y
2710141018	Carmichael & Old Foothill Farms	RD-4	4.0	0.33	1	Y
2890150024	Carmichael & Old Foothill Farms	RD-4	4.0	0.19	1	Y
2890210038	Arden Arcade	RD-4	4.0	0.40	1	Y
2890210037	Arden Arcade	RD-4	4.0	0.43	1	Y
2890440043	Arden Arcade	RD-4	4.0	0.47	1	Y
2890472010	Carmichael & Old Foothill Farms	RD-4	4.0	0.23	1	Y
2890600012	Carmichael & Old Foothill Farms	RD-4	4.0	0.26	1	Y
2920210033	Arden Arcade	RD-4	4.0	0.35	1	Y

2920342003	Arden Arcade	RD-4	4.0	0.34	1	Y
2920374001	Arden Arcade	RD-4	4.0	0.39	1	Y
2920580007	Arden Arcade	RD-4	4.0	0.33	1	Y
1220790009	Vineyard	RD-4	4.0	0.39	1	Y
2920580016	Arden Arcade	RD-4	4.0	0.16	1	Y
		Total		**162.91 Acres**	**638 Units**	

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) These sites are undeveloped and were included in the previous Housing Element inventory

(2) RD-4 zoning permits four dwelling units per acre and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-11 ABOVE MODERATE INVENTORY[1] ZONING: RESIDENTIAL (RD-5)[2] GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity[3]**
0200081013	South Sacramento	RD-5	5.0	0.11	1
0200081015	South Sacramento	RD-5	5.0	0.11	1
0200081016	South Sacramento	RD-5	5.0	0.11	1
0200081017	South Sacramento	RD-5	5.0	0.11	1
0200082015	South Sacramento	RD-5	5.0	0.11	1
0200083016	South Sacramento	RD-5	5.0	0.10	1
0200085018	South Sacramento	RD-5	5.0	0.12	1
0200086007	South Sacramento	RD-5	5.0	0.12	1
0200088002	South Sacramento	RD-5	5.0	0.08	1
0200102005	South Sacramento	RD-5	5.0	0.10	1
0200103006	South Sacramento	RD-5	5.0	0.10	1
0200151004	South Sacramento	RD-5	5.0	0.11	1
0200155005	South Sacramento	RD-5	5.0	0.12	1
0200159001	South Sacramento	RD-5	5.0	0.12	1
0200159006	South Sacramento	RD-5	5.0	0.12	1
0200159017	South Sacramento	RD-5	5.0	0.12	1
0200191005	South Sacramento	RD-5	5.0	0.11	1
0200192016	South Sacramento	RD-5	5.0	0.16	1
0200192017	South Sacramento	RD-5	5.0	0.12	1
0200193003	South Sacramento	RD-5	5.0	0.09	1
0200194008	South Sacramento	RD-5	5.0	0.20	1
0200194024	South Sacramento	RD-5	5.0	0.17	1
0200301003	South Sacramento	RD-5	5.0	0.49	2
0200301011	South Sacramento	RD-5	5.0	0.24	1
0200301013	South Sacramento	RD-5	5.0	0.16	1

0200302002	South Sacramento	RD-5	5.0	0.19	1
0200302009	South Sacramento	RD-5	5.0	0.12	1
0220041007	South Sacramento	RD-5	5.0	0.11	1
0220043019	South Sacramento	RD-5	5.0	0.21	1
0220043029	South Sacramento	RD-5	5.0	0.17	1
0220111012	South Sacramento	RD-5	5.0	0.23	1
0220111026	South Sacramento	RD-5	5.0	0.12	1
0220113006	South Sacramento	RD-5	5.0	0.22	1
0220113033	South Sacramento	RD-5	5.0	0.12	1
0220122001	South Sacramento	RD-5	5.0	0.19	1
0220171004	South Sacramento	RD-5	5.0	0.13	1
0220172023	South Sacramento	RD-5	5.0	0.23	1
0220172024	South Sacramento	RD-5	5.0	0.18	1
0220173011	South Sacramento	RD-5	5.0	0.11	1
0220181006	South Sacramento	RD-5	5.0	0.23	1
0220182009	South Sacramento	RD-5	5.0	0.23	1
0220193008	South Sacramento	RD-5	5.0	0.30	1
0260021046	South Sacramento	RD-5	5.0	0.17	1
0260021047	South Sacramento	RD-5	5.0	0.17	1
0260021048	South Sacramento	RD-5	5.0	0.18	1
0260095013	South Sacramento	RD-5	5.0	0.16	1
0260163015	South Sacramento	RD-5	5.0	0.08	1
0260163022	South Sacramento	RD-5	5.0	0.10	1
0260164030	South Sacramento	RD-5	5.0	0.15	1
0260164031	South Sacramento	RD-5	5.0	0.23	1
0260164032	South Sacramento	RD-5	5.0	0.19	1
0260164033	South Sacramento	RD-5	5.0	0.17	1
0260206030	South Sacramento	RD-5	5.0	0.55	2
0260223015	South Sacramento	RD-5	5.0	0.15	1
0370025003	South Sacramento	RD-5	5.0	0.07	1
0370025004	South Sacramento	RD-5	5.0	0.11	1

0370061041	South Sacramento	RD-5	5.0	0.19	1
0370061042	South Sacramento	RD-5	5.0	0.13	1
0370061043	South Sacramento	RD-5	5.0	0.18	1
0370071012	South Sacramento	RD-5	5.0	3.36	14
0370141016	South Sacramento	RD-5	5.0	0.53	2
0370151058	South Sacramento	RD-5	5.0	0.76	3
0370322015	South Sacramento	RD-5	5.0	0.17	1
0390011013	South Sacramento	RD-5	5.0	3.16	13
0390242009	South Sacramento	RD-5	5.0	0.10	1
0420032006	South Sacramento	RD-5	5.0	0.07	1
0420042014	South Sacramento	RD-5	5.0	0.06	1
0430011004	South Sacramento	RD-5	5.0	1.10	4
0430032001	South Sacramento	RD-5	5.0	0.06	1
0430033039	South Sacramento	RD-5	5.0	0.23	1
0430191001	South Sacramento	RD-5	5.0	0.14	1
0500301006	South Sacramento	RD-5	5.0	2.50	10
0500301034	South Sacramento	RD-5	5.0	0.26	1
0500301035	South Sacramento	RD-5	5.0	0.54	2
0500301036	South Sacramento	RD-5	5.0	0.26	1
0500301044	South Sacramento	RD-5	5.0	0.45	1
0500311031	South Sacramento	RD-5	5.0	0.17	1
0500600014	South Sacramento	RD-5	5.0	0.21	1
0500600015	South Sacramento	RD-5	5.0	0.16	1
0500600016	South Sacramento	RD-5	5.0	0.21	1
0500600013	South Sacramento	RD-5	5.0	0.23	1
0500600019	South Sacramento	RD-5	5.0	0.16	1
0500600020	South Sacramento	RD-5	5.0	0.16	1
0500600021	South Sacramento	RD-5	5.0	0.17	1
0500600017	South Sacramento	RD-5	5.0	0.16	1
0500600018	South Sacramento	RD-5	5.0	0.18	1
0500322049	South Sacramento	RD-5	5.0	0.23	1

0500322050	South Sacramento	RD-5	5.0	0.13	1
0500322051	South Sacramento	RD-5	5.0	0.13	1
0500322052	South Sacramento	RD-5	5.0	0.15	1
0500331002	South Sacramento	RD-5	5.0	2.35	9
0500331003	South Sacramento	RD-5	5.0	2.35	9
0500331022	South Sacramento	RD-5	5.0	0.51	2
0500331023	South Sacramento	RD-5	5.0	0.96	4
0500331024	South Sacramento	RD-5	5.0	1.46	6
0500331025	South Sacramento	RD-5	5.0	0.96	4
0500331026	South Sacramento	RD-5	5.0	2.44	10
0500331059	South Sacramento	RD-5	5.0	0.15	1
0500331060	South Sacramento	RD-5	5.0	0.15	1
0500331061	South Sacramento	RD-5	5.0	0.75	3
0500351017	South Sacramento	RD-5	5.0	0.33	1
0500351030	South Sacramento	RD-5	5.0	0.15	1
0500351031	South Sacramento	RD-5	5.0	0.16	1
0500351032	South Sacramento	RD-5	5.0	0.12	1
0500391006	South Sacramento	RD-5	5.0	1.10	4
0500401002	South Sacramento	RD-5	5.0	1.10	4
0500401008	South Sacramento	RD-5	5.0	1.55	6
0500401009	South Sacramento	RD-5	5.0	1.10	4
0500500085	South Sacramento	RD-5	5.0	0.68	2
0500500088	South Sacramento	RD-5	5.0	0.37	1
0500500089	South Sacramento	RD-5	5.0	0.93	3
0500500090	South Sacramento	RD-5	5.0	0.50	2
0500600001	South Sacramento	RD-5	5.0	0.18	1
0500600002	South Sacramento	RD-5	5.0	0.12	1
0500600008	South Sacramento	RD-5	5.0	0.19	1
0500600012	South Sacramento	RD-5	5.0	0.31	1
0500620001	South Sacramento	RD-5	5.0	0.22	1
0500620002	South Sacramento	RD-5	5.0	0.17	1

0500620003	South Sacramento	RD-5	5.0	0.24	1
0500620004	South Sacramento	RD-5	5.0	0.53	2
0510120035	South Sacramento	RD-5	5.0	2.15	9
0510150091	South Sacramento	RD-5	5.0	0.36	1
0600290056	Cordova	RD-5	5.0	0.25	1
0600290066	Cordova	RD-5	5.0	0.28	1
0600400001	Cordova	RD-5	5.0	0.13	1
0640072040	Vineyard	RD-5	5.0	28.80	122
0650310004	Vineyard	RD-5	5.0	1.98	8
0650060022	South Sacramento	RD-5	5.0	15.86	67
0650290022	Vineyard	RD-5	5.0	4.60	22
0650260018	Vineyard	RD-5	5.0	7.50	32
0650260017	Vineyard	RD-5	5.0	9.50	40
0650080109	Vineyard	RD-5	5.0	36.86	152
0650111007	Vineyard	RD-5	5.0	0.29	1
0650260005	Vineyard	RD-5	5.0	1.98	9
0650260006	Vineyard	RD-5	5.0	2.86	13
0650260015	Vineyard	RD-5	5.0	9.73	41
0650270020	Vineyard	RD-5	5.0	5.35	23
0650350081	Vineyard	RD-5	5.0	0.23	1
0650350080	Vineyard	RD-5	5.0	0.13	1
0650360027	Vineyard	RD-5	5.0	0.15	1
0650360026	Vineyard	RD-5	5.0	0.14	1
0660070018	Vineyard	RD-5	5.0	9.70	41
0660070049	Vineyard	RD-5	5.0	21.20	90
0660070050	Vineyard	RD-5	5.0	13.44	57
0670090005	Cordova	RD-5	5.0	41.50	150
0670090019	Cordova	RD-5	5.0	87.30	455
0670090021	Cordova	RD-5	5.0	71.80	379
0670030072, 074, 076	Cordova	RD-5	5.0	29.80	158

0670030072, 074, 076	Cordova	RD-5	5.0	21.85	127
0670030072, 074, 076	Cordova	RD-5	5.0	16.74	116
0670030072, 074, 076	Cordova	RD-5	5.0	19.38	112
0670030072, 074, 076	Cordova	RD-5	5.0	19.37	128
0670030072, 074, 076	Cordova	RD-5	5.0	20.50	102
0660100024	Vineyard	RD-5	5.0	10.03	42
0730190025	Cosumnes	RD-5	5.0	13.80	58
0730410022	Cosumnes	RD-5	5.0	0.06	1
0730530038	Cosumnes	RD-5	5.0	0.12	1
0730530039	Cosumnes	RD-5	5.0	0.12	1
0730540012	Cosumnes	RD-5	5.0	0.27	1
0730540057	Cosumnes	RD-5	5.0	0.09	1
0730620058	Cosumnes	RD-5	5.0	0.08	1
0730640016	Cosumnes	RD-5	5.0	0.15	1
0730690019	Cosumnes	RD-5	5.0	0.15	1
0730690021	Cosumnes	RD-5	5.0	0.15	1
0730710012	Cosumnes	RD-5	5.0	0.30	1
0730820011	Cosumnes	RD-5	5.0	2.59	11
0730820016	Cosumnes	RD-5	5.0	0.36	1
0730820017	Cosumnes	RD-5	5.0	0.43	1
0730820025	Cosumnes	RD-5	5.0	0.33	1
0730820032	Cosumnes	RD-5	5.0	0.39	1
0730830007	Cosumnes	RD-5	5.0	0.49	2
0730830010	Cosumnes	RD-5	5.0	0.38	1
0730830028	Cosumnes	RD-5	5.0	0.31	1
0730830033	Cosumnes	RD-5	5.0	0.42	1
0730860019	Cosumnes	RD-5	5.0	0.34	1
0730870011	Cosumnes	RD-5	5.0	0.28	1
0730870018	Cosumnes	RD-5	5.0	0.36	1

0740300056	Cordova	RD-5	5.0	0.26	1
0740316024	Cordova	RD-5	5.0	1.89	8
0750010087	Cordova	RD-5	5.0	0.28	1
0750010088	Cordova	RD-5	5.0	0.20	1
0750010089	Cordova	RD-5	5.0	0.87	1
1150020013	South Sacramento	RD-5	5.0	1.00	4
1150020014	South Sacramento	RD-5	5.0	1.00	4
1150020015	South Sacramento	RD-5	5.0	1.00	4
1150020016	South Sacramento	RD-5	5.0	1.00	4
1150020017	South Sacramento	RD-5	5.0	2.00	8
1150020018	South Sacramento	RD-5	5.0	2.00	8
1150040080	Vineyard	RD-5	5.0	0.82	3
1150061006	South Sacramento	RD-5	5.0	1.22	5
1150061007	South Sacramento	RD-5	5.0	1.22	5
1150061025	South Sacramento	RD-5	5.0	0.84	3
1150061034	South Sacramento	RD-5	5.0	0.61	2
1150062023	South Sacramento	RD-5	5.0	0.30	1
1150062024	South Sacramento	RD-5	5.0	0.14	1
1150062025	South Sacramento	RD-5	5.0	0.14	1
1150062026	South Sacramento	RD-5	5.0	3.08	13
1150073001	South Sacramento	RD-5	5.0	1.78	7
1150073010	South Sacramento	RD-5	5.0	0.73	3
1150073011	South Sacramento	RD-5	5.0	0.84	3
1150073012	South Sacramento	RD-5	5.0	0.94	3
1150073013	South Sacramento	RD-5	5.0	1.87	7
1150091014[(4)]	Vineyard	RD-5	5.0	8.84	50
1150091016[(4)]	Vineyard	RD-5	5.0	4.77	20
1150091017[(4)]	Vineyard	RD-5	5.0	5.00	20
1150120017	Vineyard	RD-5	5.0	2.46	11
1150120024	Vineyard	RD-5	5.0	4.19	18
1150120025	Vineyard	RD-5	5.0	4.09	17

1150191005	South Sacramento	RD-5	5.0	0.27	1
1151810046	South Sacramento	RD-5	5.0	0.19	1
1151810048	South Sacramento	RD-5	5.0	0.99	4
1151950018	South Sacramento	RD-5	5.0	0.26	1
1151950019	South Sacramento	RD-5	5.0	0.26	1
1150201008	South Sacramento	RD-5	5.0	0.69	2
1150201011	South Sacramento	RD-5	5.0	0.31	1
1150201018	South Sacramento	RD-5	5.0	6.98	29
1150202008	South Sacramento	RD-5	5.0	0.51	2
1150202019	South Sacramento	RD-5	5.0	0.50	2
1150210003	South Sacramento	RD-5	5.0	2.00	8
1150210004	South Sacramento	RD-5	5.0	1.04	4
1150210010	South Sacramento	RD-5	5.0	4.13	17
1150210018	South Sacramento	RD-5	5.0	1.04	4
1150210019	South Sacramento	RD-5	5.0	1.34	5
1150210020	South Sacramento	RD-5	5.0	1.02	4
1150210021	South Sacramento	RD-5	5.0	1.05	4
1150210035	South Sacramento	RD-5	5.0	1.25	5
1150261001	Vineyard	RD-5	5.0	0.15	1
1150112050	South Sacramento	RD-5	5.0	0.85	3
1151890009	South Sacramento	RD-5	5.0	13.18	56
1151970001	South Sacramento	RD-5	5.0	0.25	1
1151970003	South Sacramento	RD-5	5.0	0.31	1
1151970004	South Sacramento	RD-5	5.0	1.00	4
1190030016	Delta	RD-5	5.0	0.11	1
1210070014	Vineyard	RD-5	5.0	8.70	37
1211250001	Vineyard	RD-5	5.0	0.18	1
1211250002	Vineyard	RD-5	5.0	0.16	1
1211250003	Vineyard	RD-5	5.0	0.16	1
1211250004	Vineyard	RD-5	5.0	0.15	1
1211250005	Vineyard	RD-5	5.0	0.15	1

1211250006	Vineyard	RD-5	5.0	0.15	1
1211250007	Vineyard	RD-5	5.0	0.15	1
1211250008	Vineyard	RD-5	5.0	0.14	1
1211250009	Vineyard	RD-5	5.0	0.21	1
1211250010	Vineyard	RD-5	5.0	0.26	1
1211250011	Vineyard	RD-5	5.0	0.21	1
1211250012	Vineyard	RD-5	5.0	0.20	1
1211250013	Vineyard	RD-5	5.0	0.18	1
1211250014	Vineyard	RD-5	5.0	0.17	1
1211250015	Vineyard	RD-5	5.0	0.18	1
1211250016	Vineyard	RD-5	5.0	0.18	1
1211250017	Vineyard	RD-5	5.0	0.18	1
1211250018	Vineyard	RD-5	5.0	0.18	1
1211250019	Vineyard	RD-5	5.0	0.18	1
1211250020	Vineyard	RD-5	5.0	0.18	1
1211250021	Vineyard	RD-5	5.0	0.19	1
1211250022	Vineyard	RD-5	5.0	0.19	1
1211250023	Vineyard	RD-5	5.0	0.13	1
1211250024	Vineyard	RD-5	5.0	0.13	1
1211250025	Vineyard	RD-5	5.0	0.13	1
1211250026	Vineyard	RD-5	5.0	0.13	1
1211250027	Vineyard	RD-5	5.0	0.13	1
1211250028	Vineyard	RD-5	5.0	0.13	1
1211250029	Vineyard	RD-5	5.0	0.14	1
1211250030	Vineyard	RD-5	5.0	0.25	1
1211250031	Vineyard	RD-5	5.0	0.13	1
1211250032	Vineyard	RD-5	5.0	0.13	1
1211250033	Vineyard	RD-5	5.0	0.14	1
1211250034	Vineyard	RD-5	5.0	0.16	1
1211250035	Vineyard	RD-5	5.0	0.17	1
1211250036	Vineyard	RD-5	5.0	0.17	1

1211250037	Vineyard	RD-5	5.0	0.20	1
1211250038	Vineyard	RD-5	5.0	0.16	1
1211250039	Vineyard	RD-5	5.0	0.15	1
1211250040	Vineyard	RD-5	5.0	0.15	1
1211250041	Vineyard	RD-5	5.0	0.23	1
1211250042	Vineyard	RD-5	5.0	0.24	1
1211250043	Vineyard	RD-5	5.0	0.16	1
1211250044	Vineyard	RD-5	5.0	0.17	1
1211250045	Vineyard	RD-5	5.0	0.17	1
1211250046	Vineyard	RD-5	5.0	0.16	1
1211250047	Vineyard	RD-5	5.0	0.18	1
1211260001	Vineyard	RD-5	5.0	0.19	1
1211260002	Vineyard	RD-5	5.0	0.18	1
1211260003	Vineyard	RD-5	5.0	0.18	1
1211260004	Vineyard	RD-5	5.0	0.24	1
1211260005	Vineyard	RD-5	5.0	0.18	1
1211260006	Vineyard	RD-5	5.0	0.18	1
1211260007	Vineyard	RD-5	5.0	0.39	1
1211260008	Vineyard	RD-5	5.0	0.20	1
1211260009	Vineyard	RD-5	5.0	0.20	1
1211260010	Vineyard	RD-5	5.0	0.18	1
1211260011	Vineyard	RD-5	5.0	0.15	1
1211260012	Vineyard	RD-5	5.0	0.14	1
1211260013	Vineyard	RD-5	5.0	0.21	1
1211260014	Vineyard	RD-5	5.0	0.25	1
1211260015	Vineyard	RD-5	5.0	0.20	1
1211260016	Vineyard	RD-5	5.0	0.17	1
1211260017	Vineyard	RD-5	5.0	0.13	1
1211260018	Vineyard	RD-5	5.0	0.13	1
1211260019	Vineyard	RD-5	5.0	0.13	1
1211260020	Vineyard	RD-5	5.0	0.13	1

1211260021	Vineyard	RD-5	5.0	0.13	1
1211260022	Vineyard	RD-5	5.0	0.13	1
1211260023	Vineyard	RD-5	5.0	0.13	1
1211260024	Vineyard	RD-5	5.0	0.13	1
1211260025	Vineyard	RD-5	5.0	0.13	1
1211260026	Vineyard	RD-5	5.0	0.13	1
1211260027	Vineyard	RD-5	5.0	0.13	1
1211260028	Vineyard	RD-5	5.0	0.13	1
1211260029	Vineyard	RD-5	5.0	0.14	1
1211260030	Vineyard	RD-5	5.0	0.25	1
1211260031	Vineyard	RD-5	5.0	0.13	1
1211260032	Vineyard	RD-5	5.0	0.13	1
1211260033	Vineyard	RD-5	5.0	0.14	1
1211260034	Vineyard	RD-5	5.0	0.16	1
1210110061	Vineyard	RD-5	5.0	3.50	14
1210290088	Vineyard	RD-5	5.0	0.16	1
1211050043	Vineyard	RD-5	5.0	0.12	1
1220050018	Vineyard	RD-5	5.0	4.00	17
1220120010	Vineyard	RD-5	5.0	1.37	5
1220690066	Vineyard	RD-5	5.0	0.51	2
1220700088	Vineyard	RD-5	5.0	0.23	1
1220790003	Vineyard	RD-5	5.0	5.18	22
1220790004	Vineyard	RD-5	5.0	2.97	12
1220790005	Vineyard	RD-5	5.0	14.96	63
1220790006	Vineyard	RD-5	5.0	8.60	36
1220790007	Vineyard	RD-5	5.0	6.52	27
1220790008	Vineyard	RD-5	5.0	4.86	20
1220790012	Vineyard	RD-5	5.0	10.79	45
1220790013	Vineyard	RD-5	5.0	5.75	24
1280230045	Cosumnes	RD-5	5.0	0.44	1
1280260049	Cosumnes	RD-5	5.0	0.29	1

1320093011	Delta	RD-5	5.0	0.11	1
1320093012	Delta	RD-5	5.0	0.09	1
1320093013	Delta	RD-5	5.0	0.10	1
1320093014	Delta	RD-5	5.0	0.09	1
1320094004	Delta	RD-5	5.0	0.14	1
1320094007	Delta	RD-5	5.0	0.13	1
1320094024	Delta	RD-5	5.0	0.19	1
1320095006	Delta	RD-5	5.0	0.10	1
1320095019	Delta	RD-5	5.0	0.20	1
1320101002	Delta	RD-5	5.0	0.09	1
1320101014	Delta	RD-5	5.0	0.15	1
1320101018	Delta	RD-5	5.0	0.15	1
1320102002	Delta	RD-5	5.0	0.11	1
1320102003	Delta	RD-5	5.0	0.11	1
1320102013	Delta	RD-5	5.0	0.09	1
1320102016	Delta	RD-5	5.0	0.15	1
1320104008	Delta	RD-5	5.0	0.15	1
1320104011	Delta	RD-5	5.0	0.09	1
1320104015	Delta	RD-5	5.0	0.15	1
1320104021	Delta	RD-5	5.0	0.24	1
1320112006	Delta	RD-5	5.0	3.76	16
1320106007	Delta	RD-5	5.0	3.76	16
1320112006	Delta	RD-5	5.0	2.00	8
1320113005	Delta	RD-5	5.0	0.11	1
1320113006	Delta	RD-5	5.0	0.16	1
1320162019	Delta	RD-5	5.0	0.30	1
1320162020	Delta	RD-5	5.0	0.26	1
1320175003	Delta	RD-5	5.0	0.13	1
1420092018	Delta	RD-5	5.0	0.17	1
1420092025	Delta	RD-5	5.0	0.25	1
1420172011	Delta	RD-5	5.0	0.23	1

1420172017	Delta	RD-5	5.0	0.20	1
1420173051	Delta	RD-5	5.0	0.25	1
2020070015	Rio Linda/Elverta	RD-5	5.0	22.30	73
2020080038	Rio Linda/Elverta	RD-5	5.0	17.00	72
2020080047	Rio Linda/Elverta	RD-5	5.0	45.00	105
2020080048	Rio Linda/Elverta	RD-5	5.0	22.20	94
2020112005	Rio Linda/Elverta	RD-5	5.0	0.34	1
2020112021	Rio Linda/Elverta	RD-5	5.0	0.67	3
2020112034	Rio Linda/Elverta	RD-5	5.0	0.24	1
2020114003	Rio Linda/Elverta	RD-5	5.0	0.41	1
2020114004	Rio Linda/Elverta	RD-5	5.0	0.39	1
2020114005	Rio Linda/Elverta	RD-5	5.0	0.34	1
2020114006	Rio Linda/Elverta	RD-5	5.0	0.30	1
2020114007	Rio Linda/Elverta	RD-5	5.0	0.26	1
2020114011	Rio Linda/Elverta	RD-5	5.0	0.24	1
2020114012	Rio Linda/Elverta	RD-5	5.0	0.24	1
2020114013	Rio Linda/Elverta	RD-5	5.0	0.24	1
2020115002	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115003	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115016	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115018	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115019	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115020	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115021	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115022	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115025	Rio Linda/Elverta	RD-5	5.0	0.54	2
2020115030	Rio Linda/Elverta	RD-5	5.0	0.11	1
2020115032	Rio Linda/Elverta	RD-5	5.0	0.67	2
2020116006	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020116011	Rio Linda/Elverta	RD-5	5.0	0.35	1
2860370002	Arden Arcade	RD-5	5.0	0.25	1

2860300080	Arden Arcade	RD-5	5.0	0.21	1
2860300079	Arden Arcade	RD-5	5.0	0.24	1
2860300062	Arden Arcade	RD-5	5.0	0.23	1
2860180037	Arden Arcade	RD-5	5.0	0.21	1
2860180036	Arden Arcade	RD-5	5.0	0.21	1
2860092020	Arden Arcade	RD-5	5.0	0.25	1
2830300076	Arden Arcade	RD-5	5.0	0.32	1
2830300075	Carmichael & Old Foothill Farms	RD-5	5.0	0.96	4
2830272027	Carmichael & Old Foothill Farms	RD-5	5.0	1.66	7
2830221009	Carmichael & Old Foothill Farms	RD-5	5.0	0.22	1
2830102012	Carmichael & Old Foothill Farms	RD-5	5.0	0.26	1
2830090055	Carmichael & Old Foothill Farms	RD-5	5.0	0.28	1
2830090054	Carmichael & Old Foothill Farms	RD-5	5.0	0.18	1
2830081009	Carmichael & Old Foothill Farms	RD-5	5.0	0.38	1
2820211047	Carmichael & Old Foothill Farms	RD-5	5.0	0.23	1
2820211045	Carmichael & Old Foothill Farms	RD-5	5.0	0.2	1
2820211044	Carmichael & Old Foothill Farms	RD-5	5.0	0.17	1
2820141013	Carmichael & Old Foothill Farms	RD-5	5.0	0.5	1
2820062028	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2810051003	Arden Arcade	RD-5	5.0	0.19	1
2790203007	Arden Arcade	RD-5	5.0	0.56	2
2790201032	Arden Arcade	RD-5	5.0	0.24	1
2790191024	Arden Arcade	RD-5	5.0	0.3	1
2790122020	Arden Arcade	RD-5	5.0	0.23	1
2790122019	Arden Arcade	RD-5	5.0	0.23	1
2790122018	Arden Arcade	RD-5	5.0	0.23	1
2790122017	Arden Arcade	RD-5	5.0	0.25	1

2790110071	Arden Arcade	RD-5	5.0	0.18	1
2780182036	Arden Arcade	RD-5	5.0	0.21	1
2780182035	Arden Arcade	RD-5	5.0	0.21	1
2780111006	Arden Arcade	RD-5	5.0	0.16	1
2730311085	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2730311056	Carmichael & Old Foothill Farms	RD-5	5.0	0.34	1
2730091078	Carmichael & Old Foothill Farms	RD-5	5.0	0.27	1
2730070029	Carmichael & Old Foothill Farms	RD-5	5.0	0.18	1
2730030028	Carmichael & Old Foothill Farms	RD-5	5.0	0.27	1
2730030024	Carmichael & Old Foothill Farms	RD-5	5.0	0.27	1
2720271031	Carmichael & Old Foothill Farms	RD-5	5.0	0.16	1
2720220051	Carmichael & Old Foothill Farms	RD-5	5.0	0.2	1
2720210095	Carmichael & Old Foothill Farms	RD-5	5.0	0.21	1
2720210094	Carmichael & Old Foothill Farms	RD-5	5.0	0.21	1
2720210093	Carmichael & Old Foothill Farms	RD-5	5.0	0.21	1
2720210092	Carmichael & Old Foothill Farms	RD-5	5.0	0.23	1
2720190034	Carmichael & Old Foothill Farms	RD-5	5.0	0.34	1
2720171027	Carmichael & Old Foothill Farms	RD-5	5.0	0.99	4
2720171024	Carmichael & Old Foothill Farms	RD-5	5.0	0.84	3
2720130067	Carmichael & Old Foothill Farms	RD-5	5.0	0.16	1
2720130065	Carmichael & Old Foothill Farms	RD-5	5.0	0.21	1
2720130064	Carmichael & Old Foothill Farms	RD-5	5.0	0.16	1
2720130063	Carmichael & Old Foothill Farms	RD-5	5.0	0.15	1
2720130023	Carmichael & Old Foothill Farms	RD-5	5.0	0.2	1

2720121062	Carmichael & Old Foothill Farms	RD-5	5.0	0.26	1
2720121050	Carmichael & Old Foothill Farms	RD-5	5.0	0.16	1
2720090128	Carmichael & Old Foothill Farms	RD-5	5.0	0.15	1
2720070060	Carmichael & Old Foothill Farms	RD-5	5.0	0.37	1
2720020116	Carmichael & Old Foothill Farms	RD-5	5.0	0.15	1
2720020111	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2720020055	Carmichael & Old Foothill Farms	RD-5	5.0	0.14	1
2710313073	Carmichael & Old Foothill Farms	RD-5	5.0	0.18	1
2710033077	Carmichael & Old Foothill Farms	RD-5	5.0	0.12	1
2710033076	Carmichael & Old Foothill Farms	RD-5	5.0	0.17	1
2710033075	Carmichael & Old Foothill Farms	RD-5	5.0	0.15	1
2710033074	Carmichael & Old Foothill Farms	RD-5	5.0	0.17	1
2610470017	Orangevale	RD-5	5.0	0.24	1
2610470001	Orangevale	RD-5	5.0	0.27	1
2600500003	Carmichael & Old Foothill Farms	RD-5	5.0	0.14	1
2600500002	Carmichael & Old Foothill Farms	RD-5	5.0	0.13	1
2600370026	Carmichael & Old Foothill Farms	RD-5	5.0	0.28	1
2600360058	Carmichael & Old Foothill Farms	RD-5	5.0	0.14	1
2600360057	Carmichael & Old Foothill Farms	RD-5	5.0	0.15	1
2600350052	Carmichael & Old Foothill Farms	RD-5	5.0	0.21	1
2600212019	Carmichael & Old Foothill Farms	RD-5	5.0	0.29	1
2600164004	Carmichael & Old Foothill Farms	RD-5	5.0	0.24	1
2600163045	Carmichael & Old Foothill Farms	RD-5	5.0	0.33	1
2590113030	Orangevale	RD-5	5.0	0.25	1

2580212077	Carmichael & Old Foothill Farms	RD-5	5.0	0.23	1
2580110052	Carmichael & Old Foothill Farms	RD-5	5.0	1.14	4
2580110036	Carmichael & Old Foothill Farms	RD-5	5.0	1.58	6
2580091036	Carmichael & Old Foothill Farms	RD-5	5.0	0.42	1
2580091026	Carmichael & Old Foothill Farms	RD-5	5.0	0.29	1
2580091008	Carmichael & Old Foothill Farms	RD-5	5.0	0.3	1
2580052012	Carmichael & Old Foothill Farms	RD-5	5.0	1.15	4
2550290029	Arden Arcade	RD-5	5.0	0.12	1
2550182032	Arden Arcade	RD-5	5.0	0.16	1
2540123005	Arden Arcade	RD-5	5.0	0.34	1
2530310043	Fair Oaks	RD-5	5.0	0.81	3
2480140012	Fair Oaks	RD-5	5.0	0.25	1
2480140003	Fair Oaks	RD-5	5.0	0.11	1
2480072007	Fair Oaks	RD-5	5.0	0.42	1
2480011043	Fair Oaks	RD-5	5.0	0.83	3
2480011010	Fair Oaks	RD-5	5.0	0.94	3
2470260019	Carmichael & Old Foothill Farms	RD-5	5.0	0.45	1
2470060038	Carmichael & Old Foothill Farms	RD-5	5.0	0.4	1
2460250020	Fair Oaks	RD-5	5.0	0.92	3
2460213024	Fair Oaks	RD-5	5.0	0.37	1
2450232015	Carmichael & Old Foothill Farms	RD-5	5.0	0.17	1
2440302018	Fair Oaks	RD-5	5.0	1.25	5
2440301002	Fair Oaks	RD-5	5.0	0.29	1
2440293015	Fair Oaks	RD-5	5.0	0.45	1
2440283012	Fair Oaks	RD-5	5.0	0.2	1
2440283011	Fair Oaks	RD-5	5.0	0.18	1
2440283008	Fair Oaks	RD-5	5.0	0.13	1
2440283007	Fair Oaks	RD-5	5.0	0.5	1

2440282024	Fair Oaks	RD-5	5.0	0.49	1
2440282023	Fair Oaks	RD-5	5.0	0.46	1
2440275020	Fair Oaks	RD-5	5.0	0.76	3
2440274003	Fair Oaks	RD-5	5.0	0.87	3
2440271009	Fair Oaks	RD-5	5.0	0.64	2
2440263026	Fair Oaks	RD-5	5.0	0.33	1
2440263008	Fair Oaks	RD-5	5.0	0.48	2
2440262018	Fair Oaks	RD-5	5.0	0.57	2
2440242011	Fair Oaks	RD-5	5.0	0.26	1
2440242007	Fair Oaks	RD-5	5.0	0.26	1
2440241033	Fair Oaks	RD-5	5.0	0.25	1
2440220026	Fair Oaks	RD-5	5.0	1.36	5
2440220017	Fair Oaks	RD-5	5.0	0.24	1
2440215018	Fair Oaks	RD-5	5.0	0.3	1
2440190017	Fair Oaks	RD-5	5.0	0.61	2
2440190014	Fair Oaks	RD-5	5.0	0.51	2
2440190013	Fair Oaks	RD-5	5.0	0.37	1
2440183017	Fair Oaks	RD-5	5.0	0.42	1
2440182008	Fair Oaks	RD-5	5.0	0.23	1
2440174035	Fair Oaks	RD-5	5.0	0.12	1
2440142005	Fair Oaks	RD-5	5.0	0.11	1
2440141018	Fair Oaks	RD-5	5.0	0.21	1
2440092030	Fair Oaks	RD-5	5.0	0.14	1
2440082009	Fair Oaks	RD-5	5.0	1.46	6
2440041039	Fair Oaks	RD-5	5.0	0.14	1
2440041025	Fair Oaks	RD-5	5.0	0.15	1
2440022017	Fair Oaks	RD-5	5.0	0.27	1
2420640004	Fair Oaks	RD-5	5.0	0.54	2
2420640001	Fair Oaks	RD-5	5.0	0.65	2
2420630002	Fair Oaks	RD-5	5.0	0.28	1
2420480021	Fair Oaks	RD-5	5.0	0.23	1

2420450031	Fair Oaks	RD-5	5.0	0.28	1
2420450025	Fair Oaks	RD-5	5.0	0.22	1
2420440023	Fair Oaks	RD-5	5.0	0.26	1
2420410077	Fair Oaks	RD-5	5.0	0.18	1
2420410076	Fair Oaks	RD-5	5.0	0.23	1
2420400013	Fair Oaks	RD-5	5.0	0.3	1
2420372002	Fair Oaks	RD-5	5.0	0.26	1
2420321009	Fair Oaks	RD-5	5.0	0.2	1
2420310009	Fair Oaks	RD-5	5.0	0.34	1
2420273009	Fair Oaks	RD-5	5.0	0.59	2
2420440023	Fair Oaks	RD-5	5.0	0.26	1
2420410077	Fair Oaks	RD-5	5.0	0.18	1
2420410076	Fair Oaks	RD-5	5.0	0.23	1
2420400013	Fair Oaks	RD-5	5.0	0.3	1
2420372002	Fair Oaks	RD-5	5.0	0.26	1
2420321009	Fair Oaks	RD-5	5.0	0.2	1
2420310009	Fair Oaks	RD-5	5.0	0.34	1
2420273005	Fair Oaks	RD-5	5.0	0.43	1
2420273004	Fair Oaks	RD-5	5.0	0.51	1
2420273001	Fair Oaks	RD-5	5.0	0.26	1
2420231062	Fair Oaks	RD-5	5.0	0.67	2
2420203019	Fair Oaks	RD-5	5.0	1	4
2420195011	Fair Oaks	RD-5	5.0	0.85	3
2420195004	Fair Oaks	RD-5	5.0	0.47	2
2420193041	Fair Oaks	RD-5	5.0	0.29	1
2420193037	Fair Oaks	RD-5	5.0	0.47	2
2420182017	Fair Oaks	RD-5	5.0	0.81	3
2420181036	Fair Oaks	RD-5	5.0	1.29	5
2420173051	Fair Oaks	RD-5	5.0	0.27	1
2420173018	Fair Oaks	RD-5	5.0	0.48	2
2420102030	Fair Oaks	RD-5	5.0	0.71	3

2420101044	Fair Oaks	RD-5	5.0	0.2	1
2420095068	Fair Oaks	RD-5	5.0	0.27	1
2420042027	Fair Oaks	RD-5	5.0	0.27	1
2400240011	Carmichael & Old Foothill Farms	RD-5	5.0	9.44	40
2400062089	Carmichael & Old Foothill Farms	RD-5	5.0	0.45	1
2400050052	Carmichael & Old Foothill Farms	RD-5	5.0	0.22	1
2400050051	Carmichael & Old Foothill Farms	RD-5	5.0	0.22	1
2400050050	Carmichael & Old Foothill Farms	RD-5	5.0	0.22	1
2390330008	Carmichael & Old Foothill Farms	RD-5	5.0	0.31	1
2390330007	Carmichael & Old Foothill Farms	RD-5	5.0	0.41	1
2390081034	Carmichael & Old Foothill Farms	RD-5	5.0	1.47	6
2390070042	Carmichael & Old Foothill Farms	RD-5	5.0	0.3	1
2360281019	Carmichael & Old Foothill Farms	RD-5	5.0	0.29	1
2360060022	Carmichael & Old Foothill Farms	RD-5	5.0	1.18	5
2360051073	Carmichael & Old Foothill Farms	RD-5	5.0	1.33	5
2360022001	Carmichael & Old Foothill Farms	RD-5	5.0	0.26	1
2350490037	Orangevale	RD-5	5.0	0.47	2
2350261050	Orangevale	RD-5	5.0	0.17	1
2350261049	Orangevale	RD-5	5.0	0.18	1
2350212029	Fair Oaks	RD-5	5.0	0.2	1
2350191057	Fair Oaks	RD-5	5.0	0.69	2
2350091031	Orangevale	RD-5	5.0	0.34	1
2350034065	Orangevale	RD-5	5.0	0.18	1
2350034018	Orangevale	RD-5	5.0	0.29	1
2330690007	Fair Oaks	RD-5	5.0	0.23	1
2330142066	Fair Oaks	RD-5	5.0	0.79	3

2300532017	Carmichael & Old Foothill Farms	RD-5	5.0	1.29	5
2300491001	Carmichael & Old Foothill Farms	RD-5	5.0	0.6	2
2300134029	Carmichael & Old Foothill Farms	RD-5	5.0	0.49	2
2300134028	Carmichael & Old Foothill Farms	RD-5	5.0	0.24	1
2300021009	Carmichael & Old Foothill Farms	RD-5	5.0	0.07	1
2280670017	North Highlands/Foothill Farms	RD-5	5.0	0.12	1
2280670016	North Highlands/Foothill Farms	RD-5	5.0	0.15	1
2280460076	Carmichael & Old Foothill Farms	RD-5	5.0	0.3	1
2280480043	Carmichael & Old Foothill Farms	RD-5	5.0	1.78	4
2280431040	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2280431038	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2280402022	North Highlands/Foothill Farms	RD-5	5.0	0.14	1
2280402020	North Highlands/Foothill Farms	RD-5	5.0	0.15	1
2280402019	North Highlands/Foothill Farms	RD-5	5.0	0.26	1
2280393003	North Highlands/Foothill Farms	RD-5	5.0	0.14	1
2280332019	North Highlands/Foothill Farms	RD-5	5.0	0.18	1
2280252029	North Highlands/Foothill Farms	RD-5	5.0	0.93	1
2280233006	Carmichael & Old Foothill Farms	RD-5	5.0	0.3	1
2280233005	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2230012083	Orangevale	RD-5	5.0	0.29	1

2230012082	Orangevale	RD-5	5.0	0.25	1
2230012060	Orangevale	RD-5	5.0	0.27	1
2230012053	Orangevale	RD-5	5.0	3.85	16
2230012047	Orangevale	RD-5	5.0	1.7	7
2200414016	North Highlands/Foothill Farms	RD-5	5.0	0.45	1
2200025002	Carmichael & Old Foothill Farms	RD-5	5.0	1.8	7
2190051010	North Highlands/Foothill Farms	RD-5	5.0	0.17	1
2180262001	North Highlands/Foothill Farms	RD-5	5.0	0.24	1
2140280009	Rio Linda/Elverta	RD-5	5.0	0.24	1
2140092001	Rio Linda/Elverta	RD-5	5.0	0.41	1
2140062040	Rio Linda/Elverta	RD-5	5.0	4.86	20
2140061040	Rio Linda/Elverta	RD-5	5.0	2.35	9
2070279004	Rio Linda/Elverta	RD-5	5.0	0.14	1
2070100020	Rio Linda/Elverta	RD-5	5.0	0.6	2
2070100016	Rio Linda/Elverta	RD-5	5.0	0.39	1
2070080066	Rio Linda/Elverta	RD-5	5.0	4.84	20
2070070029	Rio Linda/Elverta	RD-5	5.0	0.46	1
2070070028	Rio Linda/Elverta	RD-5	5.0	0.3	1
2070070003	Rio Linda/Elverta	RD-5	5.0	0.95	4
2070030012	Rio Linda/Elverta	RD-5	5.0	0.45	1
2070030006	Rio Linda/Elverta	RD-5	5.0	0.52	2
2070022009	Rio Linda/Elverta	RD-5	5.0	1.5	6
2060450003	Rio Linda/Elverta	RD-5	5.0	0.25	1
2060450002	Rio Linda/Elverta	RD-5	5.0	0.29	1
2060430002	Rio Linda/Elverta	RD-5	5.0	0.15	1
2060430001	Rio Linda/Elverta	RD-5	5.0	0.18	1
2060420009	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060420002	Rio Linda/Elverta	RD-5	5.0	0.13	1

2060410060	Rio Linda/Elverta	RD-5	5.0	0.18	1
2060410059	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410058	Rio Linda/Elverta	RD-5	5.0	0.18	1
2060410057	Rio Linda/Elverta	RD-5	5.0	0.2	1
2060410056	Rio Linda/Elverta	RD-5	5.0	0.17	1
2060410055	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410054	Rio Linda/Elverta	RD-5	5.0	0.15	1
2060410053	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410052	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410051	Rio Linda/Elverta	RD-5	5.0	0.18	1
2060410050	Rio Linda/Elverta	RD-5	5.0	0.19	1
2060410049	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410048	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410047	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410046	Rio Linda/Elverta	RD-5	5.0	0.15	1
2060410045	Rio Linda/Elverta	RD-5	5.0	0.16	1
2060410044	Rio Linda/Elverta	RD-5	5.0	0.16	1
2060410043	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410042	Rio Linda/Elverta	RD-5	5.0	0.16	1
2060410041	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410040	Rio Linda/Elverta	RD-5	5.0	0.19	1
2060410039	Rio Linda/Elverta	RD-5	5.0	0.2	1
2060410038	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410037	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410036	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410035	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410034	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410033	Rio Linda/Elverta	RD-5	5.0	0.19	1
2060360078	Rio Linda/Elverta	RD-5	5.0	0.16	1
2060360077	Rio Linda/Elverta	RD-5	5.0	0.16	1
2060360076	Rio Linda/Elverta	RD-5	5.0	0.29	1

2060304023	Rio Linda/Elverta	RD-5	5.0	0.11	1
2060304022	Rio Linda/Elverta	RD-5	5.0	0.09	1
2060304019	Rio Linda/Elverta	RD-5	5.0	0.3	1
2060291013	Rio Linda/Elverta	RD-5	5.0	0.43	1
2060291005	Rio Linda/Elverta	RD-5	5.0	2.32	9
2060271053	Rio Linda/Elverta	RD-5	5.0	0.5	2
2060271043	Rio Linda/Elverta	RD-5	5.0	0.56	2
2060253022	Rio Linda/Elverta	RD-5	5.0	0.26	1
2060210052	Rio Linda/Elverta	RD-5	5.0	0.48	2
2060070022	Rio Linda/Elverta	RD-5	5.0	0.24	1
2060061015	Rio Linda/Elverta	RD-5	5.0	0.46	1
2060050008	Rio Linda/Elverta	RD-5	5.0	0.21	1
2060050007	Rio Linda/Elverta	RD-5	5.0	0.21	1
2060050006	Rio Linda/Elverta	RD-5	5.0	0.21	1
2060050005	Rio Linda/Elverta	RD-5	5.0	2.22	9
2060036032	Rio Linda/Elverta	RD-5	5.0	0.18	1
2060036031	Rio Linda/Elverta	RD-5	5.0	0.12	1
2060036030	Rio Linda/Elverta	RD-5	5.0	0.12	1
2060036027	Rio Linda/Elverta	RD-5	5.0	0.19	1
2060036026	Rio Linda/Elverta	RD-5	5.0	0.21	1
2060035061	Rio Linda/Elverta	RD-5	5.0	3.56	15
2060035002	Rio Linda/Elverta	RD-5	5.0	3	12
2031590119	Antelope	RD-5	5.0	0.18	1
2030392045	Rio Linda/Elverta	RD-5	5.0	0.19	1
2030100085	Antelope	RD-5	5.0	0.36	1
2030080039	Rio Linda/Elverta	RD-5	5.0	49.53	143
2030080038	Rio Linda/Elverta	RD-5	5.0	53.16	45
2030080021	Rio Linda/Elverta	RD-5	5.0	1.15	4
2030040008	Rio Linda/Elverta	RD-5	5.0	4.96	48
2030040007	Rio Linda/Elverta	RD-5	5.0	42.32	91
2030010014	Rio Linda/Elverta	RD-5	5.0	77.83	275

2020261003	Rio Linda/Elverta	RD-5	5.0	0.3	1
2020261002	Rio Linda/Elverta	RD-5	5.0	0.3	1
2020261001	Rio Linda/Elverta	RD-5	5.0	0.32	1
2020170025	Rio Linda/Elverta	RD-5	5.0	33.21	141
2020170024	Rio Linda/Elverta	RD-5	5.0	143.17	391
2020170019	Rio Linda/Elverta	RD-5	5.0	69.4	227
2020123013	Rio Linda/Elverta	RD-5	5.0	0.75	3
2020122031	Rio Linda/Elverta	RD-5	5.0	0.25	1
2020122030	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020122029	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020122021	Rio Linda/Elverta	RD-5	5.0	0.34	1
2020122020	Rio Linda/Elverta	RD-5	5.0	0.36	1
2020122019	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020118016	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020116018	Rio Linda/Elverta	RD-5	5.0	0.3	1
		Total		**1517.71 Acres**	**6010 Units**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) RD-5 zoned sites on the Above Moderate Inventory will have access to infrastructure during the Housing Element period.

(2) Unless indicated by Footnote (4), these sites are undeveloped and were included in the previous Housing Element inventory

(3) RD-5 zoning permits five dwelling units per acre and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

(4) These are new parcels that were not previously included in the inventory. They will have access to services during the Housing Element Period.

TABLE C-12 ABOVE MODERATE INVENTORY ZONING: RESIDENTIAL (A-2)[(1)(2)] GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)					
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity [(3)]**
0730090062	Cosumnes	A-2	0.5	117.62	58
0730180027	Cosumnes	A-2	0.5	202.71	101
0730180029	Cosumnes	A-2	0.5	39.81	19
0730190047	Cosumnes	A-2	0.5	9.48	4
0730460007	Cosumnes	A-2	0.5	0.32	1
0730460014	Cosumnes	A-2	0.5	17.93	8
0730790023	Cosumnes	A-2	0.5	238.36	119
0730800003	Cosumnes	A-2	0.5	218.03	109
0730800006	Cosumnes	A-2	0.5	11.03	5
0730800007	Cosumnes	A-2	0.5	3.01	1
0730800008	Cosumnes	A-2	0.5	92.75	46
0730800009	Cosumnes	A-2	0.5	65.08	32
1260070005	Cosumnes	A-2	0.5	10	5
1260070034	Cosumnes	A-2	0.5	2.87	1
1260070047	Cosumnes	A-2	0.5	3.05	1
1260070062	Cosumnes	A-2	0.5	2.27	1
1260070063	Cosumnes	A-2	0.5	2.27	1
1260070074	Cosumnes	A-2	0.5	10.45	5
1260070095	Cosumnes	A-2	0.5	4.18	2
1260070097	Cosumnes	A-2	0.5	2.47	1
1260070098	Cosumnes	A-2	0.5	2.47	1
1260070101	Cosumnes	A-2	0.5	2.46	1
1260070102	Cosumnes	A-2	0.5	2.45	1
1260070103	Cosumnes	A-2	0.5	2.04	1
1260141007	Cosumnes	A-2	0.5	2.19	1

1260141008	Cosumnes	A-2	0.5	2.45	1
1260220005	Cosumnes	A-2	0.5	2.32	1
1260230001	Cosumnes	A-2	0.5	3.65	1
1260230008	Cosumnes	A-2	0.5	0.18	1
1260241004	Cosumnes	A-2	0.5	7.16	3
1260500002	Cosumnes	A-2	0.5	0.95	1
1260500004	Cosumnes	A-2	0.5	1.07	1
1260540002	Cosumnes	A-2	0.5	1.22	1
1320030080	Delta	A-2	0.5	2.33	1
1340143005	Cosumnes	A-2	0.5	3.7	1
1340143008	Cosumnes	A-2	0.5	1.43	1
1340160032	Cosumnes	A-2	0.5	2	1
1340173007	Cosumnes	A-2	0.5	2.44	1
1340322005	Cosumnes	A-2	0.5	1.95	1
1360060034	Cosumnes	A-2	0.5	2.61	1
1360101041	Cosumnes	A-2	0.5	3.99	1
1360101067	Cosumnes	A-2	0.5	3	1
1360110028	Cosumnes	A-2	0.5	2	1
1360110100	Cosumnes	A-2	0.5	1.33	1
1360170047	Cosumnes	A-2	0.5	0.93	1
1360340005	Cosumnes	A-2	0.5	3.11	1
1380041001	Southeast	A-2	0.5	0.5	1
1380042016	Southeast	A-2	0.5	0.14	1
1380043010	Southeast	A-2	0.5	0.18	1
1380043011	Southeast	A-2	0.5	0.14	1
1380043012	Southeast	A-2	0.5	0.14	1
1380043013	Southeast	A-2	0.5	0.14	1
1380043014	Southeast	A-2	0.5	0.14	1
1380043015	Southeast	A-2	0.5	0.14	1
1380043016	Southeast	A-2	0.5	0.14	1
1380043017	Southeast	A-2	0.5	0.14	1

1380043018	Southeast	A-2	0.5	0.14	1
1380043019	Southeast	A-2	0.5	0.28	1
1380043022	Southeast	A-2	0.5	0.2	1
1380054016	Southeast	A-2	0.5	2.86	1
1380054017	Southeast	A-2	0.5	3.14	1
1500071056	Southeast	A-2	0.5	2.17	1
1500071057	Southeast	A-2	0.5	2.18	1
1500071058	Southeast	A-2	0.5	2.47	1
1520031016	Southeast	A-2	0.5	0.15	1
1520190031	Southeast	A-2	0.5	0.36	1
1520190032	Southeast	A-2	0.5	0.42	1
2240200015	Orangevale	A-2	0.5	1.75	1
2240540034	Orangevale	A-2	0.5	2.04	1
2240560042	Orangevale	A-2	0.5	1.63	1
		Total		**1136.71 Acres**	**572 Units**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) A-2 zoned sites on the Above Moderate Inventory will not have access to infrastructure (water, sewer) during the Housing Element period.

(2) These sites are vacant and were included in the previous Housing Element inventory

(3) A-2 zoning permits one dwelling unit per 2 acres and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

TABLE C-13 ABOVE MODERATE INVENTORY ZONING: RESIDENTIAL DENSITY 7 (RD-7)[1] GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (ABOVE MODERATE INCOME LEVEL)[3]					
APN	**Community**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity [2]**
0500500053	South Sacramento	RD-7	7.0	0.54	3
0640072003	Vineyard	RD-7	7.0	10.50	83
0650070061	Vineyard	RD-7	7.0	19.64	117
0650070006	Vineyard	RD-7	7.0	9.80	62
0660070017	Vineyard	RD-7	7.0	8.44	50
0660070051	Vineyard	RD-7	7.0	17.32	103
0660200003	Vineyard	RD-7	7.0	13.92	82
0650042042	Vineyard	RD-7	7.0	14.90	89
1220050017	Vineyard	RD-7	7.0	9.92	59
1220050018	Vineyard	RD-7	7.0	6.12	36
1220050032	Vineyard	RD-7	7.0	5.82	34
1220050033	Vineyard	RD-7	7.0	0.43	2
1220790021	Vineyard	RD-7	7.0	7.00	42
1220790013	Vineyard	RD-7	7.0	0.42	2
2020070013	Rio Linda/Elverta	RD-7	7.0	20.00	119
2020080005	Rio Linda/Elverta	RD-7	7.0	31.16	126
2020080007	Rio Linda/Elverta	RD-7	7.0	6.40	31
2020080019	Rio Linda/Elverta	RD-7	7.0	10.00	59
2020080020	Rio Linda/Elverta	RD-7	7.0	10.00	59
2020080053	Rio Linda/Elverta	RD-7	7.0	20.00	91
2020080056	Rio Linda/Elverta	RD-7	7.0	9.55	56
2020080058	Rio Linda/Elverta	RD-7	7.0	5.00	25
2020080059	Rio Linda/Elverta	RD-7	7.0	9.36	55
2030100108[4]	Antelope	RD-7	7.0	16.07	96
2030100105[4]	Antelope	RD-7	7.0	8.41	50

2030100106[4]	Antelope	RD-7	7.0	7.04	42
2030110064	Antelope	RD-7	7.0	0.63	3
2030260016	Antelope	RD-7	7.0	3.00	17
2030260064	Antelope	RD-7	7.0	23.01	136
2030720074	Antelope	RD-7	7.0	0.59	3
2030730073	Antelope	RD-7	7.0	0.02	1
2031270108	Antelope	RD-7	7.0	0.16	1
2031350061	Antelope	RD-7	7.0	1.60	9
2032010004	Antelope	RD-7	7.0	0.11	1
2080122001	North Highlands/Foothill Farms	RD-7	7.0	5.94	35
0670030072, 074, 076[4]	Cordova	RD-7	7.0	16.95	125
0670030072, 074, 076[4]	Cordova	RD-7	7.0	15.08	121
0670030072, 074, 076[4]	Cordova	RD-7	7.0	15.38	123
0670030072, 074, 076[4]	Cordova	RD-7	7.0	28.07	208
1220010014	Vineyard	RD-7	7.0	0.37	1
2440275006	Fair Oaks	RD-7	7.0	0.28	1
		Total		**388.93**	**2358**
				Acres	**Units**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) RD-7 zoned sites on the Above Moderate Inventory will have access to infrastructure during the Housing Element period.

(2) RD-7 zoning permits seven dwelling units per acre and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.

(3) Unless indicated by Footnote 4 these parcels are undeveloped and included in the previous inventory.

(4) These are new parcels that were not previously included in the inventory. These Parcels are located in the Mather South Master Plan Area.

Tables C-14 through C-19 and C-21 through C-23 provide the Moderate Land Inventory.

TABLE C-14 MODERATE INVENTORY ZONING: RESIDENTIAL 10 (RD-10) (1)(2) GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (MODERATE INCOME LEVEL)(					
Community	**APN**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity(3)**
South Sacramento	0200083003	RD-10	10.0	0.25	2
South Sacramento	0200313026	RD-10	10.0	0.13	1
South Sacramento	0220033010	RD-10	10.0	0.23	2
South Sacramento	0220104031	RD-10	10.0	0.33	2
South Sacramento	0260021023	RD-10	10.0	0.22	2
South Sacramento	0260021039	RD-10	10.0	0.22	2
South Sacramento	0260021040	RD-10	10.0	0.19	2
South Sacramento	0260041009	RD-10	10.0	0.44	3
South Sacramento	0260041010	RD-10	10.0	0.22	2
South Sacramento	0260094003	RD-10	10.0	0.26	2
South Sacramento	0260300038	RD-10	10.0	1.60	13
South Sacramento	0370011055	RD-10	10.0	2.04	17
South Sacramento	0370011080	RD-10	10.0	0.76	6
South Sacramento	0370011006	RD-10	10.0	0.23	2
South Sacramento	0370011008	RD-10	10.0	0.49	3
South Sacramento	0370171016	RD-10	10.0	0.16	2
South Sacramento	0370231002	RD-10	10.0	4.75	40
South Sacramento	0390052027	RD-10	10.0	0.83	7

South Sacramento	0390072002	RD-10	10.0	1.88	15
South Sacramento	0390091006	RD-10	10.0	0.86	7
South Sacramento	0390233033	RD-10	10.0	0.18	2
South Sacramento	0400320041	RD-10	10.0	0.65	6
South Sacramento	0430042028	RD-10	10.0	0.21	2
South Sacramento	0430061016	RD-10	10.0	0.26	2
South Sacramento	0430062021	RD-10	10.0	0.34	3
South Sacramento	0430062022	RD-10	10.0	0.31	2
South Sacramento	0500292003	RD-10	10.0	0.23	2
South Sacramento	0500292005	RD-10	10.0	0.22	2
South Sacramento	0500293005	RD-10	10.0	0.23	2
South Sacramento	0500341007	RD-10	10.0	0.62	5
South Sacramento	0500341011	RD-10	10.0	0.28	2
South Sacramento	0500492025	RD-10	10.0	0.21	2
South Sacramento	0510160005	RD-10	10.0	1.36	11
South Sacramento	0510030012	SPA RD-10	10.0	5.89	41
South Sacramento	0510352018	RD-10	10.0	0.17	2
Vineyard	0650310006	RD-10	10.0	5.42	46
Vineyard	0660090010	RD-10	10.0	3.10	26
Vineyard	0660100034	RD-10	10.0	5.00	42
Vineyard	0660100035	RD-10	10.0	4.61	39
Cordova	0720231092, 093, 099 (Glenborough)	RD-10	10.0	77.90	662
South Sacramento	1150330042	RD-10	10.0	0.29	2
Vineyard	1211150030	RD-10	10.0	0.07	1
Vineyard	1211150029	RD-10	10.0	0.06	1
Vineyard	1211150028	RD-10	10.0	0.05	1
Vineyard	1211240060	RD-10	10.0	0.42	4
Vineyard	1211240009	RD-10	10.0	0.06	1

Vineyard	1211240008	RD-10	10.0	0.06	1
Vineyard	1211240001	RD-10	10.0	0.08	1
Vineyard	1211240002	RD-10	10.0	0.06	1
Vineyard	1211240003	RD-10	10.0	0.06	1
Vineyard	1211240004	RD-10	10.0	0.06	1
Vineyard	0660100005	RD-10	10.0	0.06	1
Vineyard	1211240006	RD-10	10.0	0.06	1
Vineyard	1211240007	RD-10	10.0	0.06	1
Vineyard	1211240049	RD-10	10.0	0.06	1
Vineyard	1211240050	RD-10	10.0	0.05	1
Vineyard	1211240051	RD-10	10.0	0.05	1
Vineyard	1211240052	RD-10	10.0	0.05	1
Vineyard	1211240053	RD-10	10.0	0.05	1
Vineyard	1211240054	RD-10	10.0	0.05	1
Vineyard	1211240055	RD-10	10.0	0.05	1
Vineyard	1211240056	RD-10	10.0	0.05	1
Vineyard	1211240057	RD-10	10.0	0.05	1
Vineyard	1211240058	RD-10	10.0	0.05	1
Vineyard	1211240059	RD-10	10.0	0.06	1
Vineyard	1211240027	RD-10	10.0	0.06	1
Vineyard	1211240028	RD-10	10.0	0.05	1
Delta	1460160037	RD-10	10.0	0.60	5
Delta	1460170069	RD-10	10.0	2.59	22
Delta	1460170068	RD-10	10.0	5.00	42
Delta	1460180042	RD-10	10.0	0.86	7
Delta	1460180044	RD-10	10.0	8.17	69
Delta	1460180063	RD-10	10.0	0.42	3
Delta	1460180075	RD-10	10.0	3.28	27
Delta	1460180071	RD-10	10.0	0.50	4
Delta	1460340013	RD-10	10.0	0.10	1
Delta	1460340048	RD-10	10.0	0.44	3
Delta	1460340049	RD-10	10.0	0.37	3
Delta	1460350014	RD-10	10.0	0.15	1
Delta	1460360069	RD-10	10.0	0.07	1
Delta	1460360070	RD-10	10.0	0.40	1
Delta	1460360075	RD-10	10.0	0.03	1
Delta	1460360084	RD-10	10.0	0.05	1
Delta	1460360088	RD-10	10.0	0.05	1
Delta	1460360092	RD-10	10.0	0.10	1
Delta	1460360093	RD-10	10.0	0.12	1
Delta	1460370012	RD-10	10.0	0.05	1
Delta	1460370028	RD-10	10.0	0.08	1
Delta	1460370029	RD-10	10.0	0.08	1
Delta	1460370042	RD-10	10.0	0.11	1
Delta	1460390005	RD-10	10.0	0.13	1
Delta	1460390008	RD-10	10.0	0.15	1

Delta	1460390012	RD-10	10.0	0.10	1
Delta	1460390032	RD-10	10.0	0.13	1
Delta	1460390041	RD-10	10.0	0.17	1
North Highlands	2220024001	RD-10	10.0	6.02	51
North Highlands	2220024041	RD-10	10.0	3.94	33
North Highlands	2280091015	RD-10	10.0	0.81	6
North Highlands	2280091025	RD-10	10.0	0.30	2
North Highlands	2280091030	RD-10	10.0	0.33	2
North Highlands	2280182004	RD-10	10.0	0.35	2
North Highlands	2280500054	RD-10	10.0	0.19	2
North Highlands	2280500055	RD-10	10.0	0.22	2
Carmichael & Old Foothill Farms	2300133025	RD-10	10.0	0.19	2
Carmichael & Old Foothill Farms	2300133026	RD-10	10.0	0.20	2
Carmichael & Old Foothill Farms	2360360024	RD-10	10.0	0.27	2
Carmichael & Old Foothill Farms	2360254009	RD-10	10.0	1.75	15
Carmichael & Old Foothill Farms	2400141033	RD-10	10.0	1.00	8
Carmichael & Old Foothill Farms	2400560047	RD-10	10.0	0.20	2
Fair Oaks	2420410033	RD-10	10.0	0.15	1
Fair Oaks	2440013023	RD-10	10.0	0.24	2
Fair Oaks	2440013024	RD-10	10.0	0.25	2
Fair Oaks	2440360018	RD-10	10.0	0.61	5
Fair Oaks	2440360021	RD-10	10.0	0.30	2
Fair Oaks	2440360058	RD-10	10.0	0.05	1
Carmichael & Old Foothill Farms	2450222030	RD-10	10.0	2.19	18

Carmichael and Old Foothill Farms	2450240014	RD-10	10.0	1.48	12
Carmichael and Old Foothill Farms	2450240026	RD-10	10.0	1.33	11
Carmichael and Old Foothill Farms	2450240028	RD-10	10.0	0.49	4
Carmichael & Old Foothill Farms	2580225022	RD-10	10.0	0.62	5
Carmichael & Old Foothill Farms	2600480029	RD-10	10.0	0.19	2
Fair Oaks	2610010051	RD-10	10.0	1.33	11
Orangevale	2230252016	RD-10	10.0	0.25	2
Orangevale	2610210019	RD-10	10.0	1.31	11
Carmichael & Old Foothill Farms	2710170034	RD-10	10.0	0.15	2
Carmichael & Old Foothill Farms	2710170035	RD-10	10.0	0.15	2
Carmichael & Old Foothill Farms	2720011071	RD-10	10.0	0.18	2
Carmichael & Old Foothill Farms	2720011072	RD-10	10.0	0.19	2
Carmichael & Old Foothill Farms	2720011073	RD-10	10.0	0.19	2
Carmichael & Old Foothill Farms	2720200022	RD-10	10.0	0.48	4
Carmichael & Old Foothill Farms	2720312020	RD-10	10.0	0.67	5
Carmichael & Old Foothill Farms	2730301018	RD-10	10.0	0.36	3
Arden Arcade	2850183020	RD-10	10.0	0.07	1
Carmichael & Old Foothill Farms	2580021049	RD-10	10.0	0.18	2

Carmichael & Old Foothill Farms	2580021050	RD-10	10.0	0.18	2
Carmichael & Old Foothill Farms	2580021051	RD-10	10.0	0.16	2
Carmichael & Old Foothill Farms	2580021052	RD-10	10.0	0.16	2
Cordova(4)	0670030076,072,073 (Mather South)portions	RD-10	10.0	27.70	277
Carmichael & Old Foothill Farms	2450240001	SPA RD10	10.0	0.85	6
			Total	**207.92**	**1801**

Unless applied to a specific parcel footnotes apply to all parcels in the Table.

(1) RD-10 zoned sites on the Moderate Inventory will have access to infrastructure during the Housing Element period.
(2) Unless indicated by Footnote 4 these parcels are undeveloped and included in the previous inventory
(3) RD-10 zoning permits 10 dwelling units per acre and the realistic capacity reflects this. On larger sites environmental constraints and the capacity methodology was applied.
(4) These are new parcels that were not previously included in the inventory. These Parcels are located in the Mather South Master Plan Area.

TABLE C-15
MODERATE INVENTORY
ZONING: RESIDENTIAL 15 (RD-15)
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30 DU/AC)
ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (MODERATE INCOME LEVEL)

Community	APN	Zoning	Maximum Density	Acreage	Realistic Development Capacity	Candidate Rezone Site	Capacity if Rezoned
Vineyard(2)(3)(5)(6)(7)	0640080043	RD-20 (15 du/ac min.)	15.0	9.50	143	Y	160
Vineyard(2)(3)(4)(5)(6)	0650080110	RD-20 (15 du/ac min.)	15.0	4.77	64	Y	72
Cordova(1)(2)(3)	072360009,0723360017,0723360036 (Glenborough)	RD15	15.0	29.50	376		
Cordova(1)(2)(3)	0720231106 (Easton Place)	RD15	15.0	6.70	100		
Cordova(1)(2)(3)	0723360022 (Easton Place)	RD15	15.0	20.50	308		
South Sacramento(2)(3)	0390011006, 008, 021, 033, 042, 043	RD15	15.0	11.84	131		
			Total	**82.81**	**1122**		

(1) The moderate income -level development capacity for these sites is based on the Master Plans. These sites are also listed on the lower-income Tables.
(2) These sites will have access to infrastructure during the Housing Element period.
(3) These sites are vacant and were included in the previous Housing Element.
(4) These are new parcels that were not previously included in the inventory.
(5) Capacity at 20 units per acre if rezoned.
(6) This site is a candidate site for rezoning to accommodate the RHNA shortfall. This will be a separate action.

TABLE C-16
MODERATE INVENTORY
ZONING: RESIDENTIAL 20 (RD-20)
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30 DU/AC)
ASSUMED LAND USE: MULTIPLE FAMILY RESIDENTIAL (MODERATE INCOME LEVEL)[(2)(3)]

Community	APN	Zoning	Maximum Density	Acreage	Realistic Development Capacity	Candidate Rezone Site	Capacity if Rezoned
South Sacramento	0200253007	RD20 (SPA)	20.0	0.26	2		
South Sacramento	0200242014	RD20	20.0	0.30	2		
South Sacramento	0200242016	RD20	20.0	0.57	2		
South Sacramento	0200242024	RD20	20.0	0.29	2		
South Sacramento	0200253009	RD20	20.0	0.17	2		
South Sacramento	0200253010	RD20 (SPA)	20.0	0.19	2		
South Sacramento	0220233009	RD20	20.0	0.22	2		
South Sacramento	0220233010	RD20	20.0	0.20	2		
South Sacramento	0220233019	RD20	20.0	0.24	2		
South Sacramento	0220233020	RD20	20.0	0.20	2		
South Sacramento	0260102015	RD20	20.0	0.46	2		
Delta[(4)]	1420097026	RD20	20.0	0.17	2		
South Sacramento	0260102016	RD20	20.0	0.46	2		
South Sacramento	0260252002	RD20	20.0	0.14	2		
South Sacramento	0260283019	RD20	20.0	0.59	6		
South Sacramento	0370011034	RD20	20.0	0.06	1		
South Sacramento	0370182005	RD20	20.0	0.13	2		
South Sacramento	0370182006	RD20	20.0	0.13	2		

South Sacramento	0370182007	RD20	20.0	0.14	2		
South Sacramento	0390052012	RD20	20.0	0.55	6		
South Sacramento	0390052056	RD20	20.0	0.40	2		
South Sacramento	0390063008	RD20	20.0	0.75	8		
South Sacramento[4]	0430070005	SPA Old Florin Town	20.0	2.80	37	Y	37
South Sacrament[5][6]o[7][9]	0430070034	SPA Old Florin Town	20.0	15.93	40	Y	40
South Sacramento	0430230020	SPA Old Florin Town	20.0	2.43	72	Y	72
South Sacramento[5][6]	0430230022	SPA Old Florin Town	20.0	4.70	128	Y	128
South Sacramento[5][6]	0510061018	SPA Old Florin Town	20.0	2.26	32	Y	32
South Sacramento	0500351009	RD20	20.0	0.22	2		
South Sacramento	0510200017	RD20	20.0	0.71	8		
South Sacramento	0510200018	RD20	20.0	0.72	8		
South Sacramento	0510467048	RD20	20.0	0.07	2		
Vineyard	0660210022	RD20	20.0	0.23	2		
Delta	1190050005	RD20	20.0	0.14	2		
Delta	1190050007	RD20	20.0	0.09	2		
Delta	1420096006	RD20	20.0	0.17	2		
Delta	1420096007	RD20	20.0	0.14	2		
Delta[4]	1320162047	Courtland SPA RD20	20.0	2.45	34		
North Highlands	2080142022	RD20	20.0	0.38	2		

North Highlands	2280042044	RD20	20.0	0.20	2		
North Highlands	2280042045	RD20	20.0	0.20	2		
Carmichael & Old Foothill Farms	2280210061	RD20	20.0	0.21	2		
North Highlands	2280610019	RD20	20.0	0.56	6		
Carmichael & Old Foothill Farms	2290050063	RD20	20.0	0.15	2		
Carmichael & Old Foothill Farms	2300051010	RD20	20.0	0.50	6		
Carmichael & Old Foothill Farms	2300690026	RD20	20.0	0.11	2		
Carmichael & Old Foothill Farms	2450190021	RD20	20.0	0.45	2		
Carmichael & Old Foothill Farms	2580060016	RD20	20.0	0.04	2		
Carmichael & Old Foothill Farms	2580300013	RD20	20.0	0.77	8		
Carmichael & Old Foothill Farms	2600031029	RD20	20.0	0.55	6		
Arden Arcade[4]	2850340001	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340002	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340003	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340004	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340005	RD20	20.0	0.06	1		
Arden Arcade[4]	2850340006	RD20	20.0	0.03	1		
Arden Arcade[4]	2850340007	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340008	RD20	20.0	0.05	1		

Arden Arcade[4]	2850340009	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340010	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340035	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340036	RD20	20.0	0.05	1		
Arden Arcade[4]	285340037	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340038	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340039	RD20	20.0	0.05	1		
Arden Arcade[4]	285340040	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340041	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340042	RD20	20.0	0.08	1		
Arden Arcade[4]	2850340020	RD20	20.0	0.03	1		
Arden Arcade[4]	2850340021	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340022	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340023	RD20	20.0	0.05	1		
Arden Arcade[4]	285340024	RD20	20.0	0.05	1		
Arden Arcade[4]	285340031	RD20	20.0	0.06	1		
Arden Arcade[4]	285340032	RD20	20.0	0.06	1		
Arden Arcade[4]	2850340033	RD20	20.0	0.05	1		
Arden Arcade[4]	2850340030	RD20	20.0	0.06	1		
Arden Arcade	2850102005	RD20	20.0	0.41	2		
Arden Arcade	2850102006	RD20	20.0	0.41	2		
Arden Arcade	2850102015	RD20	20.0	0.40	2		
Arden Arcade	2850102017	RD20	20.0	0.29	2		
Arden Arcade	2850140017	RD20	20.0	0.23	2		
Arden Arcade	2850140021	RD20	20.0	0.41	2		
Arden Arcade	2860070025	RD20	20.0	0.24	1		

Arden Arcade	2860141008	RD20	20.0	0.89	10		
Arden Arcade	2860151053	RD20	20.0	0.12	1		
Antelope(4)	2030070075	RD20	20.0	1.89	35		
Antelope(4)	2030070138	RD20	20.0	1.61	30		
Antelope(4)	2030070139	RD20	20.0	1.16	21		
North Highlands(4)	2400141035	RD20	20.0	0.29	2		
North Highlands(4)	2400141036	RD20	20.0	1.31	20		
Arden Arcade(4)	2540072027	RD20	20.0	0.15	2		
Arden Arcade(4)	2540072026	RD20	20.0	0.15	2		
Arden Arcade	2850062010	RD20	20.0	0.41	2		
Arden Arcade(4)	2780230029	RD20	20.0	0.40	2		
Arden Arcade(4)	2780230030	RD20	20.0	0.23	2		
Vineyard(1) (5)(6) (8)	0660070052	RD20	20.0	15.64	200	Y	200
Cordova(1)(4)(9)	0750020015	RD-20	20.0	14.65	75		
Cordova(1) (4)	07300400036,042	RD-20	20.0	626.40	400		
South Sacramento(4)	0390052060	RD20	20.0	0.98	10		
			Total	**713.85**	**1326**		

(1) The moderate income -level development capacity for these sites is based on the Master Plans. These sites are also listed on the lower income Tables.
(2) These sites will have access to infrastructure during the Housing Element period.
(3) Unless indicated by Footnote 4, these sites are vacant and were included in the previous Housing Element.
(4) These are new parcels that were not previously included in the inventory.
(5) Capacity at 20 units per acre if rezoned.
(6) This site is a candidate site for rezoning to accommodate the RHNA shortfall. This will be a separate action.
(7) This is a separate legal parcel that was vacant in the last housing element (APN: 043007022). This portion is still vacant and is 4.76 acres, but a new APN: has been issued for this parcel and the adjacent parcel that is developed with a place of worship.
(8) These parcels are also on Table C-~~27~~ 28 Large Parcels.
(9) This parcel is also on Table C-~~28~~ 29 Non-Vacant Parcels.

TABLE C-17
MODERATE INVENTORY
ZONING: RESIDENTIAL 25 (RD-25)
GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (23-40 DU/AC)
ASSUMED LAND USE: MULTIPLE FAMILY RESIDENTIAL (MODERATE INCOME LEVEL)(2)(3)

Community	APN	Zoning	Maximum Density	Acreage	Realistic Development Capacity	Candidate Rezone Site	Capacity if Rezoned
Cordova(1)(4)	0670090005, 021 (NewBridge)	RD-25	25.0	19.90	506		
North Highlands(4) (5)(6)	2150062057	SPA (North Watt Ave.) Town Center Dist. RM-1	25.0	2.13	37	Y	30
Antelope(3)	2032160072	RD-25	25.0	6.90	10		
			Total	**28.93**	**553**		

(1) The moderate income -level development capacity for these sites is based on the Master Plans. These sites are also listed on the lower income Tables.
(2) The sites will have access to infrastructure during the Housing Element period.
(3) Unless indicated by Footnote 4, these sites are vacant and were included in the previous Housing Element.
(4) These are new vacant parcels that were not previously included in the inventory.
(5) Capacity at 20 units per acre if rezoned.
(6) This site is a candidate site for rezoning to accommodate the RHNA shortfall. This will be a separate action.

TABLE C-18 MODERATE INVENTORY ZONING: RESIDENTIAL 30 (RD-30) GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30 DU/AC) ASSUMED LAND USE: MULTIPLE FAMILY RESIDENTIAL (MODERATE INCOME LEVEL)[2][3][4]					
Community	**APN**	**Zoning**	**Maximum Density**	**Acreage[5]**	**Realistic Development Capacity**
South Sacramento	0370174003	RD30	30.0	0.17	2
South Sacramento	0370174004	RD30	30.0	0.18	2
South Sacramento	1151870003	RD30	30.0	0.08	2
South Sacramento	1151870004	RD30	30.0	0.08	2
South Sacramento	1151870005	RD30	30.0	0.08	2
South Sacramento	1151870006	RD30	30.0	0.10	2
South Sacramento	1151870007	RD30	30.0	0.09	2
South Sacramento	1151870008	RD30	30.0	0.10	2
South Sacramento	1151870009	RD30	30.0	0.08	2
South Sacramento	1151870010	RD30	30.0	0.08	2
South Sacramento	1151870011	RD30	30.0	0.08	2
South Sacramento	1151870024	RD30	30.0	0.06	2
Carmichael & Old Foothill Farms	2280450010	RD30	30.0	0.19	4
Fair Oaks	2440120004	RD30	30.0	0.17	2
Arden Arcade	2540031048	RD30	30.0	0.27	4
Arden Arcade	2540071025	RD30	30.0	0.45	8
Carmichael & Old Foothill Farms	2560340001	RD20/30	30.0	0.52	6
Arden Arcade	2660040046	RD30	30.0	0.42	4
Arden Arcade	2660040062	RD30	30.0	0.41	4
Arden Arcade	2710153006	RD30	30.0	0.50	8
Arden Arcade	2780012003	RD30	30.0	0.17	2
Arden Arcade	2780171013	RD30	30.0	0.45	6
Arden Arcade	2780240071	RD30	30.0	0.12	2
Arden Arcade	2790171049	RD30	30.0	0.30	4
Arden Arcade	2850084007	RD30	30.0	0.57	2
Arden Arcade	2850201011	RD30	30.0	0.08	2
Carmichael & Old Foothill Farms	2890590032	RD30	30.0	0.19	2
Fair Oaks[4]	2330281057	RD30	30.0	0.17	2
Arden Arcade[4]	2540081007	RD30	30.0	0.16	1
Arden Arcade[4]	2710270024	RD30	30.0	0.45	8
Fair Oaks[4]	2440220026	Fair Oaks Village SPA	30.0	1.36	26

Cosumnes[(1)(4)]	0730190069	RD-30	30.0	17.8	~~100~~150
Fair Oaks[(4)]	2440120016	Fair Oaks Village SPA	30.0	0.84	15
			Total	**27.4**	**248**

(1) These sites and development capacity indicates the number of units identified for moderate development capacity in addition to the units being counted on the affordable inventory.
(2) These sites will have access to infrastructure during the Housing Element period.
(3) Unless indicated by Footnote 4, these sites are undeveloped and were included in the previous Housing Element.
(4) These are new vacant parcels that were not previously included in the inventory.
(5) Although these sites meet the default density to provide housing for lower income inventory they are not included because they are smaller than 0.5-acres or they will not develop with an affordable development.

TABLE C-19 MODERATE INVENTORY ZONING: RESIDENTIAL 40 (RD-40) GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (31-50 DU/AC) ASSUMED LAND USE: MULTIPLE FAMILY RESIDENTIAL (MODERATE INCOME LEVEL) (1)(2)					
Community	**APN**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity**
Carmichael & Old Foothill Farms	2600050027	RD40	40.0	0.84	16
Arden Arcade	2660394002	RD40	40.0	0.31	4
Arden Arcade	2660394003	RD40	40.0	0.31	4
Carmichael & Old Foothill Farms	2720190006	RD40	40.0	0.17	2
Carmichael & Old Foothill Farms	2720190063	RD40	40.0	0.19	2
Carmichael & Old Foothill Farms(3)	2600091008	RD40	40.0	0.81	30
Carmichael & Old Foothill Farms	2720190066	RD40	40.0	0.12	2
Carmichael & Old Foothill Farms	2720181003	RD40	40.0	0.71	14
			Total	**1.91**	**29**

(1) These sites will have access to infrastructure during the Housing Element period.
(2) Unless indicated by Footnote 3, these sites are vacant and were included in the previous Housing Element.
(3) These are new vacant parcels that were not previously included in the inventory.

TABLE C-20		
ACCESSORY DWELLING UNIT INCOME CATEGORY AND UNITS		
Income Category	**Percent**	**Number of Units**
ELI	15%	60
VLI	6%	24
LI	35%	140
Moderate	43%	172
Above Moderate	1%	4
Total	**100%**	**400**

TABLE C-21 MODERATE INVENTORY ZONING: MOBILEHOME PARK (RM-1) GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL (MODERATE INCOME LEVEL) (1)(2)					
Community	**APN**	**Zoning**	**Maximum Density**	**Acreage**	**Realistic Development Capacity**
South Sacramento	0640071051	RM-1	8.5	4.22	30
South Sacramento(3)	1180102002	RM-1	8.5	9.70	70
			Total	**13.92**	**100**

(1) These sites will have access to infrastructure during the Housing Element period.
(2) Unless indicated by Footnote 3, these sites are undeveloped and were included in the previous Housing Element.
(3) These are new vacant parcels that were not previously included in the inventory.

TABLE C-22 MODERATE INVENTORY ZONING: RESIDENTIAL 20 AND 25 (RD-20 and RD-25) ASSUMED LAND USE: MULTIPLE FAMILY AFFORDABLE FROM PREVIOUS INVENTORY (MODERATE INCOME LEVEL)[(1)(2)]									
Community	**Assessor Parcel Number**	**General Plan Designation**	**Zoning Designation (Current)**	**Minimum Density Allowed (units/acre)**	**Max Density Allowed (units/acre)**	**Parcel Size (Gross Acres)**	**Moderate Income Capacity**	**Candidate Rezone Site**	**Capacity if Rezoned**
South Sacramento[(3)(4)]	0510160014	Medium Density residential	RD-20	15	23	1.68	24	Y	24
South Sacramento[(3)(4)]	0390241001	Low Density Residential	RD-20	15	23	2.14	36	Y	36
Vineyard[(3)(4)]	0650260004	Medium Density Residential	RD-20	15	23	1.32	18	Y	18
Cordova[(3)(4)]	0750440024	Transit Oriented Development	RD-20	15	23	2.45	37	Y	37
South Sacramento[(3)(4)]	0510640049	Commercial/ Office	RD-20	15	20	2.26	22	Y	22
South Sacramento[(3)(4)]	0390072016	Medium Density Residential	RD-20	15	23	1.39	18	Y	18
Rio Linda/Elverta[(3)(4)]	2140092019	Agricultural-Residential	RD-20	15	23	1.52	21	Y	21
Carmichael/Old Foothill Farms[(3)(4)(5)]	2300091056	Low Density Residential	RD-20	15	23	1.32	~~17~~24	Y	~~17~~24
Carmichael/Old Foothill Farms[(3)(4)(5)]	2200311019	Medium Density Residential	RD-20	15	23	0.89	16	Y	16
South Sacramento[(3)(4)]	0390041004	Medium Density Residential	RD-20	15	23	1.67	26	Y	26

South Sacramento[3][4]	0390054001	Medium Density Residential	RD-20	15	23	3.51	36	Y	36
South Sacramento[3][4]	0500311028	Medium Density Residential	RD-20	15	23	4.39	70	Y	70
South Sacramento[3][4]	1151980003	Medium Density Residential	RD-20	15	23	3.64	55	Y	55
North Highlands[3][4][5][6]	2200780001	Medium Density Residential	RD-20	15	20	10.46	84	Y	84
South Sacramento[3][4][5]	0260102023	Medium Density Residential	RD-20	15	20	2.13	23	Y	23
Rio Linda/Elverta[3][4]	2140160061	Medium Density Residential	RD-20	15	23	3.54	43	Y	43
South Sacramento[3][4][5]	0500010077	Medium Density Residential	RD-20	15	23	2.08	19	Y	19
Carmichael/Old Foothill Farms[3][4]	2300051009	Commercial/ Offices	RD-20/LC	15	23/46	1.1	18	Y	18
Vineyard[3][4]	0650080057	Low Density Residential	RD-20/O	15	23	9.39	146	Y	146
Antelope[3][4][6]	2030260064	Low Density Residential	RD-20/O/RD-7	15	23	40	77	Y	77
Vineyard[3][4][6]	0660100024	Low Density Residential	RD-20/RD-3/RD-5	15	23	39.69	160	Y	160
Rio Linda/Elverta[3][4]	2060141006	Low Density Residential	SPA (Downtown Rio Linda)	15	20	4.34	67	Y	67
Rio Linda/Elverta[3][4]	2060210016	Low Density Residential	SPA (Downtown Rio Linda)	15	20	5	75	Y	75
Rio Linda/Elverta[3][4][5]	2070300009	Medium Density Residential	SPA (Downtown Rio Linda) (RD-20)	15	20	3	18	Y	18
Rio Linda/Elverta[3][4][5][6]	2070141015	Commercial/ Offices	SPA (Downtown Rio Linda) RD-20	15	23	11.2	53	Y	53

North Highlands(3)(4)	2150062030	Transit Oriented Development	SPA (North Watt Ave. Town Center)	15	27	1.53	20	Y	20
South Sacramento(3)(4)	0200253024	Commercial/ Offices	SPA Stockton Blvd. North (RD-20)	15	23	0.89	17	Y	17
North Highlands(3)(4)	2080122066	Transit Oriented Development	SPA (North Watt Ave.) Elkhorn Dist. RM-1	15	25	3.06	43	Y	43
North Highlands(3)(4)(5)	2080132008	Transit Oriented Development	SPA (North Watt Ave.) Elkhorn Dist. RM-1	15	25	4.62	43	Y	43
					Total	170.21	1,302		1,302

(1) These sites will have access to infrastructure during the Housing Element period.
(2) These sites are vacant and were included in the previous Housing Element, if rezoned multi-family development will be permitted per Program A2 and AB1397.
(3) Capacity at 20 units per acre if rezoned.
(4) This site is a candidate site for rezoning to accommodate the RHNA shortfall. This will be a separate action.
(5) This site is underutilized and was included in the previous Housing Element, if rezoned multi-family development will be permitted per Program A2 and AB1397 see Table C-~~28~~ 29for description of existing use.
(6) This site is greater than 10-acres and was included in the previous Housing Element see Table C-27 for a description.

TABLE C-23 MODERATE INVENTORY ZONING: RESIDENTIAL 20 AND 25 (RD-20 and RD-25) ASSUMED LAND USE: MULTIPLE FAMILY AFFORDABLE FROM PREVIOUS INVENTORY (MODERATE INCOME LEVEL) [(1)(2)]									
Community	**Assessor Parcel Number**	**General Plan Designation**	**Zoning Designation (Current)**	**Minimum Density Allowed (units/acre)**	**Max Density Allowed (units/acre)**	**Parcel Size (Gross Acres)**	**Moderate Income Capacity**	**Candidate Rezone Site**	**Capacity if Rezoned**
South Sacramento[(3)(4)]	0510630021	Medium Density Residential	RD-20	15	23	3.21	54	Y	54
South Sacramento[(3)(4)]	0650060035	Medium Density Residential	RD-20	15	23	8.4	72	Y	72
Vineyard[(3)(4)(6)]	0660070052	Medium Density Residential	RD-20	15	23	15.64	200	Y	200
Vineyard[(3)(4)]	1220790020	Low Density Residential	RD-20	15	23	6.92	120	Y	120
Antelope[(3)(4)]	2030120089	Low Density Residential	RD-20	15	23	9.69	160	Y	160
Arden Arcade[(3)(4)(7)]	2940180008	Medium Density Residential	RD-20	15	23	0.85	19	Y	19
Arden Arcade[((3)(4)7)]	2940180013	Medium Density Residential	RD-20	15	23	0.78		Y	
Cordova[(3)(4)(5)(6)]	0750020015	Transit Oriented Development	RD-20/O	15	23	14.65	200	Y	200
Antelope[(3)(4)]	2032160072	Medium Density	RD-25	19	28	6.9	130	Y	103

		Residential							
					Total	67.04	955		928

(1) These sites will have access to infrastructure during the Housing Element period.
(2) These sites are undeveloped and were included in the previous Housing Element, if rezoned multi-family development will be permitted per Program A2 and AB1397.
(3) Capacity at 20 units per acre if rezoned.
(4) These sites are candidate sites for rezoning to accommodate the RHNA shortfall. This will be a separate action.
(5) This is an underutilized parcel developed with an SFR and was included in the previous Housing Element, if rezoned multi-family development will be permitted per Program A2 and AB1397 see Table C-~~28~~ 29 for description of existing use.
(6) This site is greater than 10-acres and was included in the previous Housing Element see Table C-27 for a description.
(7) These site are adjacent and under the same ownership and are anticipated to be merged. The realistic development capacity includes both parcels.

TABLE C-24 LOWER-INCOME INVENTORY[7]											
Community	APN	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Lower Income Capacity	Total Capacity	Used in prior Housing Element
Arden Arcade	2850140033		Medium Density Residential	RD-30	22	33	1.2	Vacant	23	23	Y
Cordova[1]	0750040025	A	Low Density Residential	SPA (Folsom Blvd.)	15	23	1.27	Vacant	7	59	Y
Cordova[1]	0750040040	A	Low Density Residential	SPA (Folsom Blvd.)	15	23	0.96	Vacant			N
North Highlands	2150092008		Transit Oriented Development	SPA (North Highlands Town Center)	20	60	2.2	Vacant	83	83	Y
North Highlands	2150182001		Transit Oriented Development	SPA (North Highlands Town Center)	20	60	1.62	Vacant	63	63	Y
North Highlands	2150182004		Transit Oriented Development	SPA (North Highlands Town Center)	20	60	2.75	Vacant	109	109	Y
North Highlands	2150182032		Transit Oriented Development	SPA (North Highlands Town Center)	20	60	2.3	Vacant	84	84	Y

North Highlands	2080142020	B	Transit Oriented Development	SPA (North Watt Ave.) Elkhorn Dist. Center	30	40	1.93	Vacant	42	42	Y
North Highlands	2080142022	B	Transit Oriented Development	SPA (North Watt Ave.) Elkhorn Dist. Center	30	40	0.38	Vacant			Y
North Highlands	2080142030		Transit Oriented Development	SPA (North Watt Ave.) Elkhorn Dist. Center	30	40	4.59	Vacant	81	81	Y
North Highlands	2080142036		Transit Oriented Development	SPA (North Watt Ave.) Elkhorn Dist. Center	30	40	2.31	Vacant	61	61	Y
Cordova[3]	0730040036,042		High Density Residential	Cordova Hills Master Plan (HDR 2)	30	40	9	Vacant	150	150	N
Carmichael / Old Foothill Farms[2][4]	2580310035		Transit Oriented Development	Fair Oaks Blvd. Central SPA SC/LC	20	46	3.06	Non vacant commercial business	36	36	N
Carmichael / Old Foothill Farms	2580180018	C	Transit Oriented Development	Fair Oaks Blvd. Main SPA RMU	20	50	0.72	Vacant	27	27	N
Carmichael / Old Foothill Farms	2580180019	C	Transit Oriented Development	Fair Oaks Blvd. Main SPA RMU	20	50	0.57	Vacant			N

South Sacramento	1150130084		Commercial/Offices	Calvine Rd/Highway 99 SPA (GC)	15	46	4.07	Vacant	47	47	N
Carmichael / Old Foothill Farms	2730330016		Transit Oriented Development	Fair Oaks Blvd. Main SPA CMU	20	50	1.22	Vacant	23	23	N
South Sacramento[2]	0500341010		Commercial/Offices	GC	15	46	1.02	Vacant	12	12	N
South Sacramento[2]	0500341008		Commercial/Offices	GC	15	35	1.31	Vacant	10	10	N
South Sacramento[2]	0390300022		Commercial/Offices	GC	15	46	2.47	Vacant	29	29	N
South Sacramento[2]	1150061030		Commercial/ Offices	GC	15	30	1.24	Vacant	9	9	N
Orangevale[2]	2610210020		Low Density Residential	Greenback Lane SPA (LC)	15	46	2.23	Vacant	26	26	Y
South Sacramento[2]	0500293011		Commercial/ Offices	LC	15	46	4.63	Vacant	53	53	Y
South Sacramento[2]	0500470026		Commercial/ Offices	LC	15	46	1.88	Vacant	22	22	Y
South Sacramento[2]	0510010084		Commercial/ Offices	LC	15	35	1.06	Vacant	8	8	Y

South Sacramento[2]	0510200058		Commercial/ Offices	LC	15	35	2.35	Vacant	18	18	Y
Cordova[2]	0780450023		Commercial/ Offices	LC	15	46	2.49	Vacant	29	29	Y
South Sacramento[2]	1180300001		Commercial/ Offices	LC	15	46	6.92	Overflow parking	80	80	Y
Delta[2]	1420080086		Commercial/ Offices	LC	15	35	1.47	Vacant	11	11	Y
Rio Linda/ Elverta[2]	2150140031		Commercial/ Offices	LC	15	46	1.36	Vacant	16	16	Y
North Highlands[2]	2190032008		Commercial/ Offices	LC	15	46	1.51	Vacant	18	18	Y
North Highlands[2]	2190032009		Commercial/ Offices	LC	15	46	1.2	Vacant	14	14	Y
Carmichael / Old Foothill Farms[2][4]	2280151033		Commercial/ Offices	LC	15	35	1.74	Overflow parking	13	13	Y
North Highlands[2]	2400011029		Commercial/ Offices	LC	15	46	1.13	Vacant	13	13	Y
South Sacramento[2][4]	1180131051	B	Commercial/ Offices	LC	15	46	0.88	Vacant	23	23	N
South Sacramento[2]	1180131055	B	Commercial/ Offices	LC	15	46	0.52	Vacant			N
South Sacramento[2]	1180131052	B	Commercial/ Offices	LC	15	46	0.54	Vacant			N

Cordova[2]	0780190032		Transit Oriented Development	LC	15	46	1.52	Vacant	18	18	N
South Sacramento[2][4]	0500391010		Commercial/ Offices	LC	15	46	1.3	Non vacant, residential	16	16	Y
Carmichael / Old Foothill Farms[1]	0390011020	F	Commercial/ Offices	LC	11	15.2	0.33	Vacant			Y
Carmichael / Old Foothill Farms[1]	0390011034	F	Commercial/ Offices	LC	11	15.2	0.28	Vacant			Y
North Highlands[2]	2190034003		Commercial/ Offices	LC	15	35	2.84	Vacant	21	21	Y
Carmichael / Old Foothill Farms[2]	2400232064		Commercial/ Offices	TC	15	35	1.55	Vacant	18	18	N
Carmichael / Old Foothill Farms[2]	2660032009		Commercial/ Offices	W. Auburn Blvd. SPA (Neighborhood Connectivity Zone)	15	30	3.71	Vacant	28	28	N
South Sacramento[2][3]	0430220031		Commercial/ Offices	SC	15	46	14.49	Vacant	166	166	N
South Sacramento[2]	0430220015		Commercial/ Offices	SC	15	46	3.17	Vacant	36	36	Y

South Sacramento[2]	1150430075		Commercial/ Offices	SC	15	46	2.39	Vacant	28	28	Y
Vineyard[2]	1210430019		Commercial/ Offices	SC	15	35	1.02	Vacant	8	8	Y
South Sacramento[2]	1150430076		Commercial/ Offices	SC	15	46	1.44	Vacant	17	17	N
Vineyard[2][3]	1210060025		Commercial/ Offices	SC	15	33	1.6	Vacant	12	12	N
Vineyard[2]	1210430020		Commercial/ Offices	SC	15	35	1.14	Vacant	9	9	N
Antelope[2]	2030110109		Commercial/ Offices	SC	15	46	4.53	Vacant	52	52	Y
Antelope[2]	2030110150		Commercial/ Offices	SC	15	46	2.53	Vacant	29	29	Y
Antelope[2]	2030110149		Commercial/ Offices	SC	15	46	3.08	Vacant	36	36	Y
South Sacramento[1]	0390011006	F	Commercial/ Offices	RD-15/LC	11	15.2	1.88	Vacant	12	12	Y
South Sacramento[1]	0390011013		Medium Density Residential	RD-20 and RD-5	5 and 15	5 and 36	7.03	Vacant	126	126	Y
South Sacramento	0420012035		Medium Density Residential	RD-30	22	33	1.06	Vacant	23	23	Y
Cosumnes[3]	0730190069		Medium Density Residential	RD-30	22	33	17.8	Vacant	~~200~~150	~~23~~00	Y
Carmichael / Old	2400062034		Low Density Residential	RD-30	22	33	3.57	Vacant	81	81	N

Foothill Farms											
Fair Oaks	2440151006		Medium Density Residential	RD-30	22	33	1.25	Vacant	30	30	N
Carmichael / Old Foothill Farms	2450011012		Transit Oriented Development	RD-40	30	44	6.45	Vacant	200	200	Y
North Highlands	2000400004		Transit Oriented Development	SPA North Watt Ave. (Elkhorn District Center)	30	33	7.38	Vacant	124	124	Y
Cordova[4]	0680580008		Transit Oriented Development	SPA (Butterfield Light Rail Station RD-40)	96	110	3.62	Non vacant parking lot	96	96	Y
Cordova[3]	0723360002		Transit Oriented Development	SPA (Easton RD-80, RD-60)	40,50	60,80	30.5	Vacant	318	318	Y
South Sacramento[5]	0260073014	D	Medium Density Residential	Stockton Blvd. Central SPA (RM-1/RD-20)	15	33	2.54	Vacant	52	52	N
South Sacramento	0260073017	D	Medium Density Residential	Stockton Blvd. Central SPA (LC)	15	46	1.28	Vacant	15	15	N
Carmichael / Old Foothill Farms[2][4]	2300222045		Transit Oriented Development	Fair Oaks Blvd. Central SPA (LC)	20	46	1.77	Non vacant parking lot	21	21	N

Cordova[3][6]	0670030076		HDR, MDR , LDR, MU	Mather South Master Plan (EC)20		20	179	Vacant	200	200	N
Cordova[3]	0670090019		HDR, MDR , LDR, MU	NewBridge Specific Plan	23	40	121.68	Non vacant rendering plant	220	220	N
South Sacramento	0260110010		MDR	RD-30	22	30	.85	Vacant	18		Y
Arden Arcade	2680210060		MDR	RD-30	22	30	.59	Vacant	10		Y
Arden Arcade	2851900070		MDR	RD-30	22	30	.73	Vacant	16		Y
Carmichael /Old Foothill Farms	2600050027		HDR	RD-40	30	40	.84	Vacant	16		Y
Carmichael /Old Foothill Farms	2720181003		HDR	RD-40	30	40	.71	Vacant	14		Y
South Sacramento[1]	0510030001		MDR	RD-20 (Old Florin Town SPA)	15	20	7.55	Vacant	194		Y
						Total	580.43		4,100		

(1) Site also on Table C-25 as a ~~Pending~~ Previously Approved ~~Site~~Projects

(2) Site also on Table C-26 Commercial Sites and assumes 25 percent of a site will be developed with affordable multifamily developments.

(3) Site also on Table C-27 Large Parcel Sites

(4) Site also on Table C-~~28~~ 29 Non-Vacant Sites

(5) This site is planned for affordable development by SHRA. The entitlement has not been applied for.

(6) A 10-acre portion of this parcel is identified in the Affordable Housing Strategy for the MSMP as providing 200 affordable units. This strategy has been reviewed by SHRA and the County (7) All sites on this list will have infrastructure during the Housing Element Period.	

TABLE C-25
PREVIOUSLY APPROVED PROJECTS

Community	Name of Development	APN	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Lower Income Capacity	Total ~~Capacity~~ Number of Units	Status as of June 30, 2021	Notes
Cordova~~(1)~~	Rashaad's Apartments	0750040025 0750040040	Low Density Residential	SPA (Folsom Blvd.)	15	23	1.27; 0.96	7 VLI	59	Approved July 2020	Seven of the 59 apartments will be available to the Very-Low Income category by a Regulatory Agreement with SHRA.
~~Cordova~~		~~0750040040~~	~~Low Density Residential~~	~~SPA (Folsom Blvd.)~~	~~15~~	~~23~~	~~0.96~~				
South Sacramento	Victoria Park	0390011020 0390011034 0390011006	Commercial/ Offices	LC/RD-15	11	15.2	0.33;.28; 1.88	12 VLI	143	Approved in 2017; construction will not occur by June 30.	Develop site with mixed use (retail commercial and apartments) and small lot single family product. In total 30 apartments and 113 single family homes are proposed. 12 of the apartments are available for VLI and LI income groups. The applicant is working with SHRA on a regulatory agreement.
~~South Sacramento~~	~~0390011034~~	~~Commercial/ Offices~~	~~LC~~	~~11~~	~~15.2~~	~~0.28~~	~~Vacant~~				
~~South Sacramento(2)~~	~~0390011006~~	~~Commercial/ Offices~~	~~RD-15/LC~~	~~11~~	~~15.2~~	~~1.88~~	~~Vacant~~				

South Sacramento	Cornerstone	0390011013	Medium Density Residential	RD-20 and RD-5	5 and 15	5 and 36	7.03	~~126~~18 ELI 49 VLI 40 LI	126	Approved January 2021	108 apartments to be built and managed by Mutual Housing. Units will be provided at the following income categories 18 ELI, 49 VLI, 40 LI and 1 managers unit. Habitat for Humanity will construct the 18 single family residences which will be available to ELI through LI income categories and will be deed restricted.
South Sacramento(4)	Anton Power Inn	0510030001	Medium Density Residential	RD-20 (Old Florin Town SPA	15	20	7.55	194	194	Approved March 2021	194 apartment to be built and managed by Anton Development. All units will be available at lower income levels. (ELI-LI)

TABLE C-26 Limited Commercial (LC), General Commercial (GC), Shopping Center (SC) Parcels for Multi-family Residential Development[1][2]							
Community	**APN**	**General Plan Designation**	**Zoning**	**Maximum Density**	**Acreage[1]**	**Realistic Development Capacity**	**Existing Use**
South Sacramento[4]	0430220031	Commercial/Office	SC	46	3.6	166	Vacant
South Sacramento	0500293011	Commercial/Office	LC	46	1.16	53	Vacant
South Sacramento	0500470026	Commercial/Office	LC	46	0.47	22	Vacant
South Sacramento	0510010084	Commercial/Office	LC	35	0.27	8	Vacant
South Sacramento	0510200058	Commercial/Office	LC	35	0.59	18	Vacant
Carmichael/Old	2580310035	Transit Oriented	Fair Oaks Blvd.	46	0.77	36	Non vacant commercial business. This acreage assumes that the commercial business

Foothill Farms (3)		Development	Central SPA SC/LC				will remain and it is subtracted from acreage available to lower-income development.
Cordova	0780450023	Commercial/Office	LC	46	0.62	29	Vacant
South Sacramento(3)	118030001	Commercial/Office	LC	46	1.73	80	Overflow church parking lot. This parcel is underutilized and it is reasonable to assume 0.25 percent may develop as affordable multi-family housing.
Delta/Walnut Grove	1420080086	Commercial/Office	LC	35	0.37	11	Vacant
Rio Linda/Elverta	2150140031	Commercial/Office	LC	46	0.34	16	Vacant
North Highlands	2190032008	Commercial/Office	LC	46	0.38	18	Vacant
North Highlands	2190032009	Commercial/Office	LC	46	0.3	14	Vacant
North Highlands	2190034003	Commercial/Office	LC	30	0.71	21	Vacant
North Highlands(3)	2280151033	Commercial/Office	LC	30	0.44	13	Non-Vacant; parking
North Highlands	2400011029	Commercial/Office	LC	46	0.28	13	Vacant

Carmichael/ Old Foothill Farms	2660032009	Commercial/ Office	W. Auburn Blvd. SPA (Neighborhood Connectivity Zone)	30	0.93	28	Vacant
Orangevale	2610210020	Commercial/Office	Greenback Ln. SPA LC	46	0.56	26	Vacant
South Sacramento	0430220015	Commercial/Office	SC	46	0.79	36	Vacant
South Sacramento	1150430075	Commercial/Office	SC	46	0.6	28	Vacant
South Sacramento	1150430076	Commercial/Office	SC	46	0.36	17	Vacant
Vineyard	1210430019	Commercial/Office	SC	35	0.26	8	Vacant
Vineyard	1210430020	Commercial/Office	SC	35	0.29	9	Vacant

Antelope	2030110109	Commercial/Office	SC	46	1.13	52	Vacant
Antelope	2030110150	Commercial/Office	SC	46	0.63	29	Vacant
Antelope	2030110149	Commercial/Office	SC	46	0.77	36	Vacant
South Sacramento	0500341010	Commercial/Office	GC	46	0.26	12	Vacant
South Sacramento	0500341008	Commercial/Office	GC	35	0.33	10	Vacant
~~South Sacramento~~	~~1150130084~~	~~Commercial/Office~~	~~Calvine Rd/Highway 99 SPA GC~~	~~46~~	~~1.02~~	~~47~~	~~Vacant~~ replaced by parcels below.
Carmichael/ Old Foothill Farms	2300710003, 2300710004	Transit Oriented Development	LC	46	1.66	23	These sites will be merged and contain single family residences that are currently vacant. This site is under utilized and can accommodate 23 affordable units.
Carmichael/ Old Foothi	2280210025, 2280210034	Commercial/Office	TC	30	0.89	26	Vacant under same ownership will be merged. Property owner expressed interest in developing affordable multi-family.

Commented [LLM73]: Proposed to swap parcels on inventory.

ll Farms							
South Sacramento	1180131051	Commercial/Office	LC	46	0.49	23	Vacant
South Sacramento	1180131052	Commercial/Office	LC	46	_	_	Vacant
South Sacramento[3]	1180300001	Commercial/Office	LC	46	1.73	80	Non-Vacant; parking lot
South Sacramento	1180131055	Commercial/Office	LC	46	_	_	Vacant
Cordova	0780190032	Commercial/Office	LC	46	0.38	18	Vacant
Cordova[2]	0780450023	Commercial/ Offices	LC	46	0.62	29	Vacant
South Sacramento	0390300022	Commercial/Office	GC	46	0.62	19	Vacant
South Sacramento	1150061030	Commercial/Office	GC	35	0.31	9	Vacant

South Sacramento[(3)]	0500391010	Commercial/Office	LC	46	0.32	16	Non-vacant; residence. This acreage assumes that the residence will remain and it is not affordable to lower-income levels. The residence is subtracted from acreage available to lower-income development.
Carmichael/ Old Foothill Farms[(3)]	2300222045	Transit Oriented Development	Fair Oaks Blvd. Central SPA (LC)	46	0.45	21	Non vacant parking lot
Arden Arcade	26600320009	Commercial/Office	SPA (GC)	35	0.92	28	Vacant
North Highlands	2400232064	Commercial/Office	TC	46	0.39	18	Vacant
Vineyard	1210060025	Commercial/Office	SC	35	0.4	12	Has approved map for 6 lots and time extension largest parcel in map is 10.8 ac. other parcels are slightly larger than 1 ac.
South Sacramento	0260073017	Commercial/Office	SPA (LC)	46	0.32	15	Vacant
				Total	22.09	1144	

(1) Assumes 25 percent of a site will be developed with affordable multifamily developments.
(2) These sites are also listed in Table C-24 Lower Income Inventory
(3) These sites are also listed in Table C-~~28~~ 29 Non-Vacant Sites
(4) These sites are also on the Large Sites Inventory.

TABLE C-27 LARGE PARCEL SITES IDENTIFIED IN SITES INVENTORY								
APN	Master Plan Community	General Plan	Zoning	Acres	Date Of Approval of Master Plan	Entitlements Required	Master Plan Potential Units	Additional Notes/Analysis
~~0730190069~~	~~Cosumnes~~	~~Medium Density Residential~~	~~RD-30~~	~~17.8~~	~~Initially part of the Zoning Ordinance Amendment for Rancho Murieta in 1987~~		~~Counting 10-acres at RD-30 to have approximately 300 units. 200 will be affordable for lower income per SHRA lending guidelines and 100 at moderate income.~~	~~This site is in the Highest Resource area and meets the AB 1397 criteria. This site has oak trees and slope therefore the assumed developable acreage is approximately 10 acres. Inventory at RD-30 Zoning assumes approximately 300 units will be developed on this site. This site is identified as providing both~~

								~~affordable and moderate sites. The site was included in the previous housing Element Cycle and has access to sewer, water and dry services.~~
0723360002	Cordova (Easton Place SPA) Total Units: 1,194 318 affordable 376 moderate	Transit Oriented Development	RD-40, RD-50	30.5	1/28/2009 No expiration date	General Plan Amendment (Resolution 2008-1296 & Sacramento Zoning Ordinance No. SZC-2009-001)	30.5 acre parcel, but Easton Place SPA specifies 5.6 and 5.4 acres of ~~residential~~ apartments at 40-60 and 50-80 du/acre in the SPA as District T1 and T2. ~~Approximately~~ These sites have 318 units available at affordable income categories. Total ~~768 total~~ unit capacity for	This site is currently large and ~~anticipated t~~will be subdivided into smaller lots to achieve the proposed buildout at the identified density in the approved SPA. The SPA identifies **318** units available for lower-income categories.

							the SPA is 726 units affordable and moderate units.	
072336022,032, 031	Cordova (Easton SPA)	Transit Oriented Development	RD-20, RD-30	15.89	1/28/2009 No expiration date	General Plan Amendment (Resolution 2008-1296 & Sacramento Zoning Ordinance No. SZC-2009-001)	Approximately 376 units available for moderate income units due to density and plan assumptions (District T4 and T5)	The total parcel size is 15.89 acres and 12.8 acres are identified for multifamily development in two parcels of 6.1 and 6.7 acres each (District T4 and T5). The density is 15-23 du/acre and 30-45 du/acre. These parcels have an identified capacity in the plan document of 376units for specifically moderate levels.
072360009, 0723360017, 0723360036	Cordova (Glenborough)	Commercial/ Office	RD-25	581	1/28/2009	General Plan Amendment (Resolution 2008-1296	The Master Plan assumes Glenborough will	This site is currently large and ~~anticipated to~~

					No expiration date	& Sacramento Zoning Ordinance No. SZC-2009-001)	accommodate 414 affordable units with ~~518~~ 514 total multi-family units. This will occur in Villages J, K and Q.	will be subdivided into smaller lots to achieve the proposed buildout at the identified density. A total of 31.6 acres is identified for multi-family residential in three areas. While the Master Plan does not provide specific acreages in this instance, based on the total acreage these parcels will each be less than 10 acres in size.
0670030076 0670030072	Cordova (Mather South) Phase One: 943 units 200 affordable	Urban Development Area	RD-20	179 358.66	1/28/2020 No expiration date	Sacramento Zoning Ordinance No. SZC-2020-0001	Phase 1 of this Master Plan. Approximately 200 affordable units (EC)	A 10-acre portion of this parcel identified as EC in the Master Plan and the Affordable

	94 moderate 649 above moderate Phase Two: 954 units 183 moderate 671 above moderate							Housing Strategy for the MSMP as providing 200 affordable units. This strategy has been reviewed by SHRA and the County and is also formalized in the Development Agreement.
~~0430220031~~	~~South Sacramento~~	~~Commercial/Offices~~	~~SC~~	~~14.49~~			~~166~~	~~In keeping with the conservative commercial methodology 166 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially. If more of the site were to develop with affordable units 200 units~~

								~~is the cap set by SHRA lending guidelines and would be available. This equates to roughly 4 acres of the site.~~
0670090019	Cordova NewBridge Specific Plan Phase A: 1,136 units 220 affordable 21 moderate 895 above moderate Phase B: 1,279 units 485 moderate 794 above moderate	Extensive Industrial	NewBridge Specific Plan	121.68	10/6/2020 No expiration date		Parcels N11 and N14 in Phase A of the ~~plan~~ NewBridge Specific Plan will develop 220 affordable units as identified in the Affordable Housing Strategy	Parcels N11 and N14 will each be 5 acres and provide 220 units in Phase A of the development. ~~.~~ These site are identified for affordable housing in the NewBridge Specific Plan Affordable Housing Plan and is also formalized in the Development Agreement and will be divided from the large

								parcel through development of the Specific Plan.
	~~Cordova~~	~~Urban Development Area~~	~~Mather South Master Plan~~ ~~No expiration date~~	~~358.66~~	~~1/28/20~~		~~Environmental Campus (EC) parcels in Phase 1 of the plan will develop 200 affordable units as identified in the Affordable Housing Strategy. Larger EC parcels will be divided into 10-acre parcels.~~	~~EC parcel will be divided from the larger parcels through development of the Master Plan.~~
0730040036, 042	Cordova Cordova Hills Master Plan Town Center 1,750 total units 150 affordable on HDR 2	Natural Preserve	Cordova Hills Master Plan	626.4	3/12/2013	Sacramento Zoning Ordinance No. SZC 2013-00003	An HDR 2 site is identified in the Town Center and will accommodate approximately 150 units at a density of 30 units per acre.	The Town Center identifies a 8-9-acre site with appropriate Zoning that will be further subdivided and developed.

	550 moderate 1,050 above moderate							
~~Large Sites not in a Master Plan~~								
~~2200780001~~	~~North Highlands~~	~~Medium Density Residential~~	~~RD-20~~	~~10.46~~		~~Not in a Master Plan area~~	~~Assume 84 moderate units units at base density of 20 units per acre .until rezone is complete. Once rezone is complete these will be assigned to lower income units.~~	~~This site is developed with a place of worship and a 4.92-acre portion of the property is undeveloped and could accommodate housing. This is a candidate rezone site and was included in previous Housing Elements based upon inquiries about multi-family development.~~
~~2030260064~~	~~Antelope~~	~~Low Density Residential~~	~~RD-20/O/RD-7~~	~~40 acres total (5.8 acres of the~~		~~Not in a Master Plan~~	~~Assume 77 77 moderate units at base density of 20 units per acre until rezone is~~	~~This site has split zoning. Only a 5.8-acre portion has RD-20 zoning. This site is~~

				~~total 40 acres has~~			~~complete. Once rezone is complete these will be assigned to lower income units.~~	~~vacant and is a candidate rezone site and was included in previous Housing Elements.~~
~~0660100024~~	~~Vineyard~~	~~Low Density Residential~~	~~RD-20/RD-3/RD-5~~	~~39.69~~	~~Valid tentative subdivision map~~	~~North Vineyard Station Specific Plan~~	~~Assume 77 moderate units at base density of 20 units per acre until rezone is complete. Once rezone is complete these will be assigned to lower income units~~	~~An 8.3 gross acre portion is zoned for multi-family development. A map valid until Sept 2021 has been approved and will divide the multi-family zoned property into two separate parcels (4 and 4.3 acres). 7.6 net acres is available for development and no environmental constraints are on the subject area. This site is vacant and is a candidate~~

								~~rezone site and was included in previous Housing Elements.~~
~~0660070052~~	~~Vineyard~~	~~Medium Density Residential~~	~~RD-20~~	~~15.64~~		~~North Vineyard Station Specific Plan~~	~~Assume 200 moderate units at base density of 20 units per acre until rezone is complete. Once rezone is complete these will be assigned to lower income units..~~	~~Road easements reduce area to 13.5 acres. This site is vacant and is a candidate rezone site and was included in previous Housing Elements. This site is located in a specific plan area and zoned RD-20 to accommodate affordable housing. The Board has taken steps to facilitate development in this area.~~

			Total	~~2051.21~~ 1912.25			~~2206~~1402	

TABLE C-28 LARGE PARCEL SITES NOT IN MASTER PLANS IDENTIFIED IN SITES INVENTORY								
APN	Community	General Plan	Zoning	Acres	Date Of Approval	Entitlements Required	Potential Units	Additional Notes/Analysis
0730190069	Cosumnes	Medium Density Residential	RD-30	17.8	Initially part of the Zoning Ordinance Amendment for Rancho Murieta in 1987		Counting 10-acres at RD-30 to have approximately 300 units. ~~200~~ 150 will be affordable for lower income per SHRA multi-family lending guidelines and 1~~00~~50 at moderate income.	This site is in the Highest Resource area and meets the AB 1397 criteria. This site has oak trees and slope therefore the assumed developable acreage is approximately 10-acres. Inventory at RD-30 Zoning assumes approximately 300 units will be developed on this site. This site is identified as providing both affordable and

Commented [LLM74]: This table was made in response to HCD 2.14.22 comments to clarify large parcels outside Master plan areas. New text is highlighted. The amount of affordable units are reduced to 150 from 200 based on discussions with HCD reviewers.

								moderate sites as this site is ideal to provide a larged mixed income development. The site was included in the previous housing Element Cycle and has access to sewer, water and dry services. Per Program A8, staff will work with the property owner and affordable Housing developers to facilitate affordable housing development and parcel sizes that comply with SHRA multi-family lending guidelines.

0430220031	South Sacramento	Commercial/Offices	SC	14.49			166	In keeping with the conservative commercial methodology 166 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially. If more of the site were to develop with affordable units 200 units is the cap set by SHRA lending guidelines and would be available. This equates to roughly 4 acres of the site. Per Program A8, staff will work with the property owner and affordable

								Housing developers to facilitate affordable housing development and parcel sizes that comply with SHRA multi-family lending guidelines. This site could also be developed as a mixed use development without a map or further division.
2200780001	North Highlands	Medium Density Residential	RD-20	10.46 (4.92 acres is undeveloped and available for development)		Not in a Master Plan area	Assume 84 moderate units ~~s~~ at base density of 20 units per acre until rezone is complete. Once rezone is complete these will be assigned to lower income units.	This site is developed with a place of worship and a 4.92-acre portion of the property is undeveloped and could accommodate housing. This is a candidate rezone site and was included

								in previous Housing Elements based upon inquiries about multi-family development. Per Program A8, staff will work with the property owner and affordable Housing developers to facilitate affordable housing development and parcel sizes that comply with SHRA multi-family lending guidelines.
2030260064	Antelope	Low Density Residential/Medium Density Residential	RD-20/O/RD-7	40 acres total (5.8 acres of the total 40 acres has RD-20 designation)		Not in a Master Plan	Assume 77 moderate units at base density of 20 until rezone is complete. Once rezone is complete these will be	This site has split zoning. Only a 5.8-acre portion has RD-20 zoning. This site is vacant and is a candidate rezone site and

							assigned to lower income units.	was included in previous Housing Elements. Per Program A8, staff will work with the property owner and affordable Housing developers to facilitate affordable housing development on the 5.8-acre portion that was previously identified for multi-family development.
0660100024	Vineyard	Low Density Residential/Medium Density Residential	RD-20/RD-3/RD-5	39.69 (8.3-acres of the total 39.69-acre parcel is zoned RD-20)	Valid tentative subdivision map	North Vineyard Station Specific Plan	Assume 77 moderate units at base density of 20 units per acre until rezone is complete. Once rezone is complete these will be assigned to	An 8.3 gross acre portion is zoned for multi-family development. A valid map ~~valid until Sept 2021~~ has been approved and will divide the multi-family zoned

							lower income units	property into two separate parcels (4 and 4.3 acres). 7.6 net acres is available for development and no environmental constraints are on the subject area. This site is vacant and is a candidate rezone site and was included in previous Housing Elements. Per Program A8, staff will work with the property owner and affordable Housing developers to facilitate affordable housing development on these parcels.

0660070052	Vineyard	Medium Density Residential	RD-20	15.64		North Vineyard Station Specific Plan	Assume 200 moderate units at base density of 20 units per acre until rezone is complete. Once rezone is complete 150 of these units these will be assigned to lower income units and 50 will remain at moderate.	Road easements reduce area to 13.5 acres. This site is vacant and is a candidate rezone site and was included in previous Housing Elements. This site is located in a specific plan area and zoned RD-20 to accommodate affordable housing. The Board has taken steps to facilitate development in this area. Per Program A8, staff will work with the property owner and affordable Housing developers to facilitate

								affordable housing development and parcel sizes that comply with SHRA multi-family lending guidelines.
			Total:	138.08			804	

TABLE C-~~28~~29 NON-VACANT SITES[2]						
APN	**General Plan**	**Zoning**	**Maximum Density**	**Acres**	**Lower Income Capacity/Units**	**Reason For Inclusion In Sites Inventory**
1180300001	Commercial/ Offices	LC	46	6.92	80	Located in the South Sacramento Community. The existing use is an overflow parking lot for a church on an adjacent parcel and does not contain any structures. It is large enough to accommodate development and is proximate to transit at Stockton Boulevard and Massie Circle increasing the allowed density to 46 du/acre. In keeping with the conservative commercial methodology 80 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially at 46 du/ac. Assume 1.73 acres for multi-family.
2280151033	Commercial/ Offices	LC	30	1.74	13	Located in the Carmichael/Old Foothill Farms community. The existing use is an overflow parking lot. The entire site could be developed residentially, however in keeping with the conservative commercial methodology 13 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially.
0680580008	Transit Oriented Development	SPA (Butterfield Light Rail Station), RD-40	110	3.62	96	Located in the Cordova community. The existing use is a parking lot to the light rail station. The Butterfield Light Rail Station SPA was created for this parcel expressly to allow multifamily development at a range of 96 to 110 dwelling units.
2300222045[1]	Transit Oriented Development	Fair Oaks Blvd. Central SPA LC	46	1.77	21	Located in the Carmichael/Old Foothill Farms community in a moderate resource area. The existing use is a parking lot. A building on the property was demolished between 1995 and 2001. The entire site

						could be developed residentially, however in keeping with the conservative commercial methodology 21 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially. A transit stop is located at Manzanita Avenue and Cypress Avenue within 1/4 mile of the parcel.
0500391010[1]	Commercial/ Office	LC	46	1.3	16	Located in the South Sacramento community. The site currently has a single-family residence. The residence is assumed to remain. In keeping with the conservative commercial methodology 16 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially. There is a transit stop at Stockton Boulevard and Gerber Road less than 1/4 mile from the parcel.
2580310035	Transit Oriented Development	Fair Oaks Blvd. Central SPA (LC)	46	3.06	36	Located in the Carmichael/Foothill Farms Community in a moderate resource area. This property is 3.06-acres and is developed with a parking lot in a portion of the parcel leaving the majority of the site vacant. The entire site could be developed residentially, however in keeping with the conservative commercial methodology 36 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially. A transit stop is located on Fair Oaks Blvd. adjacent to the parcels.
2200311019[1]	Medium Density Residential	RD-20	20/30	0.89	16	There is a duplex on the property and it is surrounded by multifamily development. It is considered underutilized due to its size and zoning. The total size is 0.89-acres assume 0.68 developable acres minus existing duplex results in a development of similar size to surrounding area. This parcel is a candidate rezone site.

2070141015	Commercial/ Offices	SPA (Downtown Rio Linda), RD-20	20/30	11.2	53	Located in the Elverta/Rio Linda community. This parcel has split zoning of Neighborhood Mixed Use and RD-20. The Neighborhood Mixed Use portion is developed with a retail commercial use and the RD-20 portion is vacant. This site is considered underutilized due to its size, zoning and proximity to services. Assume 2.66 developable acres due to easements. This parcel is a candidate rezone site.
0500010077	Medium Density Residential	RD-20	20/30	2.08	19	Located in the South Sacramento community. The site currently has a concrete slab that was a sports court. This site is considered underutilized due to the existing zoning, lack of residences and proximity to services. Assume 0.95 acres for multifamily due to odd shape of lot. This parcel is a candidate rezone site.
0260102023[(1)]	Medium Density Residential	RD-20	20/30	2.13	23	Located in the South Sacramento Community. The site currently has a single-family residence. This parcel is underutilized given its size, existing zoning and current development with only one residence. Assume 1.13 developable acres due to existing residence and trees. This parcel is a candidate rezone site.
2300091056[(1)]	Low Density Residential	RD-20	20/30	1.32	17	Located in the Carmichael/Foothill Farms community in a moderate resource opportunity area. The site currently has a single-family residence. This parcel is underutilized given its size, existing zoning and current development with only one residence. Assume 24 units due to existing residence and trees. This parcel will be included in the County-wide rezone or other action to increase the density.

2070300009[1]	Medium Density Residential	SPA (Downtown Rio Linda), RD-20	20/30	3.0	18	Located in the Elverta/Rio Linda community. The site currently has a single-family residence and is considered underutilized due to its size and zoning. Assume 0.90 developable acres due to existing residence and flood zone. This parcel is a candidate rezone site.
0750020015[1]	Transit Oriented Development	RD-20/O	20	14.65	53	Located in the Cordova community. The site currently has a single-family residence. Assume 8.33 acres is available for multi-family. The site contains 3.15 acres that is designated as O and is not available for multifamily development. The site is underutilized given its size, existing zoning and current development with only one residence and close proximity to the Butterfield Light Rail station. This parcel is a candidate rezone site.
2200780001	Medium Density Residential	RD-20	20	10.46	84	This site is developed with a place of worship and a 4.92-acre portion of the property is undeveloped and could accommodate housing. This is a candidate rezone site and was included in previous Housing Elements based upon inquiries about multi-family development.
2080132008	Transit Oriented Development	SPA (North Watt Ave.)Elkhorn Dist. RM-1	20	4.62	~~43~~ 81	This site contains a concrete slab. This site is a candidate rezone site and was not included in the previous Housing Element.
0430070034	Medium Density Residential	Old Florin Town SPA (RD-20)	20/30	15.93	40	This is a separate legal parcel that was vacant in the last housing element (APN: 043007022). This portion is still vacant and is 4.76 acres, but a new APN: has been issued for this parcel and the adjacent parcel that is developed with a place of worship. This parcel is a candidate rezone site.

	Total	84.69	628	

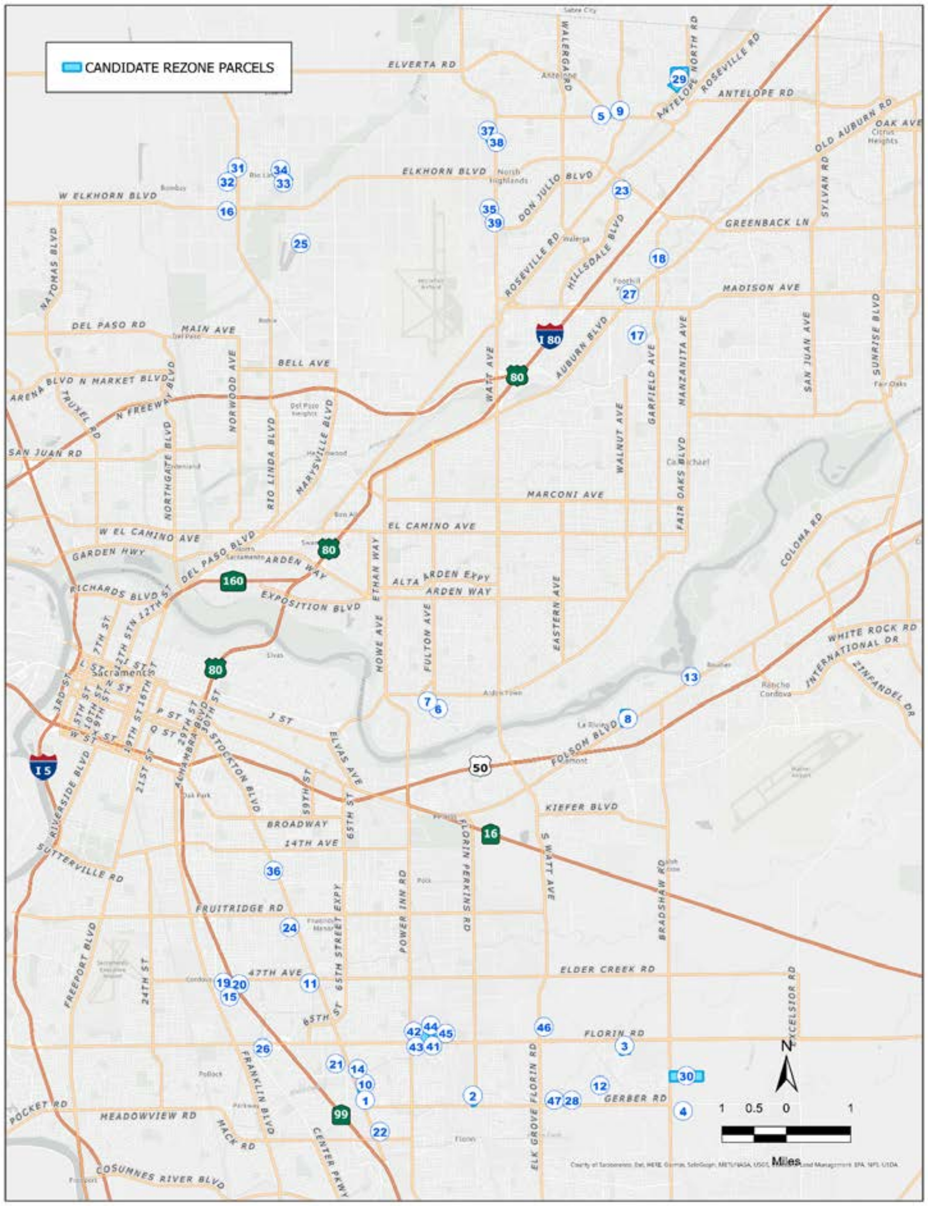
(1) Existing residential uses are assumed to remain and not be affordable to lower-income levels.

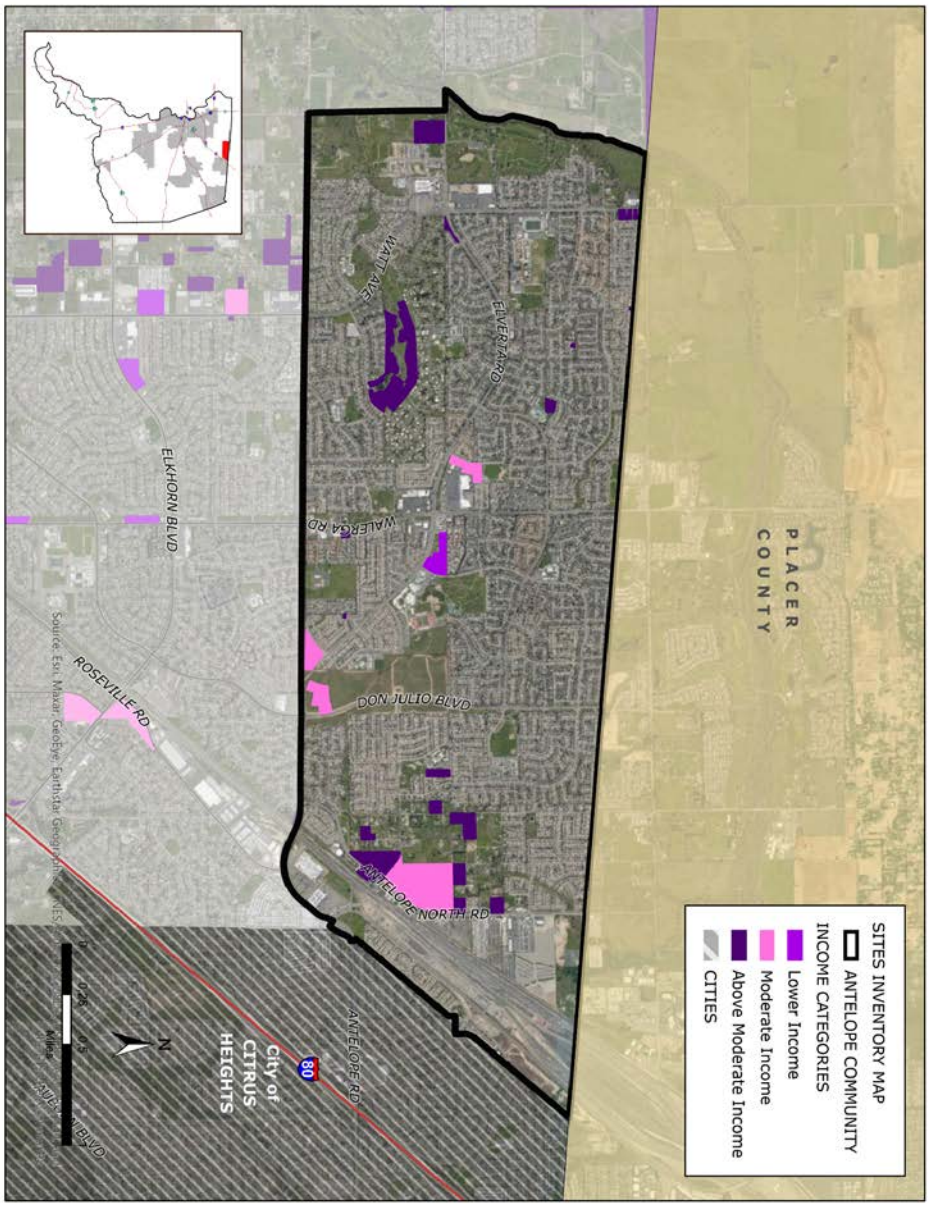
(2) None of these underutilized sites were occupied by affordable housing in the last five-years.

TABLE C-30 VACANT LANDS AVAILABLE FOR EMERGENCY SHELTERS AND SINGLE ROOM OCCUPANCY (NO USE PERMIT REQUIRED) ZONING: GENERAL COMMERCIAL (GC)(1)				
APN	**Community**	**Zoning**	**Acres**	**Bed Count**
2200171039	Carmichael/Old Foothill Farms	GC- General Commercial	0.93	100
		TOTAL	0.93	100

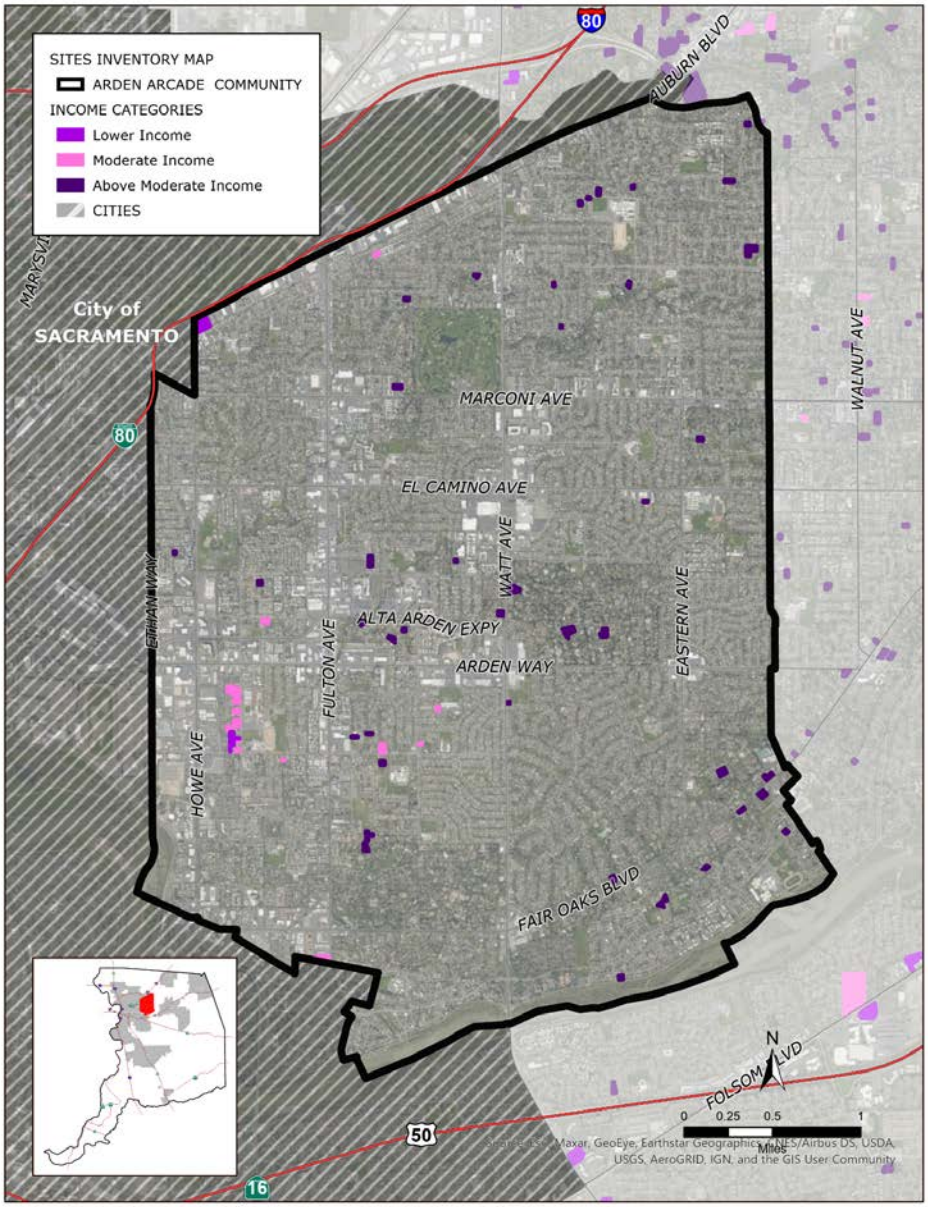
TABLE C-31 VACANT LANDS AVAILABLE FOR EMERGENCY SHELTERS AND SINGLE ROOM OCCUPANCY (NO USE PERMIT REQUIRED) ZONING: LIGHT INDUSTRIAL (M1) (1)				
APN	**Community**	**Zoning**	**Acres**	**Bed Count**
0670160097	Cordova	M-1	1.95	100
2250943016	Natomas	M-1	3.14	100
2250943035	Natomas	M-1	1.73	100
2250944042	Natomas	M-1	1.12	100
2250944043	Natomas	M-1	1.44	100
2370011060	Natomas	M-1	2.04	100
2370015010	Natomas	M-1	1.91	100
2250941027	Natomas	M-1	2.08	100
2250941028	Natomas	M-1	2.14	100
0360162048	South Sacramento	M-1	9.56	100
0670160096	Cordova	M-1	1.78	100
0630011036	Cordova	M-1	1.55	100
		TOTAL	**23.66**	**1200**

APPENDIX D: VACANT LAND INVENTORY MAPS

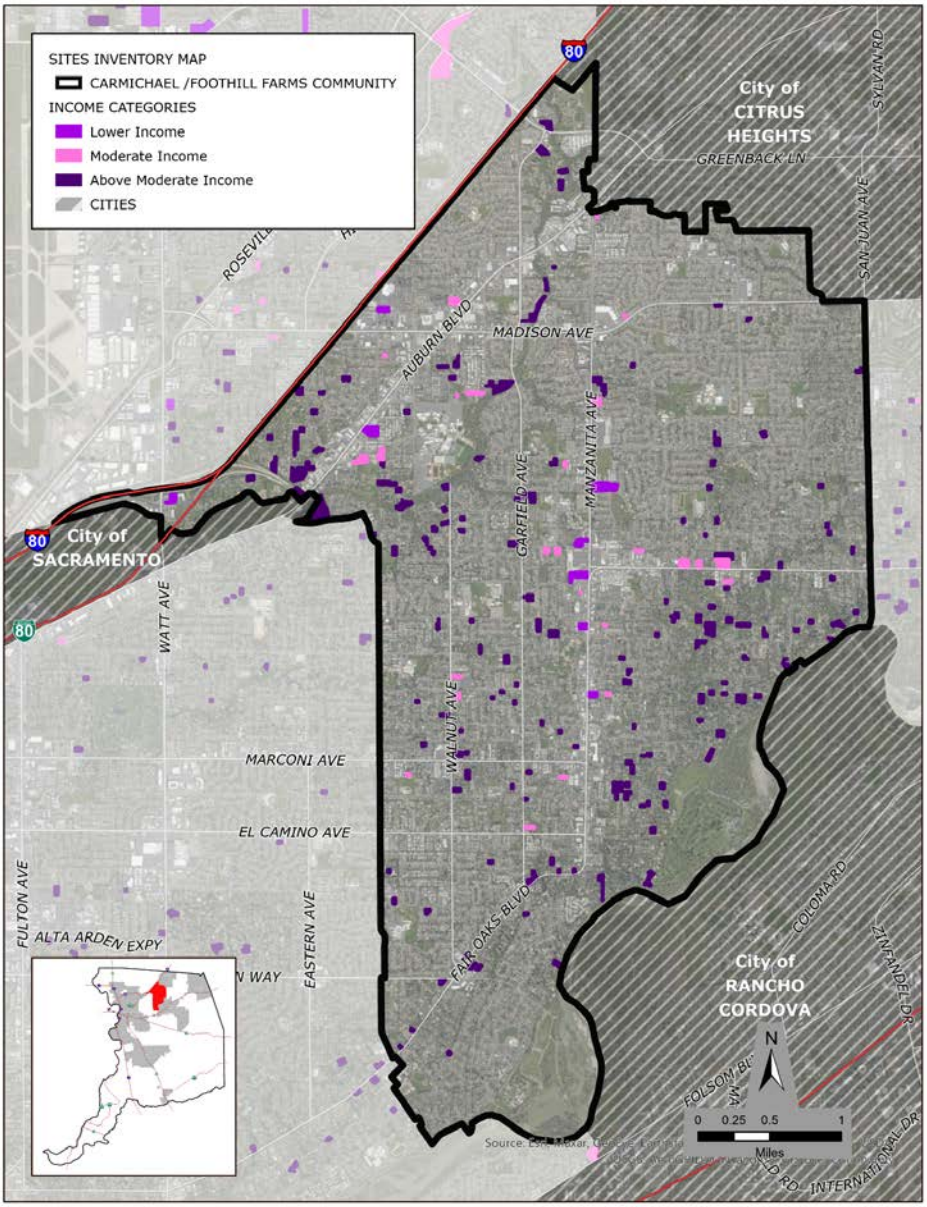



SITES INVENTORY MAP
ANTELOPE COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
PLACER COUNTY
WALERGA RD
ELVERTA RD
WALT AVE
DON JULIO BLVD
ANTELOPE NORTH RD
ANTELOPE RD
ELKHORN BLVD
ROSEVILLE RD
City of CITRUS HEIGHTS
80
N
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
0 0.25 0.5 1 Miles

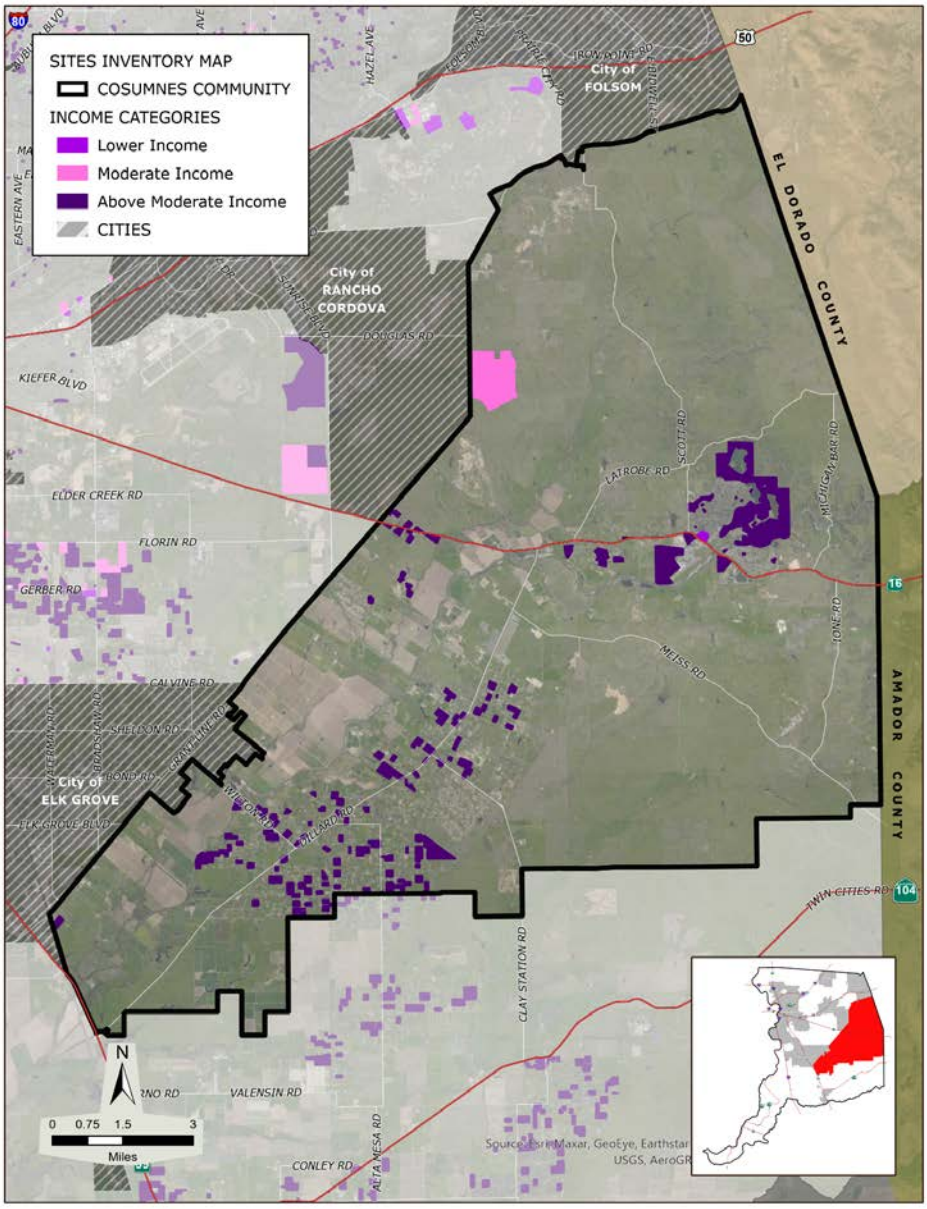
Sacramento County Housing Element



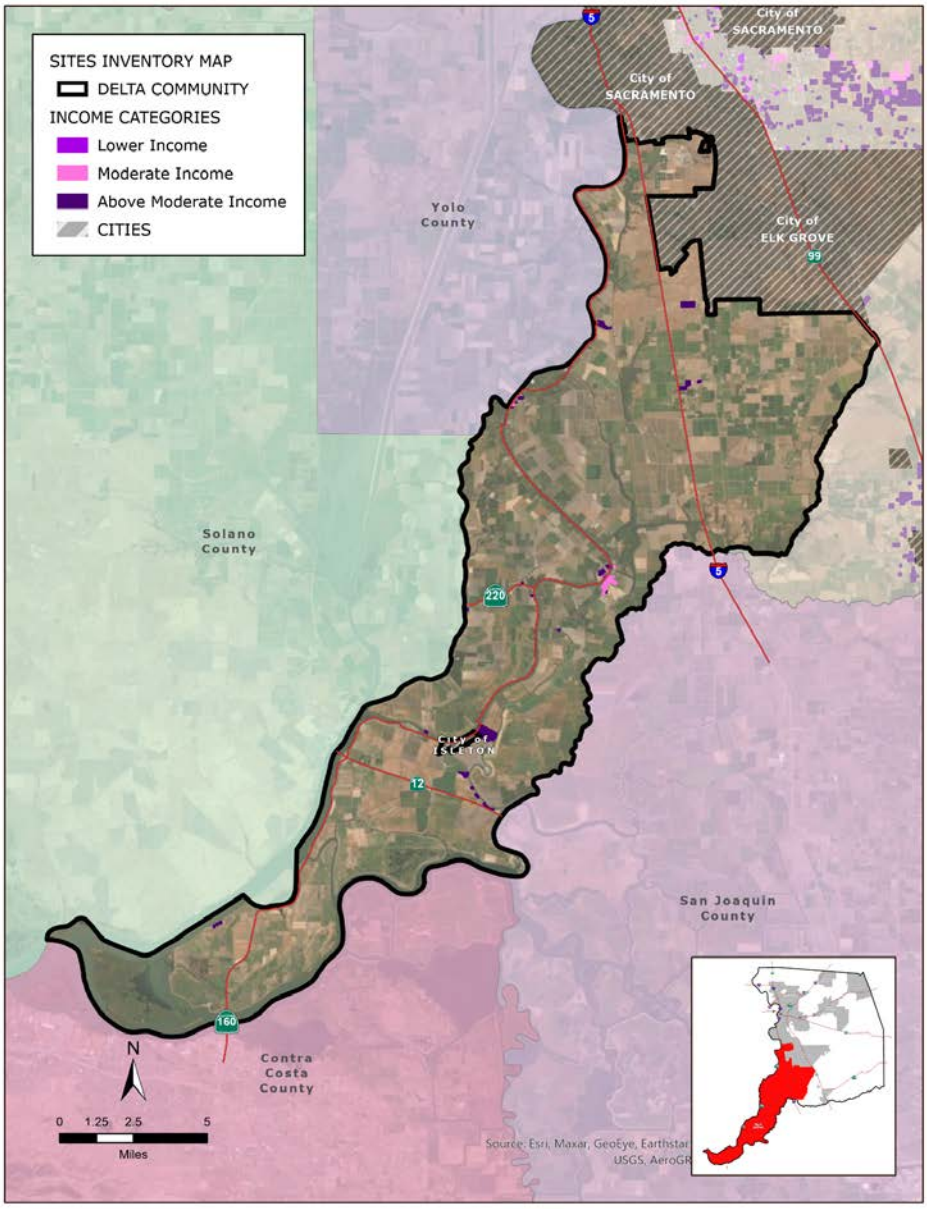
Sacramento County Housing Element

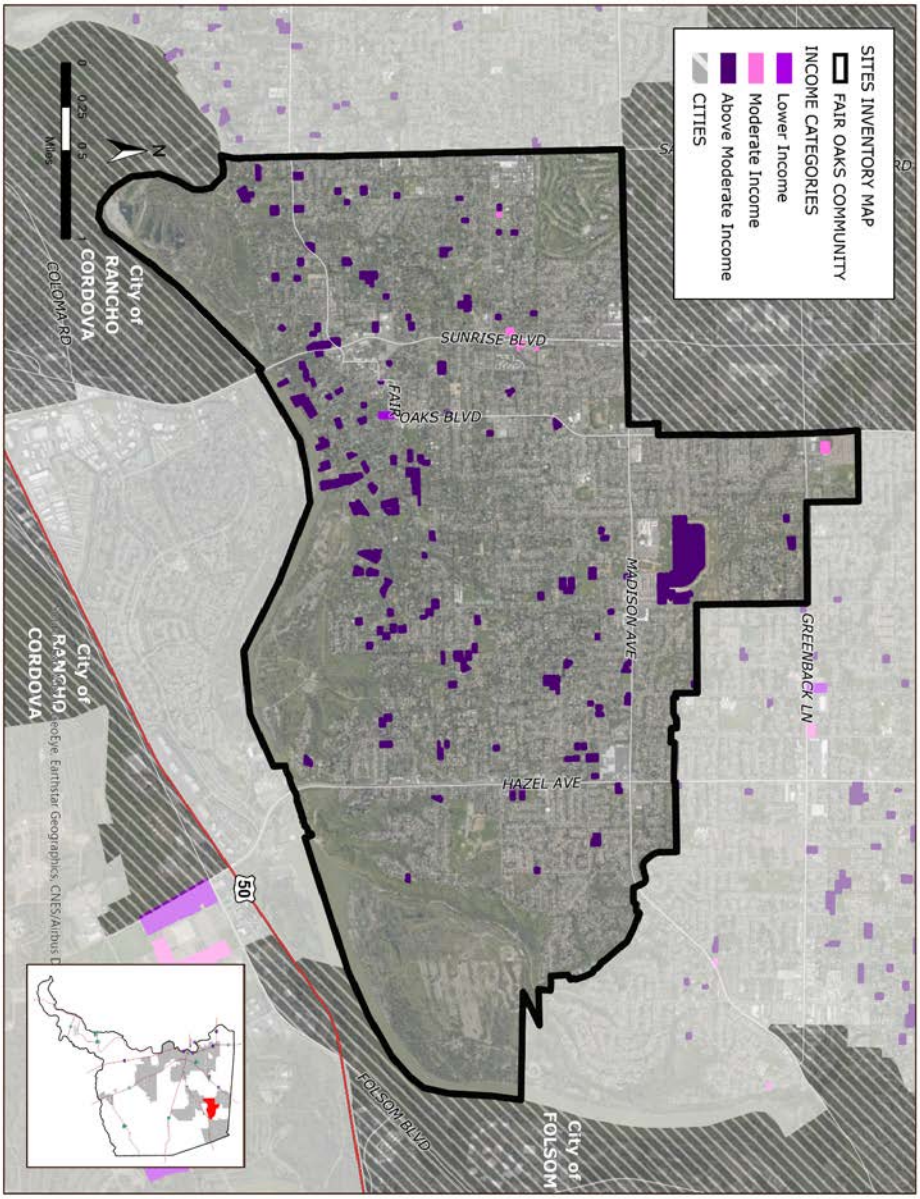


Sacramento County Housing Element

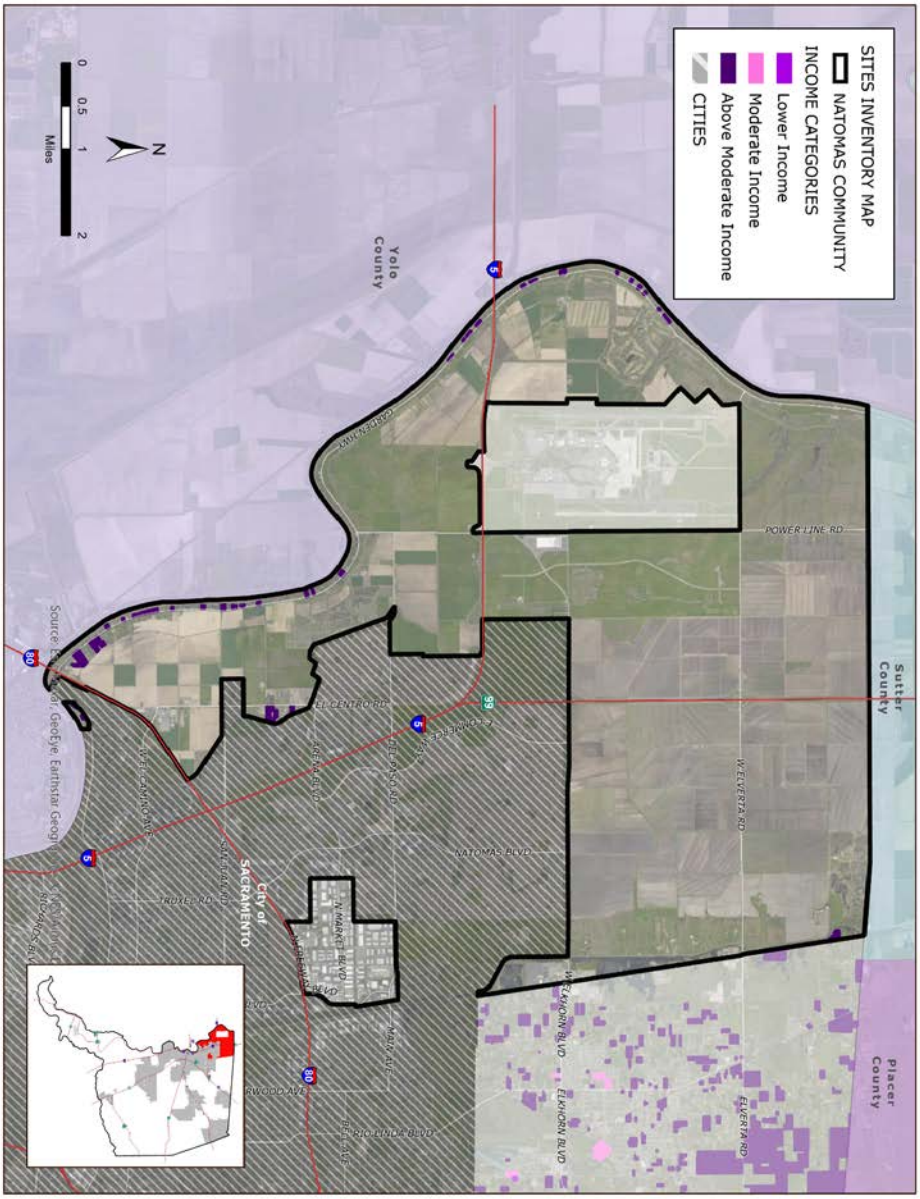


Sacramento County Housing Element

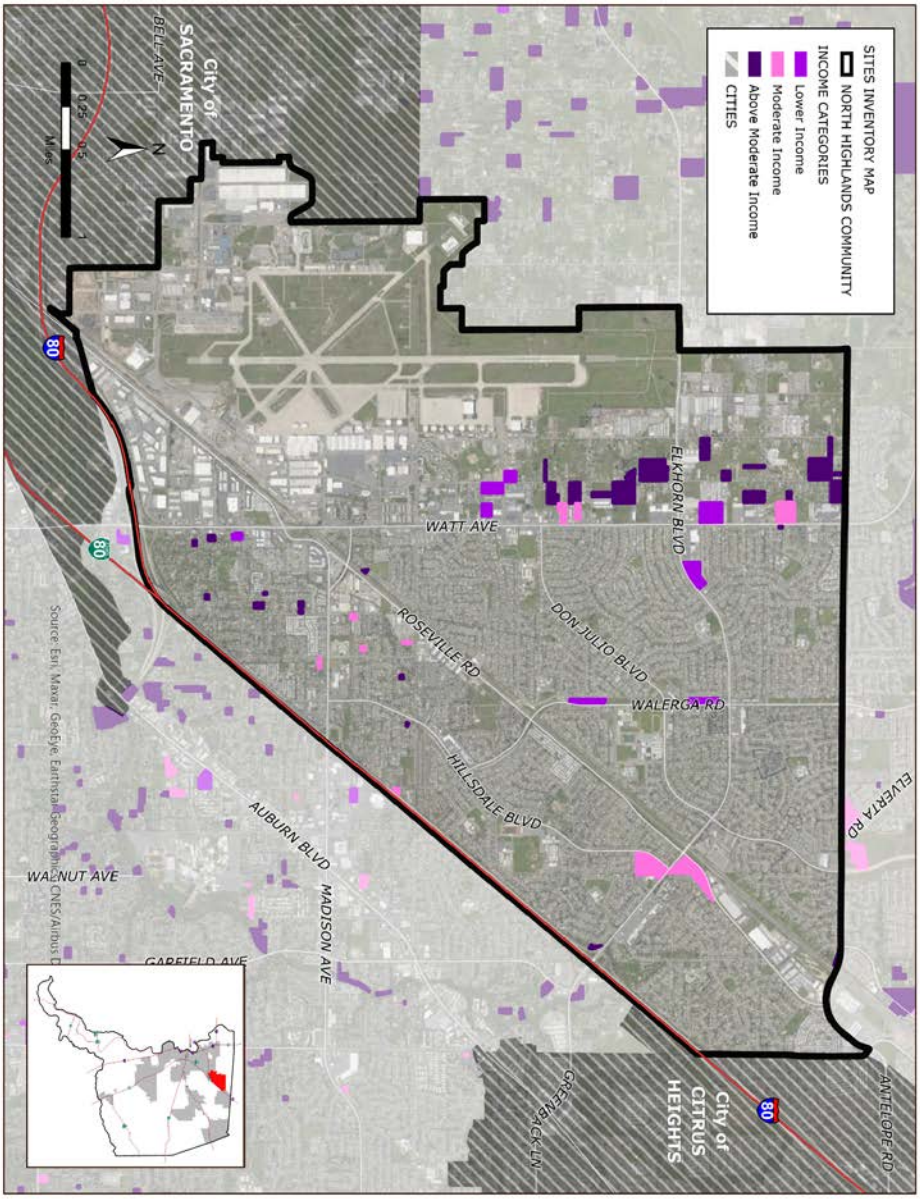



SITES INVENTORY MAP
FAIR OAKS COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
GREENBACK LN
MADISON AVE
SUNRISE BLVD
FAIR OAKS BLVD
HAZEL AVE
FOLSOM BLVD
City of FOLSOM
City of RANCHO CORDOVA
City of RANCHO CORDOVA
COLOMA RD
50
N
0 0.25 0.5 1 Miles

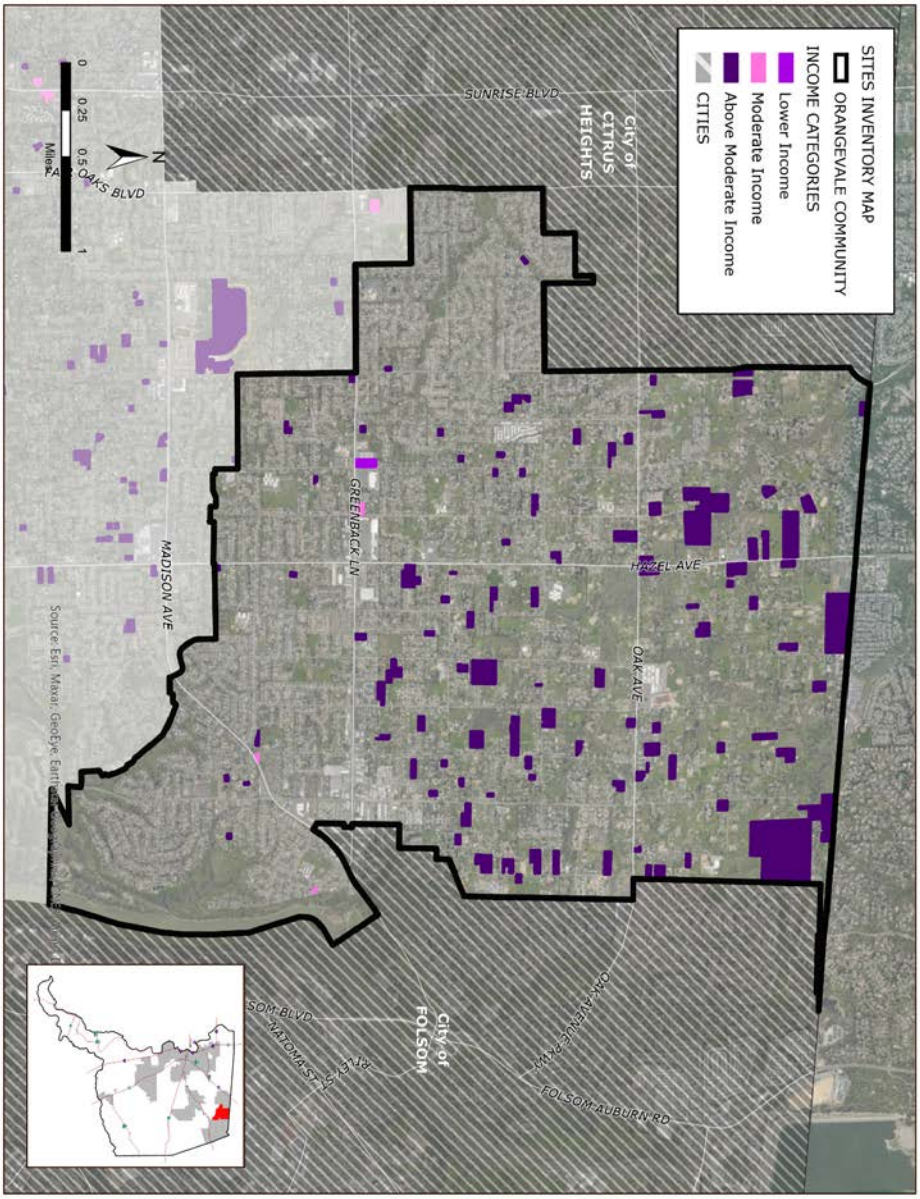
Sacramento County Housing Element



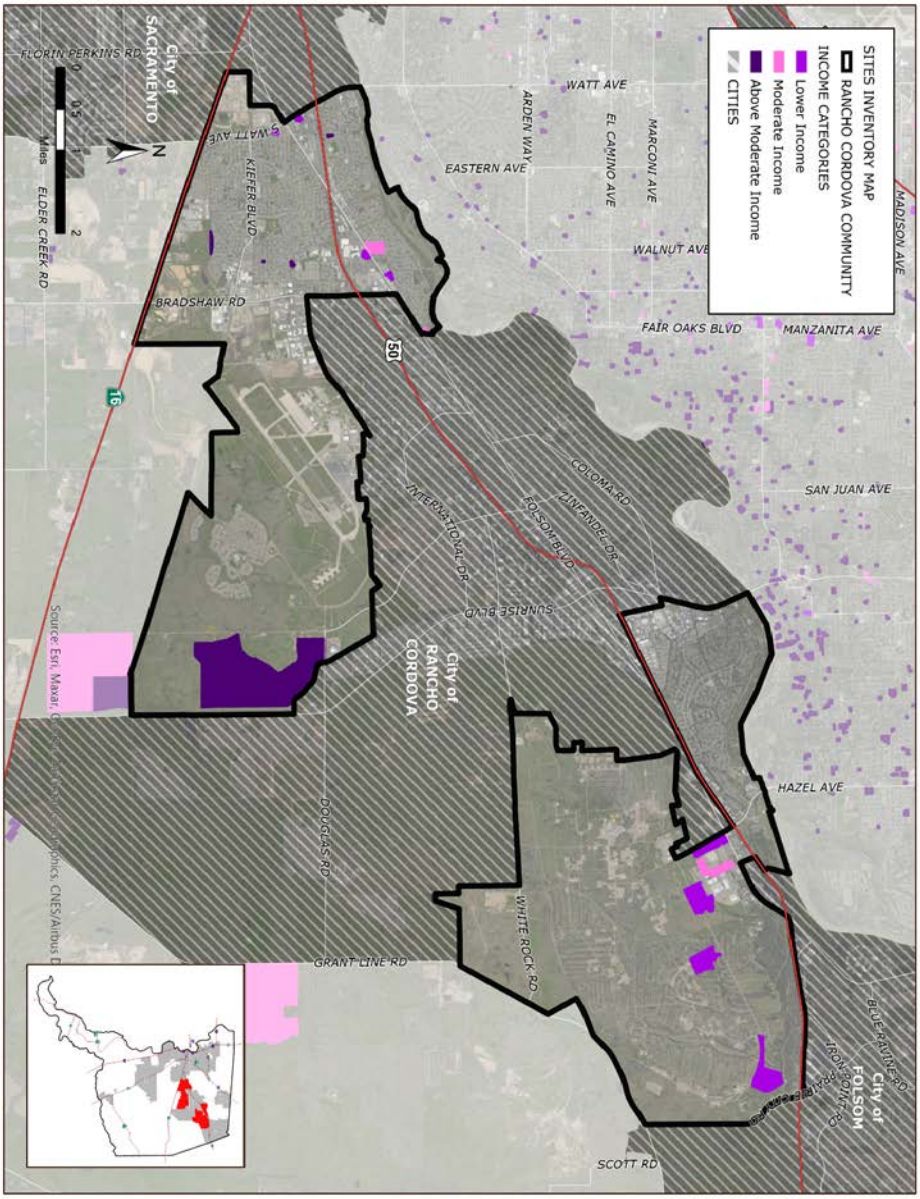
Sacramento County Housing Element

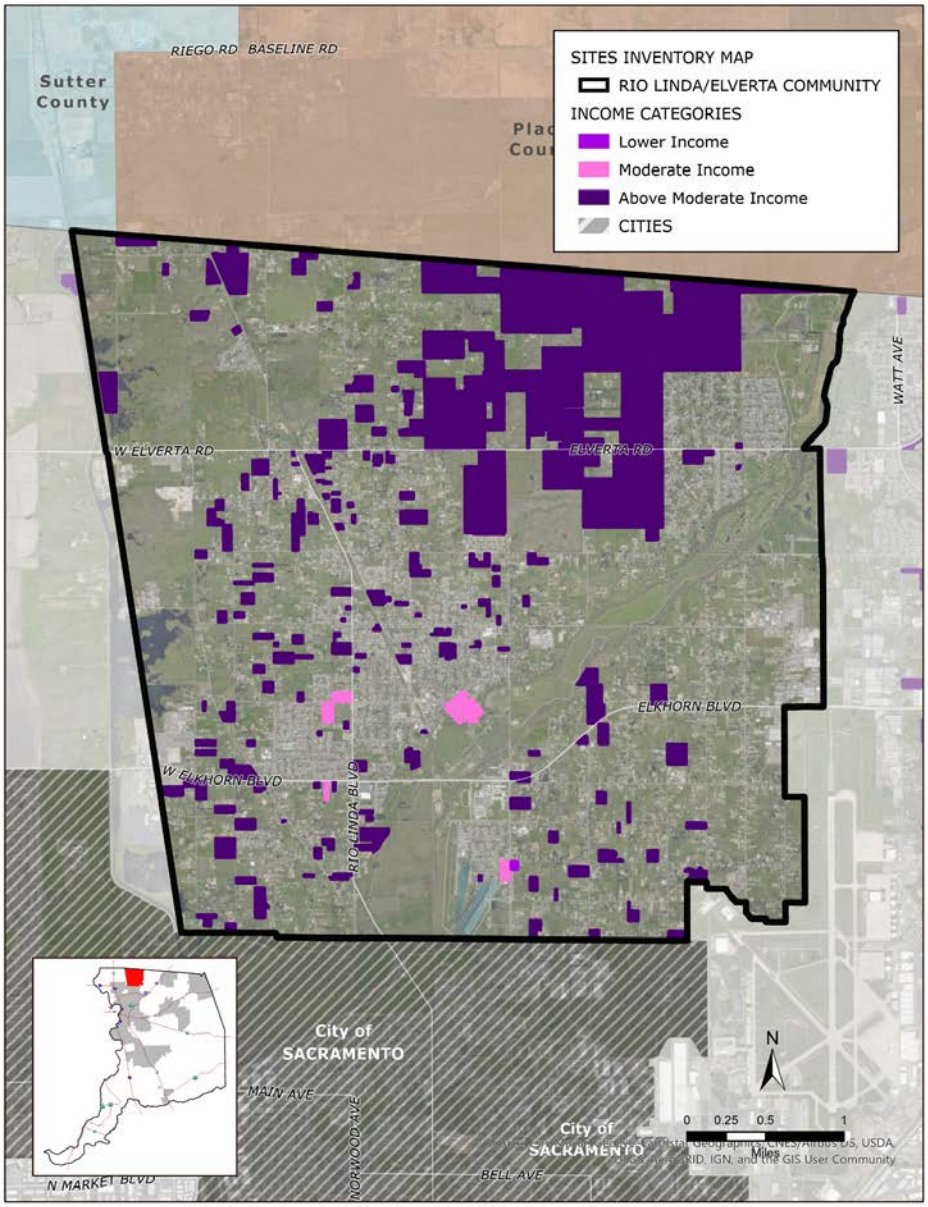


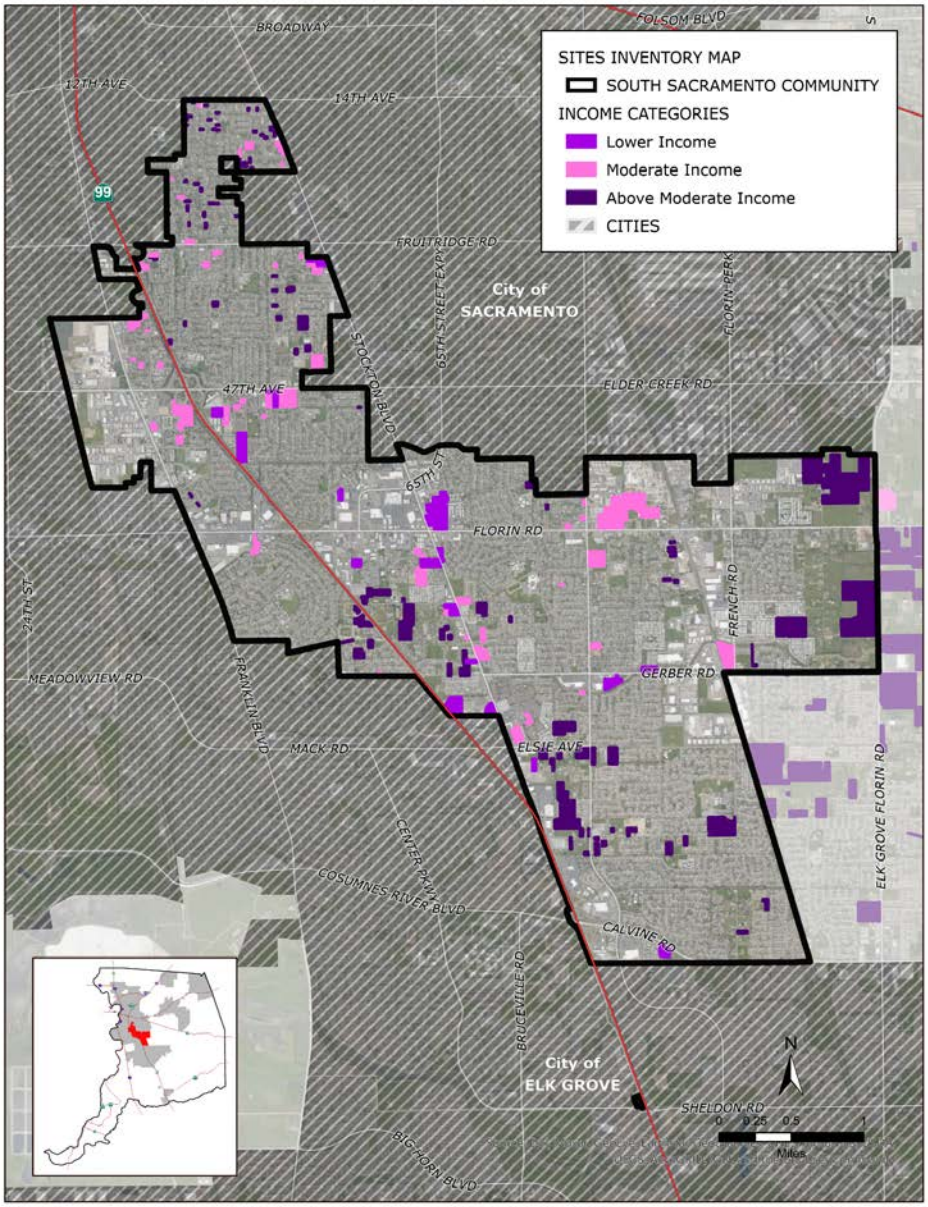
Sacramento County Housing Element

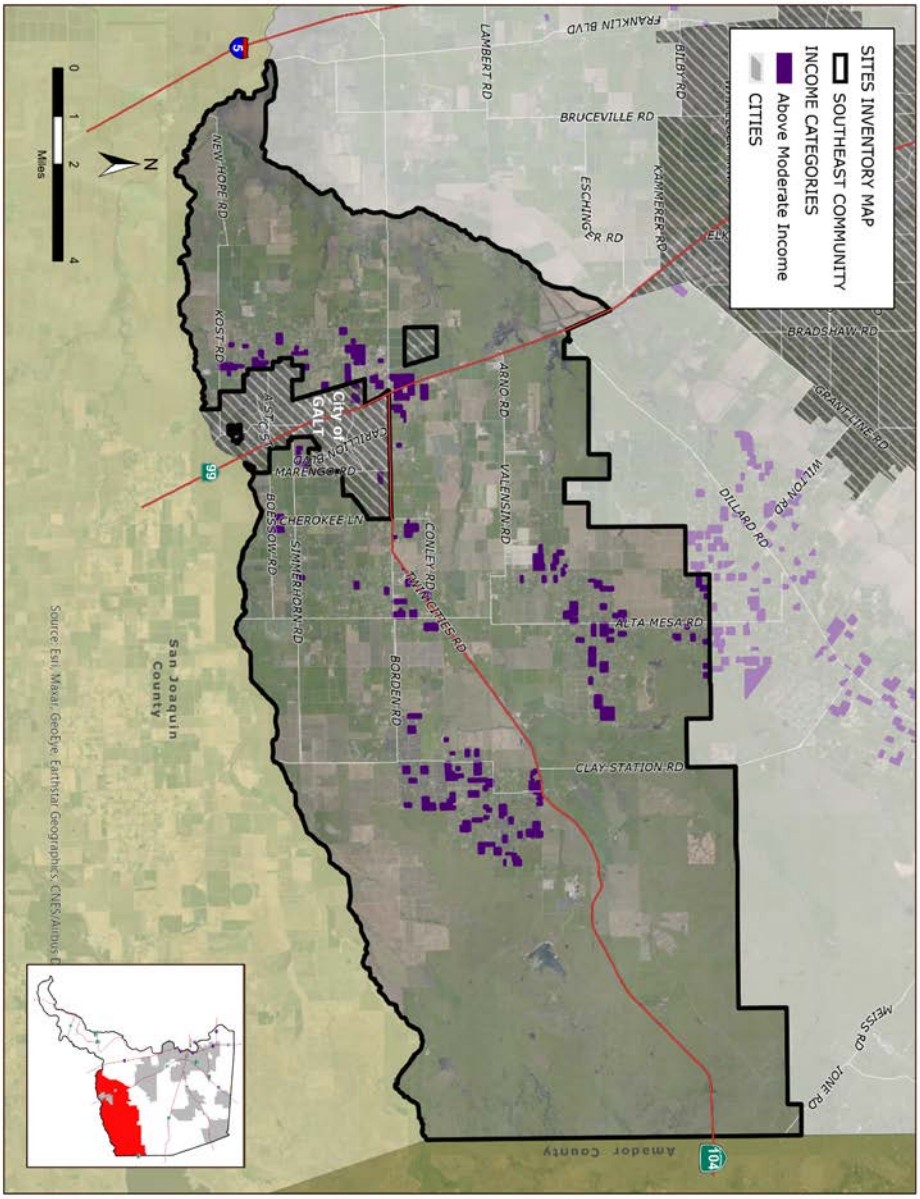


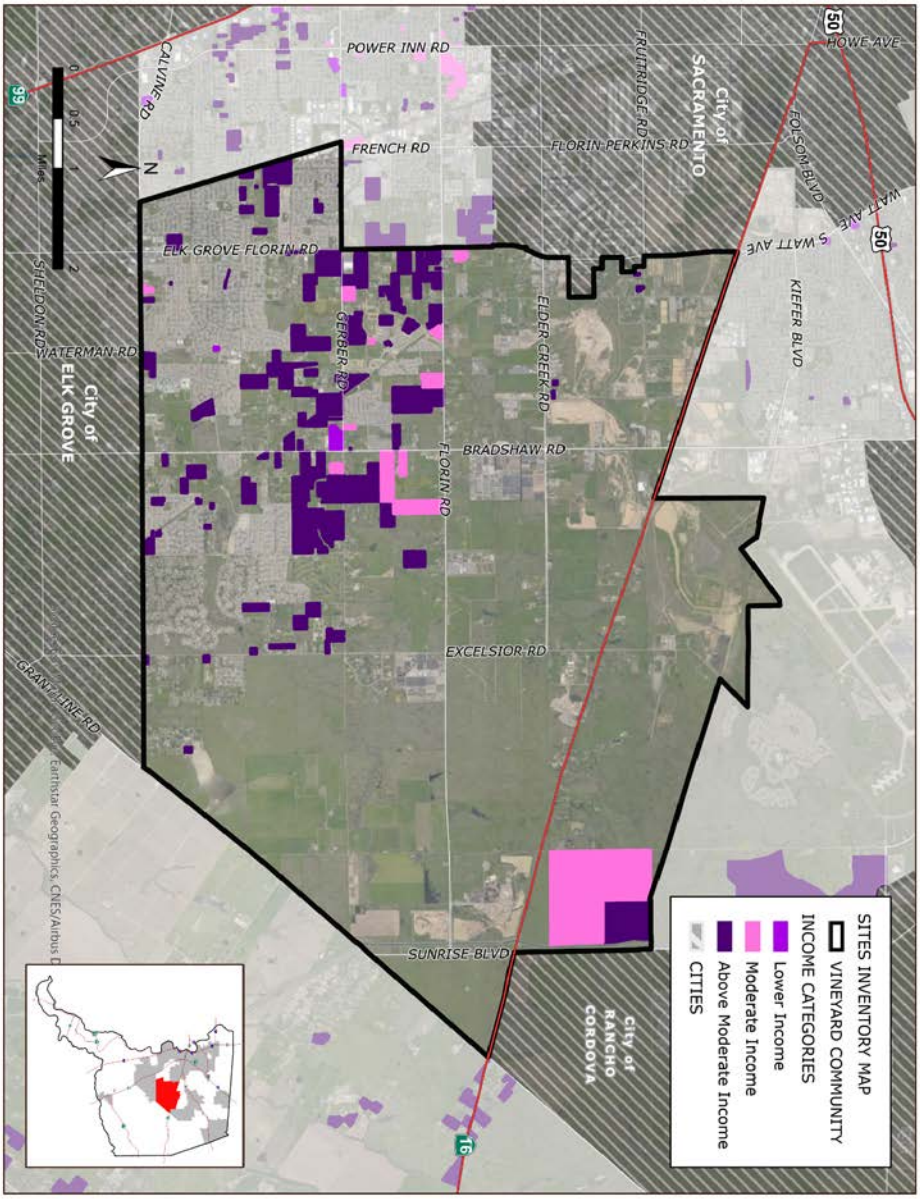
Sacramento County Housing Element




SITES INVENTORY MAP
RIO LINDA/ELVERTA COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
Sutter County
RIEGO RD
BASELINE RD
W ELVERTA RD
ELVERTA RD
WATT AVE
ELKHORN BLVD
W ELKHORN BLVD
RIO LINDA BLVD
City of SACRAMENTO
MAIN AVE
NORWOOD AVE
N MARKET BLVD
BELL AVE
N
0 0.25 0.5 1
Miles


SITES INVENTORY MAP
SOUTH SACRAMENTO COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
BROADWAY
FOLSOM BLVD
12TH AVE
14TH AVE
99
FRUITRIDGE RD
65TH STREET EXPY
City of
SACRAMENTO
FLORIN PERK
STOCKTON BLVD
47TH AVE
ELDER CREEK RD
65TH ST
FLORIN RD
24TH ST
FRENCH RD
MEADOWVIEW RD
FRANKLIN BLVD
GERBER RD
MACK RD
ELSIE AVE
ELK GROVE FLORIN RD
CENTER PKWY
COSUMNES RIVER BLVD
CALVINE RD
BRUCEVILLE RD
City of
ELK GROVE
N
SHELDON RD
0 0.25 0.5 1
Miles
BIG HORN BLVD


SITES INVENTORY MAP
SOUTHEAST COMMUNITY
INCOME CATEGORIES
Above Moderate Income
CITIES
FRANKLIN BLVD
LAMBERT RD
BILBY RD
BRUCEVILLE RD
ESCHINGER RD
KAMMERER RD
BRADSHAW RD
GRANT LINE RD
WILTON RD
DILLARD RD
ARNO RD
VALENSIN RD
CONLEY RD
WINCHESTER RD
ALTA MESA RD
BORDEN RD
CLAY STATION RD
MEISS RD
JONE RD
NEW HOPE RD
KOST RD
CHEROKEE LN
BOESSOW RD
SIMMERHORN RD
MARLENGO RD
City of
SALT
Amador County
San Joaquin County
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus D
N
0 1 2 4
Miles
5
99
104


SITES INVENTORY MAP
VINEYARD COMMUNITY
INCOME CATEGORIES
Lower Income
Moderate Income
Above Moderate Income
CITIES
HOWE AVE
FOLSOM BLVD
WATT AVE
S WATT AVE
KIEFER BLVD
FLORIN-PERKINS RD
FRUITRIDGE RD
City of SACRAMENTO
POWER INN RD
FRENCH RD
ELK GROVE FLORIN RD
CALVINE RD
ELDER CREEK RD
GERBER RD
BRADSHAW RD
FLORIN RD
EXCELSIOR RD
SUNRISE BLVD
City of RANCHO CORDOVA
STOCKTON RD
WATERMAN RD
City of ELK GROVE
GRANT LINE RD
Miles
N
50
16
99

RESOLUTION NO. 2022-0205

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AMENDING THE LAND USE, CIRCULATION, AND HOUSING ELEMENTS OF THE SACRAMENTO COUNTY GENERAL PLAN

WHEREAS, the Sacramento County General Plan is the long-term blueprint for growth and development within the unincorporated County; and

WHEREAS, State Planning Law allows any mandatory element of the General Plan to be amended as many as four times in a calendar year and allows optional elements to be amended as needed; and

WHEREAS, the Planning Commission, after proper notice, conducted public hearings and made recommendations to the Board of Supervisors relating to amendments to the County General Plan; and,

WHEREAS, the Board of Supervisors, after public notice, public hearings, and due deliberation, has determined that the General Plan of the County of Sacramento should be amended as herein set forth;

WHEREAS, compliance with or exemption from the requisite environmental laws, including CEQA, has been achieved as set forth in the attendant project documents;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Sacramento does hereby amend the County General Plan to include the following:

Exhibits “A” and “B” amend the General Plan Land Use Element to add an implementation measure allowing administrative revisions to the Land Use Diagram to reflect changes made by other jurisdictions.

Exhibits “C” and “D” amend the General Plan Circulation Element to add an implementation measure allowing administrative revisions to the Transportation Plan to reflect changes made by other jurisdictions.

Exhibit “E” amends the General Plan Land Use Element, Land use diagram to change the land use designation of approximately 0.87 acres from Agricultural - Residential to Commercial on property described in Exhibit “F” and located at southwest corner of Elkhorn Boulevard and 14th Street, in the Rio Linda/Elverta community.

Exhibit "G" amends the General Plan Housing Element, and the Board further directs staff to complete any minor, administrative changes to the Housing Element that are necessary or required by the State of California Department of Housing and Community Development (HCD) for certification. Should HCD require substantial changes to the Housing Element adopted herein, such as changes to programs or policies, staff shall bring such changes back to the Board of Supervisors for review and adoption.

On a motion by Supervisor _____, seconded by Supervisor _____, the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of Sacramento this 8th day of March 2022, by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors,

ABSTAIN: Supervisors,

RECUSAL: Supervisors,
(PER POLITICAL REFORM ACT (§ 18702.5.))

_____
Chair of the Board of Supervisors
of Sacramento County, California

ATTEST: _____
Clerk, Board of Supervisors

EXHIBIT "A"

PLER2021-00085 - GENERAL PLAN AMENDMENT TO REFLECT CHANGES MADE BY OTHER JURISDICTIONS TO THE COUNTY'S LAND USE AND CIRCULATION ELEMENTS.

GENERAL PLAN LAND USE ELEMENT **REDLINE VERSION** (EXCERPT)

(Amended July 22, 2015)

Amending the Land Use Diagram

GOAL: **Accommodate land use proposals which are in the interest of the public health, safety, and welfare of the residents of Sacramento County.**

Objective: **Administrative procedures to amend the General Plan Land Use Diagram.**

Intent: The Land Use Element, like the other elements of the General Plan, affects both current and future generations. To remain effective in addressing changes in local trends and conditions that occur during the designated planning period, the Land Use Element must be amendable. Therefore, Planning and Environmental Review shall monitor the conditions and needs of the unincorporated area during the planning period and will amend the Land Use Diagram as changes in local trends and conditions dictate.

Amendments may be initiated by the Board of Supervisors, the Planning Commission or private individuals. State Law (Government Code Section 65358(b)) limits amendments to the Land Use Diagram and each mandatory element of the General Plan to four amendments per calendar year. Any number of changes can be made to an element, including the Land Use Diagram, and be considered one amendment. **In the event that one of the incorporated cities makes a change to the land use diagram of its general plan, County staff may amend the Land Use Diagram to reflect this change administratively.**

Policies:

LU-119 The County shall only accept applications to expand the UPA or initiate an expansion of the UPA or any Master Plan processes outside of the existing UPA if the Board finds that the proposal meets the following:

- *Parallel processes to expand UPA and prepare Master Plans:* Proposed additions to the UPA will only be considered when accompanied by a request to initiate a Master Plan process for all land encompassed by the proposed UPA expansion boundary. Likewise, requests to initiate a Master Plan process outside the UPA will only be considered when accompanied by a request to expand the UPA to include all land encompassed by the proposed Master Plan.[1]

[1] A "Master Plan" is defined as a plan that meets the requirements and intent of the Specific Plan statutes contained in Government Code §65450-65457, which requires a land use plan, a circulation plan, an infrastructure plan, and implementation

Project Justification Statement and Outreach Plan: Proposed UPA expansions/Master Plan processes must be accompanied by both a "Justification Statement" and an "Outreach Plan". The Justification Statement shall be a comprehensive explanation of the proposed request and the development it would

Implementation Measure:

A. Evaluate requests to amend the General Plan Land Use Diagram. (PLANNING & ENVIRONMENTAL REVIEW, PLANNING COMMISSION, BOARD OF SUPERVISORS)

B. Amend the Land Use Diagram to show land use designations for all incorporated cities within Sacramento County. **In the event that an incorporated city makes amendments to its land use diagram, County staff shall administratively update the County's Land Use Diagram to reflect the change.** (PLANNING & ENVIRONMENTAL REVIEW)

measures. The requirement for a "Master Plan" might be fulfilled by a variety of planning tools, including a Specific Plan, a Community Plan, a Special Planning Area, a development agreement, or any combination thereof.

EXHIBIT "B"
PLER2021-00085 - GENERAL PLAN AMENDMENT TO REFLECT CHANGES MADE BY OTHER JURISDICTIONS TO THE COUNTY'S LAND USE AND CIRCULATION ELEMENTS.
GENERAL PLAN LAND USE ELEMENT **CLEAN VERSION** (EXCERPT)

(Amended July 22, 2015)

Amending the Land Use Diagram

GOAL: Accommodate land use proposals which are in the interest of the public health, safety, and welfare of the residents of Sacramento County.

Objective: Administrative procedures to amend the General Plan Land Use Diagram.

Intent: The Land Use Element, like the other elements of the General Plan, affects both current and future generations. To remain effective in addressing changes in local trends and conditions that occur during the designated planning period, the Land Use Element must be amendable. Therefore, Planning and Environmental Review shall monitor the conditions and needs of the unincorporated area during the planning period and will amend the Land Use Diagram as changes in local trends and conditions dictate.

Amendments may be initiated by the Board of Supervisors, the Planning Commission or private individuals. State Law (Government Code Section 65358(b)) limits amendments to the Land Use Diagram and each mandatory element of the General Plan to four amendments per calendar year. Any number of changes can be made to an element, including the Land Use Diagram, and be considered one amendment. In the event that one of the incorporated cities makes a change to the land use diagram of its general plan, County staff may amend the Land Use Diagram to reflect this change administratively.

Policies:

LU-119 The County shall only accept applications to expand the UPA or initiate an expansion of the UPA or any Master Plan processes outside of the existing UPA if the Board finds that the proposal meets the following:

- *Parallel processes to expand UPA and prepare Master Plans:* Proposed additions to the UPA will only be considered when accompanied by a request to initiate a Master Plan process for all land encompassed by the proposed UPA expansion boundary. Likewise, requests to initiate a Master Plan process outside the UPA will only be considered when accompanied by a request to expand the

UPA to include all land encompassed by the proposed Master Plan.[2]

Project Justification Statement and Outreach Plan: Proposed UPA expansions/Master Plan processes must be accompanied by both a "Justification Statement" and an "Outreach Plan". The Justification Statement shall be a comprehensive explanation of the proposed request and the development it would

Implementation Measure:

C. Evaluate requests to amend the General Plan Land Use Diagram. (PLANNING & ENVIRONMENTAL REVIEW, PLANNING COMMISSION, BOARD OF SUPERVISORS)

D. Amend the Land Use Diagram to show land use designations for all incorporated cities within Sacramento County. In the event that an incorporated city makes amendments to its land use diagram, County staff shall administratively update the County's Land Use Diagram to reflect the change. (PLANNING & ENVIRONMENTAL REVIEW)

[2] A "Master Plan" is defined as a plan that meets the requirements and intent of the Specific Plan statutes contained in Government Code §65450-65457, which requires a land use plan, a circulation plan, an infrastructure plan, and implementation measures. The requirement for a "Master Plan" might be fulfilled by a variety of planning tools, including a Specific Plan, a Community Plan, a Special Planning Area, a development agreement, or any combination thereof.

EXHIBIT "C"

PLER2021-00085 - GENERAL PLAN AMENDMENT TO REFLECT CHANGES MADE BY OTHER JURISDICTIONS TO THE COUNTY'S LAND USE AND CIRCULATION ELEMENTS.

GENERAL PLAN CIRCULATION ELEMENT **REDLINE VERSION** (EXCERPT)

A. Actively participate in regional forums and staff interjurisdictional committees that address regional transportation issues. (SACDOT, PLANNING & ENVIRONEMENTAL REVIEW)

G. The County shall establish Level of Service standards and desirable thresholds for all modes of travel including pedestrian, bicycle, and transit modes of travel. (SACDOT, PLANNING & ENVIRONMENTAL REVIEW)

H. The County shall establish connectivity policies and standards that promote walkable and bikeable communities through the development of roadway networks based on a grid or modified grid layout. (SACDOT, PLANNING & ENVIRONMENTAL REVIEW)

I. The County shall establish speed management policies and standards that consider appropriate operating speeds for each mode of travel that will result in a safe environment for all users. (SACDOT)

J. Any applicable mitigation measures contained within the JPA's "Mitigation Monitoring and Reporting Program for the Connector Project" (MMRP) incorporated herein by this reference, shall be applied to any portion of the Connector Project that the County decides to carry out, finance, or approve. (SACDOT, PLANNING & ENVIRONMENTAL REVIEW)

K. In the event that one of the incorporated cities makes a change to the circulation element of its general plan, County staff shall amend the Transportation Plan to reflect this change administratively.

Transit

Transit systems—both buses and rail—provide alternatives to automobile use and are especially important for those who cannot or do not drive. As Sacramento County grows, the potential for transit use and the need for transit will increase. The General Plan supports expansion of the existing transit system, especially in connection with new development.

Policies in this section seek to develop a safe and efficient transit system by promoting transit services within urban corridors of dense population and employment, assuring that users are provided with adequate transportation choices, addressing user needs, developing convenient transfers between transportation systems, and ensuring adequate funding for the system.

GOAL: **Promote a balanced and integrated transit system to maximize mobility in a safe and efficient manner.**

Policies:

EXHIBIT "D"
PLER2021-00085 - GENERAL PLAN AMENDMENT TO REFLECT CHANGES MADE BY OTHER JURISDICTIONS TO THE COUNTY'S LAND USE AND CIRCULATION ELEMENTS.
GENERAL PLAN CIRCULATION ELEMENT **CLEAN VERSION** (EXCERPT)

B. Actively participate in regional forums and staff interjurisdictional committees that address regional transportation issues. (SACDOT, PLANNING & ENVIRONEMENTAL REVIEW)

G. The County shall establish Level of Service standards and desirable thresholds for all modes of travel including pedestrian, bicycle, and transit modes of travel. (SACDOT, PLANNING & ENVIRONMENTAL REVIEW)

H. The County shall establish connectivity policies and standards that promote walkable and bikeable communities through the development of roadway networks based on a grid or modified grid layout. (SACDOT, PLANNING & ENVIRONMENTAL REVIEW)

I. The County shall establish speed management policies and standards that consider appropriate operating speeds for each mode of travel that will result in a safe environment for all users. (SACDOT)

J. Any applicable mitigation measures contained within the JPA's "Mitigation Monitoring and Reporting Program for the Connector Project" (MMRP) incorporated herein by this reference, shall be applied to any portion of the Connector Project that the County decides to carry out, finance, or approve. (SACDOT, PLANNING & ENVIRONMENTAL REVIEW)

K. In the event that one of the incorporated cities makes a change to the circulation element of its general plan, County staff shall amend the Transportation Plan to reflect this change administratively.

Transit

Transit systems—both buses and rail—provide alternatives to automobile use and are especially important for those who cannot or do not drive. As Sacramento County grows, the potential for transit use and the need for transit will increase. The General Plan supports expansion of the existing transit system, especially in connection with new development.

Policies in this section seek to develop a safe and efficient transit system by promoting transit services within urban corridors of dense population and employment, assuring that users are provided with adequate transportation choices, addressing user needs, developing convenient transfers between transportation systems, and ensuring adequate funding for the system.

GOAL: **Promote a balanced and integrated transit system to maximize mobility in a safe and efficient manner.**

Policies:

EXHIBIT "E"

PLNP2021-00033 HICKORY HANKS BBQ REZONE
GENERAL PLAN AMENDMENT

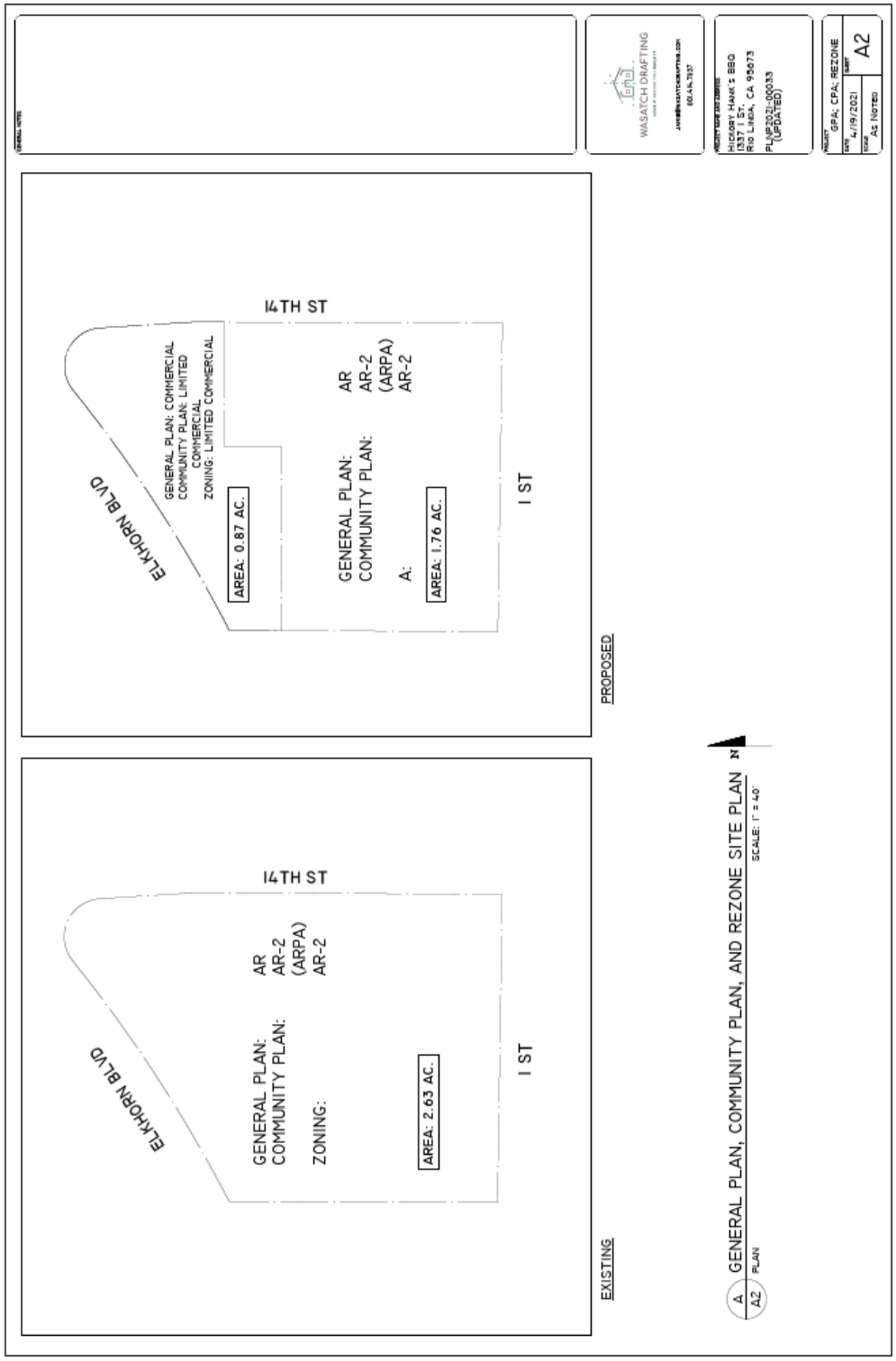


EXHIBIT "F"

LEGAL DESCRIPTION FOR GENERAL PLAN AMENDMENT RESOLUTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 82, AS SHOWN ON THE OFFICIAL "PLAT OF RIO LINDA SUBDIVISION NO. 1 ", RECORDED IN BOOK 14 OF MAPS, MAP NO. 18, RECORDS OF SAID COUNTY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 89° 02' 30" EAST 330.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 82 (SAID POINT ALSO BEING THE CENTERLINE OF "I" STREET, A 60 FOOT PUBLIC ROAD); THENCE FROM SAID CENTERLINE NORTH 89° 02' 30' EAST 330.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 82 AND THE CENTERLINE OF 14TH STREET, A 40 FOOT PUBLIC ROAD; THENCE ALONG SAID EAST LINE AND THE SAID CENTERLINE OF 14TH STREET NORTH 01 ° 46' 30" WEST 608.59 FEET TO A POINT IN THE CENTERLINE OF THAT CERTAIN 100 FOOT STRIP OF LAND CONVEYED TO THE COUNTY OF SACRAMENTO FOR PUBLIC HIGHWAY PURPOSES BY DEED RECORDED FEBRUARY 13, 1958 IN BOOK 3452 OF OFFICIAL RECORDS, AT PAGE 89; THENCE ALONG SAID CENTERLINE SOUTH 47° 22' 30" WEST 70.06 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 2,000.00 FEET, THE CORD OF WHICH BEARS SOUTH 52° 16' 52" WEST 342.13 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 01° 46' 30" EAST 357.23 FEET TO THE POINT OF BEGINNING.

EXHIBIT "G"

PLNP2019-00027 - GENERAL PLAN AMENDMENT TO UPDATE THE COUNTY'S HOUSING ELEMENT

This page intentionally left blank due to the size of the Housing Element Update. Please refer to the project documents for PLNP2019-00027.

Please Start Here, Instructions in Cell A2, Table in A3:B15	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	
General Information	
Jurisidiction Name	SACRAMENTO COUNTY
Housing Element Cycle	6th
Contact Information	
First Name	Leanne
Last Name	Mueller
Title	Senior Planner
Email	muellerl@saccounty.net
Phone	(916) 874-6155
Mailing Address	
Street Address	225
City	Sacramento
Zip Code	95814

Table A: Housing Element Sites Inventory, Table Starts in Cell A

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code
Enter jurisdiction name in "Start Here" tab. The jurisdiction name will auto populate into Column A of Table A of the form.	*Enter the number and name of street, if available. Enter an intersection, if, and only if, a site address is not available. This information is necessary to locate some sites.*	*Enter the ZIP code. This information is necessary to locate some sites.*
SACRAMENTO COUNTY	46 Street at Lang Ave	95823
SACRAMENTO COUNTY	0 Folsom Blvd. N. side of Folsom Blvd. 950	95827
SACRAMENTO COUNTY	0 Folsom Blvd. N. side of Folsom Blvd. 1335	95827
SACRAMENTO COUNTY	0 Watt Ave. W.side of Watt Ave. 1,100 fee	95660
SACRAMENTO COUNTY	0 Watt Ave. W.side of Watt Ave. 1,100 feet	95660
SACRAMENTO COUNTY	0 Watt Ave. W.side of Watt Ave. 780 feet N	95660
SACRAMENTO COUNTY	0 Watt Ave. W.side of Watt Ave. 611 feet N	95660
SACRAMENTO COUNTY	NW Corner 34th St. and Freedom Park Dr.	95660
SACRAMENTO COUNTY	3410 Freedom Park Drive	95660
SACRAMENTO COUNTY	5900 34th St.	95660
SACRAMENTO COUNTY	5424 Sky Parkway	95823
SACRAMENTO COUNTY	NE corner of Jackson Rd. and Murietta Pkw	95683
SACRAMENTO COUNTY	2279 Hurley Way	95747
SACRAMENTO COUNTY	NE corner of Manzanita Wy.and Jan Dr.	95608
SACRAMENTO COUNTY	N. side of Elkhorn Blvd. approx. 1,200 feet	95660
SACRAMENTO COUNTY	0 Watt Ave. W. side of Watt Ave. approx. 4	95660
SACRAMENTO COUNTY	NW corner of Florin Rd.and Lindale Dr.	95828
SACRAMENTO COUNTY	7298 Stockton Blvd.	95823
SACRAMENTO COUNTY	5801 66th Ave.	95823
SACRAMENTO COUNTY	0 Stockton Blvd. E. side of Stockton Blvd. 2	95823
SACRAMENTO COUNTY	0 Gerber rd. N. side of Gerber Rd. 744 ft. W	95828
SACRAMENTO COUNTY	0 Cal Center Dr. W. side of Cal Center Dr. 9	95826
SACRAMENTO COUNTY	7650 Stockton Blvd.	95823
SACRAMENTO COUNTY	14162 River Rd.	95690
SACRAMENTO COUNTY	1200 E St.	95673
SACRAMENTO COUNTY	0 Walerga Rd. W. side of Walerga Rd. appr	95842
SACRAMENTO COUNTY	0 Walerga Rd. W. side of Walerga Rd. appr	95842
SACRAMENTO COUNTY	SW Corner of Walerga Rd. and Larchmont I	95660
SACRAMENTO COUNTY	NE Corner of Chippendale Dr. and Date Ave	95814
SACRAMENTO COUNTY	0 Myrtle Ave. S. side of Myrtle Ave. approx	95660
SACRAMENTO COUNTY	8695 Greenback Ln.	95662
SACRAMENTO COUNTY	NW Corner of Lindale Dr. and Lewiston Wy	95828
SACRAMENTO COUNTY	0 Gerber Rd. S. side of Gerber Rd. approx. 9	95828
SACRAMENTO COUNTY	SE Corner of Waterman Rd. and Vintage Pa	95829
SACRAMENTO COUNTY	0 Gerber Rd. S. side of Gerber Rd. approx.	95828
SACRAMENTO COUNTY	SW Corner of Gerber Rd. and Bradshaw Rd	95829
SACRAMENTO COUNTY	S. side of Vintage Park Dr. approx. 150 ft. E	95829

SACRAMENTO COUNTY	NW Corner of Elverta Rd. and Palmerson D	95843
SACRAMENTO COUNTY	0 Elverta Rd. N. side of Elverta Rd. approx.	95843
SACRAMENTO COUNTY	0 Elverta Rd. N. side of Elverta Rd. approx.	95843
SACRAMENTO COUNTY	5900 Winding Way	95608
SACRAMENTO COUNTY	7402 Stockton Blvd.	95823
SACRAMENTO COUNTY	7570 Stockton Blvd.	95823
SACRAMENTO COUNTY	7432 Stockton Blvd.	95823
~~SACRAMENTO COUNTY~~	~~SE Corner of Calvine R. and Auberry Dr.~~	~~95828~~
SACRAMENTO COUNTY	SW Corner of Stockton Blvd. and Massie Ci	95823
SACRAMENTO COUNTY	E. side of Massie Cr. 300 ft. SW of intersect	95823
SACRAMENTO COUNTY	W. side of Stockton Blvd. 225 ft. S. of Mass	95823
SACRAMENTO COUNTY	3096 Manlove Rd.	95826
SACRAMENTO COUNTY	0 44th St. W. side of 44th St. approx. 700 ft	95823
SACRAMENTO COUNTY	7425 Victory Ave.	95828
SACRAMENTO COUNTY	2200 Auburn Blvd.	95821
SACRAMENTO COUNTY	E. side of Watt Ave. S. side of I-80	95660
SACRAMENTO COUNTY	4600 Auburn Blvd.	95841
SACRAMENTO COUNTY	SW Corner of Folsom Blvd. and Butterfield	95827
SACRAMENTO COUNTY	10644 Fair Oaks Blvd.	95628
SACRAMENTO COUNTY	1161 Fulton Ave	95825
SACRAMENTO COUNTY	7411 Fair Oaks Blvd.	95608
SACRAMENTO COUNTY	5801 Cypress Ave	95608
SACRAMENTO COUNTY	7135 Fair Oaks Blvd.	95608
SACRAMENTO COUNTY	7129 Fair Oaks Blvd.	95608
SACRAMENTO COUNTY	6750 Fair Oaks Blvd.	95608
SACRAMENTO COUNTY	5700 Stockton Blvd.	95824
SACRAMENTO COUNTY	5716 Stockton Blvd.	95824
SACRAMENTO COUNTY	0 Folsom Blvd. SE corner of Folsom Blvd. ar	95742
SACRAMENTO COUNTY	0 Folsom Blvd. S. side of Folsom Blvd. W. o	95742
SACRAMENTO COUNTY	0 Folsom Blvd. S. side of Folsom Blvd. 1,50	95742
SACRAMENTO COUNTY	10566 Superfortress Ave.	95655
SACRAMENTO COUNTY	11650 Kiefer Blvd.	95830
SACRAMENTO COUNTY	S.E. Corner of Grant Line Road and Glory Lr	95742
SACRAMENTO COUNTY	0 47th Ave. S side of 47th Ave. at terminou	95824
SACRAMENTO COUNTY	047th Ave. S side of 47th Ave 100 ft. W. of	95824
SACRAMENTO COUNTY	4870 47th Ave.	95824
SACRAMENTO COUNTY	0 47th Ave. S. side of 47th Ave 115 ft. W of	95824
SACRAMENTO COUNTY	S. side of 47th Ave 193 ft. E of Vista Ave.	95824
SACRAMENTO COUNTY	4856 47th Ave.	95824
SACRAMENTO COUNTY	0 47th Ave. S. side of 47th Ave. 120 ft . E of	95824
SACRAMENTO COUNTY	0 47th Ave. S. side of 47th Ave. 167 ft . E of	95824
SACRAMENTO COUNTY	Stockton Blvd. N.E. corner of Stockton	95823
SACRAMENTO COUNTY	0 47th Ave S. side of 47th approx. 100	95823
SACRAMENTO COUNTY	E side of Waterman Rd. approx. 520 feet	95829
SACRAMENTO COUNTY	O Folsom Blvd. N.side of Folsom Blvd.	95827
SACRAMENTO COUNTY	NE corner of Stockton Blvd. and Orange	95823

SACRAMENTO COUNTY	49th Ave at Wesley Ave	95823
SACRAMENTO COUNTY	232 Elkhorn Blvd.	95673
SACRAMENTO COUNTY	4921 Hemlock St.	95841
SACRAMENTO COUNTY	5804 Garfiled Ave.	95841
SACRAMENTO COUNTY	3945 48th Ave	95823
SACRAMENTO COUNTY	4001 48th Ave	95823
SACRAMENTO COUNTY	66th Ave. S. side of 66th Ave. approx. 600	95823
SACRAMENTO COUNTY	0 Stockton Blvd. NW corner of Stockton	95828
SACRAMENTO COUNTY	5132 Elkhorn Blvd.	95842
SACRAMENTO COUNTY	5903 Southwest Ave.	95824
SACRAMENTO COUNTY	5919 Dry Creek Rd.	95673
SACRAMENTO COUNTY	7236 East Parkway	95823
SACRAMENTO COUNTY	5334 Walnut Ave.	95841
SACRAMENTO COUNTY	9055 Gerber Road	95829
SACRAMENTO COUNTY	7907 Antelope North Rd.	95843
SACRAMENTO COUNTY	0 Bradshaw Rd. E side of Bradshaw Rd.	95829
SACRAMENTO COUNTY	NW Corner Rio Linda Blvd. and M St.	95673
SACRAMENTO COUNTY	0 M St. S. side of M St. approx. 330 feet E.	95673
SACRAMENTO COUNTY	864 Oak Ln.	95673
SACRAMENTO COUNTY	970 Oak Ln.	95673
SACRAMENTO COUNTY	O Watt Ave. W. side of Watt Ave. Approx	95660
SACRAMENTO COUNTY	4400 Stockton Blvd.	95820
SACRAMENTO COUNTY	0 Watt Ave. W.side of Watt Ave. 500 feet	95660
SACRAMENTO COUNTY	7235 Watt Ave.	95660
SACRAMENTO COUNTY	Stockton Blvd.	95828
SACRAMENTO COUNTY	Gerber Rd.	95828
SACRAMENTO COUNTY	9424 Florin Rd.	95829
SACRAMENTO COUNTY	O Gerber Rd.	95829
SACRAMENTO COUNTY	S.W. Corner of Antelope Rd.	95843
SACRAMENTO COUNTY	281 Munroe St.	95825
SACRAMENTO COUNTY	291 Munroe St.	95825
SACRAMENTO COUNTY	9425 Folsom Blvd.	95827
SACRAMENTO COUNTY	0 Don Julio Blvd.	95843
SACRAMENTO COUNTY	0 Florin Rd. NW corner of Florin Rd. and Ga	95828
SACRAMENTO COUNTY	SW corner of Tangerine and Citrus Aves.	95823
SACRAMENTO COUNTY	3925 Holister Ave.	95608
SACRAMENTO COUNTY	2569 Howe Ave.	95821
SACRAMENTO COUNTY	2565 Howe Ave.	95821
SACRAMENTO COUNTY	Landlocked parcel immediately south of 55	95608
SACRAMENTO COUNTY	Landlocked parcel immediately east of 282	95608
SACRAMENTO COUNTY	5924 Sutter Ave.	95608
SACRAMENTO COUNTY	Landlocked parcel immediately west of 283	95608
SACRAMENTO COUNTY	0 Gunn Road E. side of Gunn Road 635 ft. N	95608
SACRAMENTO COUNTY	5990 Marton Luther King Jr. Blvd.	95824
SACRAMENTO COUNTY	0 44th Ave. S. side of 44th Ave 125 ft. E. of	95824
SACRAMENTO COUNTY	0 44th Ave. S. side of 44th Ave 185 ft. E. of	95824
SACRAMENTO COUNTY	7724 Mimosa Wy.	95828

SACRAMENTO COUNTY	7720 Mimosa Wy.	95828
SACRAMENTO COUNTY	7716 Mimosa Wy.	95828
SACRAMENTO COUNTY	7712 Mimosa Wy.	95828
SACRAMENTO COUNTY	7704 Mimosa Wy.	95828
SACRAMENTO COUNTY	7700 Mimosa Wy.	95828
SACRAMENTO COUNTY	7624 Mimosa Wy.	95828
SACRAMENTO COUNTY	7620 Mimosa Wy.	95828
SACRAMENTO COUNTY	7616 Mimosa Wy.	95828
SACRAMENTO COUNTY	7412 Mimosa Wy.	95828
SACRAMENTO COUNTY	4949 Date Ave.	95841
SACRAMENTO COUNTY	0 Fair Oaks Blvd. Interior lot behind 10612	95628
SACRAMENTO COUNTY	0 Fairview Ct. At the terminous of Fairview	95821
SACRAMENTO COUNTY	0 Edison Ave. N. side of Edison Ave. 98 ft. V	95821
SACRAMENTO COUNTY	3471 Walnut Ave.	95608
SACRAMENTO COUNTY	2231 Edison Ave.	95821
SACRAMENTO COUNTY	2237 Edison Ave.	95821
SACRAMENTO COUNTY	4418 Marconi Ave.	95821
SACRAMENTO COUNTY	2401 Howe Ave.	95825
SACRAMENTO COUNTY	1901 Howe Ave.	95825
SACRAMENTO COUNTY	1804 Alta Arden Expressway	95825
SACRAMENTO COUNTY	0 Morse Ave. NE corner Morse and Alta Ar	95825
SACRAMENTO COUNTY	0 Wittkop Way N. side of Wittkop Wy. 128	95825
SACRAMENTO COUNTY	1161 Fulton Ave.	95825
SACRAMENTO COUNTY	0 Northrop Ave. N side of Northrop Ave. 6	95825
SACRAMENTO COUNTY	5250 Arden Wy.	95608
SACRAMENTO COUNTY	5111 Ridgegate Wy	95628
SACRAMENTO COUNTY	2812 Watsam Ln.	95821
SACRAMENTO COUNTY	2605 Edison Ave.	95821
SACRAMENTO COUNTY	4401 El Camino Ave.	95821
SACRAMENTO COUNTY	SW Corner Fair Oaks Blvd. and Sunrise Blvd	95628
SACRAMENTO COUNTY	10635 Fair Oaks Blvd.	95628
SACRAMENTO COUNTY	0 Kiefer Blvd. S. side of Kiefer Blvd. 950 ft. S	95830
SACRAMENTO COUNTY	6233 Watt Ave.	95660
SACRAMENTO COUNTY	4510 Stockton Blvd.	95820
SACRAMENTO COUNTY	4618 Park Ave.	95820
SACRAMENTO COUNTY	4630 Parker Ave.	95820
SACRAMENTO COUNTY	0 Roosevelt Ave. N.side of Roosevelt Ave. 4	95820
SACRAMENTO COUNTY	4530 Stockton Blvd.	95820
SACRAMENTO COUNTY	4540 Stockton Blvd.	95820
SACRAMENTO COUNTY	5560 Del Norte Blvd.	95820
SACRAMENTO COUNTY	4091 Fruitridge Rd.	95820
SACRAMENTO COUNTY	5561 Enrico Blvd.	95820
SACRAMENTO COUNTY	4031 Fruitridge Rd.	95820
SACRAMENTO COUNTY	5313 Southwest Ave	95824
SACRAMENTO COUNTY	14056 STATE HIGHWAY 160	95690
SACRAMENTO COUNTY	5321 Southwest Ave.	95824
SACRAMENTO COUNTY	5104 Young St.	95824

SACRAMENTO COUNTY	5646 Odea Dr.	95824
SACRAMENTO COUNTY	0 Martin Luther King Jr. Blvd. W. side MLK	95824
SACRAMENTO COUNTY	0 44th Ave. S side of 44th Ave. approx. 111	95824
SACRAMENTO COUNTY	3908 44th Ave.	95824
SACRAMENTO COUNTY	3912 44th Ave.	95824
SACRAMENTO COUNTY	6451 Lang Ave.	95823
SACRAMENTO COUNTY	6440 46th St.	95823
SACRAMENTO COUNTY	6621 Martin Luther King Jr. Blvd.	95823
SACRAMENTO COUNTY	8149 Florin Rd.	95828
SACRAMENTO COUNTY	8165 Florin Rd.	95823
SACRAMENTO COUNTY	0 McCurdy Ln. At terminous of McCurdy Ln	95823
SACRAMENTO COUNTY	0 MCCurdy Ln. W. side of McCurdy Ln. 460	95823
SACRAMENTO COUNTY	7243 Power Inn Rd.	95828
SACRAMENTO COUNTY	0 Florin Rd. S. side of Florin Rd. 185 ft. E. of	95828
SACRAMENTO COUNTY	6715 Polmegranate Ave.	95823
SACRAMENTO COUNTY	7525 Power Inn Rd	95828
SACRAMENTO COUNTY	7521 Power Inn Rd.	95828
SACRAMENTO COUNTY	0 Power Inn Rd. E. side of Power Inn Rd. A	95828
SACRAMENTO COUNTY	0 Waterman Rd. E. side of Waterman Rd. a	95829
SACRAMENTO COUNTY	0 Freeport Blvd. W. side of Freeport Blvd.	95832
SACRAMENTO COUNTY	8194 Freeport Blvd.	95832
SACRAMENTO COUNTY	0 River Rd. W. side of River Rd. 115 ft. N o	95690
SACRAMENTO COUNTY	0 River Rd. W. side of River Rd. 68 ft. N of	95690
SACRAMENTO COUNTY	0 Magnolia Ave. SW corner of Magnolia ar	95615
SACRAMENTO COUNTY	0 Watt Ave. W.side of Watt Ave. 1,100 feet	95660
SACRAMENTO COUNTY	0 Palm Ave. interior lot S. side of Palm Ave	95842
SACRAMENTO COUNTY	0 Palm Ave. interior lot S. side of Palm Ave	95842
SACRAMENTO COUNTY	5032 Date Ave.	95841
SACRAMENTO COUNTY	5304 Jackson St.	95660
SACRAMENTO COUNTY	0 Manzanita Ave. Interior lot off Dollar Ln.	95608
SACRAMENTO COUNTY	5340 Walnut Ave.	95841
SACRAMENTO COUNTY	0 Myrtle Ave. Interior lot N. side of Myrtle	95841
SACRAMENTO COUNTY	4053 California Ave.	95608
SACRAMENTO COUNTY	5843 Sutter Ave.	95608
SACRAMENTO COUNTY	5700 Cypress Ave.	95608
SACRAMENTO COUNTY	0 Marshall Ave. W. Side of Marshall 375 Ft.	95608
SACRAMENTO COUNTY	2270 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2266 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2262 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2258 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2254 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2250 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2246 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2242 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2238 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2234 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	1540 HOOD RD	95825

SACRAMENTO COUNTY	1544 Hood Rd	95825
SACRAMENTO COUNTY	1548 Hood Rd	95825
SACRAMENTO COUNTY	2235 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2239 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2243 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2247 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2251 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2255 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2259 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2263 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2267 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	2271 MONTE CASSINO LN	95825
SACRAMENTO COUNTY	1539 BELL ST	95825
SACRAMENTO COUNTY	1535 BELL ST	95825
SACRAMENTO COUNTY	1531 Bell St	95825
SACRAMENTO COUNTY	1543 Bell St	95825
SACRAMENTO COUNTY	1417 Bell St.	95825
SACRAMENTO COUNTY	1411 Bell St	95825
SACRAMENTO COUNTY	1445 Bell St	95825
SACRAMENTO COUNTY	1404 Hood Rd	95825
SACRAMENTO COUNTY	2291 Hurley Wy	95825
SACRAMENTO COUNTY	1333 Bell St	95825
SACRAMENTO COUNTY	0 Trussel Wy. Interior lot off terminous of T	95864
SACRAMENTO COUNTY	2921 Hurley Wy.	95864
SACRAMENTO COUNTY	0 Morse Ave. NE corner Morse and Bakula	95864
SACRAMENTO COUNTY	0 Quiet Knoll Dr. E. side of Quiet Knoll Dr. a	95843
SACRAMENTO COUNTY	0 Skyland Ct. SE. corner of Quiet Knoll Dr. a	95843
SACRAMENTO COUNTY	0 Skyland Ct. NE. corner of Quiet Knoll Dr.	95843
SACRAMENTO COUNTY	4832 Pasadena Dr.	95841
SACRAMENTO COUNTY	4608 Orange Grove Ave.	95841
SACRAMENTO COUNTY	2843 Edison Ave.	95821
SACRAMENTO COUNTY	2841 Edison Ave.	95821
SACRAMENTO COUNTY	1515 Bell St.	95825
SACRAMENTO COUNTY	2350 Wyda Wy.	95825
SACRAMENTO COUNTY	2356 Wyda Wy.	95825
SACRAMENTO COUNTY	9425 Folsom Blvd.	95827
SACRAMENTO COUNTY	6505 44th St.	95823
SACRAMENTO COUNTY	7001 S. Watt	95829
SACRAMENTO COUNTY	0 Gerber Rd. N. side of Gerber Rd.1,050 ft.	95829
SACRAMENTO COUNTY	0 Folsom Blvd. Glenborough Master Plan	95742
SACRAMENTO COUNTY	0 Folsom Blvd. SW corner Folsom and Aerc	95742
SACRAMENTO COUNTY	0 Folsom Blvd. Interior lot on W. side of Ae	95742
SACRAMENTO COUNTY	4148 14th St	95820
SACRAMENTO COUNTY	4929 Baker Ave.	95820
SACRAMENTO COUNTY	4890 Mendicino Ave.	95820
SACRAMENTO COUNTY	5000 Enrico Blvd.	95820
SACRAMENTO COUNTY	3884 Rizzo Ct.	95824

SACRAMENTO COUNTY	3850 Rizzo Ct.	95824
SACRAMENTO COUNTY	3856 Rizzo Ct.	95824
SACRAMENTO COUNTY	0 44th W. side of 44th St. 200 ft S. of Fruitr	95824
SACRAMENTO COUNTY	0 44th st. Interior lot W. side of 44th St. 28	95824
SACRAMENTO COUNTY	0 Falconer Wy. at the terminous of Falcone	95824
SACRAMENTO COUNTY	5730 Martin Luther King Jr. Blvd.	95822
SACRAMENTO COUNTY	6012 37th St.	95824
SACRAMENTO COUNTY	0 39th Ave. Interior Lot 25 ft N. of termino	95824
SACRAMENTO COUNTY	0 37th St. Interior lot 100 ft. N. of termino	95824
SACRAMENTO COUNTY	0 39th Ave. Interior lot directly W. of 6000	95824
SACRAMENTO COUNTY	6208 37th St.	95824
SACRAMENTO COUNTY	0 El Pariso Ave. S. side of El pariso Ave. at i	95824
SACRAMENTO COUNTY	6535 44th St.	95823
SACRAMENTO COUNTY	4125 39th St.	95823
SACRAMENTO COUNTY	0 Wesley Ave. E. side of Wesley Ave. 160 ft	95823
SACRAMENTO COUNTY	4700 50th Ave.	95823
SACRAMENTO COUNTY	0 Jujube Ln. at the terminus of Jujube Ln. N	95828
SACRAMENTO COUNTY	8060 Lorin Ave.	95828
SACRAMENTO COUNTY	7140 Power Inn Rd.	95828
SACRAMENTO COUNTY	7921 Florin Rd.	95828
SACRAMENTO COUNTY	7911 Florin Rd.	95828
SACRAMENTO COUNTY	6307 Requa Wy.	95823
SACRAMENTO COUNTY	6319 Requa Wy.	95823
SACRAMENTO COUNTY	6328 Requa Wy.	95823
SACRAMENTO COUNTY	0 Citrus Ave. E. side of Citrus Ave. 220 ft. S.	95823
SACRAMENTO COUNTY	0 Citrus Ave. E. side of Citrus Ave. 120 ft. S.	95823
SACRAMENTO COUNTY	NW corner of Tangerine Ave.& Telfer Wy.	95823
SACRAMENTO COUNTY	6901 Waltwer Ave.	95828
SACRAMENTO COUNTY	SE corner Power Inn Rd. and Florin Rd.	95828
SACRAMENTO COUNTY	7410 Della Cir.	95828
SACRAMENTO COUNTY	9230 Florin Rd.	95829
SACRAMENTO COUNTY	9601 Gerber Rd.	95829
SACRAMENTO COUNTY	7361 Bradshaw Rd.	95829
SACRAMENTO COUNTY	7359 Bradshaw Rd.	95829
SACRAMENTO COUNTY	0 Folsom Blvd. Glenborough Master Plan	95742
SACRAMENTO COUNTY	0 Orchard Woods Cir. N.side of Orchard 18	95828
SACRAMENTO COUNTY	9086 Albarino Way	95829
SACRAMENTO COUNTY	8382 Lemberger Way	95829
SACRAMENTO COUNTY	8378 Lemberger Way	95829
SACRAMENTO COUNTY	8339 Tannic Dr.	95829
SACRAMENTO COUNTY	8347 Tannic Dr.	95829
SACRAMENTO COUNTY	8351 Tannic Dr.	95829
SACRAMENTO COUNTY	8381 Tannic Dr.	95829
SACRAMENTO COUNTY	8377 Tannic Dr.	95829
SACRAMENTO COUNTY	8373 Tannic Dr.	95829
SACRAMENTO COUNTY	8369 Tannic Dr.	95829
SACRAMENTO COUNTY	8365 Tannic Dr.	95829

SACRAMENTO COUNTY	8369 Tannic Dr.	95829
SACRAMENTO COUNTY	8355 Tannic Dr.	95829
SACRAMENTO COUNTY	8384 Tannic Dr.	95829
SACRAMENTO COUNTY	8380 Tannic Dr.	95829
SACRAMENTO COUNTY	8376 Tannic Dr.	95829
SACRAMENTO COUNTY	8372 Tannic Dr.	95829
SACRAMENTO COUNTY	8368 Tannic Dr.	95829
SACRAMENTO COUNTY	8364 Tannic Dr.	95829
SACRAMENTO COUNTY	8360 Tannic Dr.	95829
SACRAMENTO COUNTY	8356 Tannic Dr.	95829
SACRAMENTO COUNTY	8352 Tannic Dr.	95829
SACRAMENTO COUNTY	8348 Tannic Dr.	95829
SACRAMENTO COUNTY	8344 Tannic Dr.	95829
SACRAMENTO COUNTY	8386 Apothic Wy.	95829
SACRAMENTO COUNTY	8382 Apothic Wy.	95829
SACRAMENTO COUNTY	0 Interior lot off River Rd. approx. 300 ft. N	95690
SACRAMENTO COUNTY	0 Grove St. E. side of Grove St. 106 ft. S. of	95690
SACRAMENTO COUNTY	0 Grove St. E. side of Grove St. 335 ft. E. of	95690
SACRAMENTO COUNTY	0 Depot Ln. S. side of Depot Ln. 160 ft. E of	95690
SACRAMENTO COUNTY	0 Depot Ln. S. side of Depot Ln. 350 ft. E of	95690
SACRAMENTO COUNTY	N. side of Railroad Ave. 122 ft. W of Grove	95690
SACRAMENTO COUNTY	0 Depot Ln. S. side of Depot Ln. 489 ft. E o	95690
SACRAMENTO COUNTY	Walnut Grove Thornton Rd. Interior parcel	95690
SACRAMENTO COUNTY	0 River Rd. E. Side of River Rd. 325 ft.N. of	95690
SACRAMENTO COUNTY	NE Corner Market St. and Theatre St.	95690
SACRAMENTO COUNTY	NW Corner Grove St. and Theatre St.	95690
SACRAMENTO COUNTY	1319 Lord St.	95690
SACRAMENTO COUNTY	14161 Dye St.	95690
SACRAMENTO COUNTY	NE Corner Bridge and Dye St	95690
SACRAMENTO COUNTY	14146 Dye St.	95690
SACRAMENTO COUNTY	14137 Market St.	95690
SACRAMENTO COUNTY	14149 Market St.	95690
SACRAMENTO COUNTY	14158 Market St.	95690
SACRAMENTO COUNTY	14154 Market St.	95690
SACRAMENTO COUNTY	1254 A St	95690
SACRAMENTO COUNTY	14118 Market St.	95690
SACRAMENTO COUNTY	14122 Market St.	95690
SACRAMENTO COUNTY	1262 A St.	95690
SACRAMENTO COUNTY	14131 Grove St.	95690
SACRAMENTO COUNTY	14130 Pine St.	95690
SACRAMENTO COUNTY	0 Pine St. W. side of Pine St. 113 Ft. S. of C	95690
SACRAMENTO COUNTY	1323 Walnut St.	95690
SACRAMENTO COUNTY	14091 Winnie St.	95690
SACRAMENTO COUNTY	SE corner Rosevill Rd. and Elkhorn Blvd.	95842
SACRAMENTO COUNTY	0 Roseville Rd. S. side of Roseville Rd. 800	95842
SACRAMENTO COUNTY	4740 Palm Ave.	95842
SACRAMENTO COUNTY	SE corner Palm and Date Aves.	95842

SACRAMENTO COUNTY	0 Date Ave. NE corner Bomark Wy. And Da	95842
SACRAMENTO COUNTY	0 Harrison St. E. side of Harrison St. 200 ft	95660
SACRAMENTO COUNTY	5337 Harrison St.	95660
SACRAMENTO COUNTY	5341 Harrison St.	95660
SACRAMENTO COUNTY	5736 Winding Wy.	95608
SACRAMENTO COUNTY	0 Winding Way. Interior parcel 200 ft . S. o	95608
SACRAMENTO COUNTY	6101 Madison Ave.	95608
SACRAMENTO COUNTY	4904 Madison Ave.	95608
SACRAMENTO COUNTY	4700 Orange Grove Ave.	95841
SACRAMENTO COUNTY	0 Pasadena Ave. W. side of Pasadena Ave.	95841
SACRAMENTO COUNTY	0 Sunset Ave. Interior parcel 200 ft. N. of S	95628
SACRAMENTO COUNTY	0 Pennsylvania Ave. E. Side of Pennsylvania	95628
SACRAMENTO COUNTY	0 Pennsylvania Ave. E. Side of Pennsylvania	95628
SACRAMENTO COUNTY	7944 CAVALLI WAY	95628
SACRAMENTO COUNTY	0 Sunset Ave. E. side of Sunset Ave. 320 ft.	95628
SACRAMENTO COUNTY	0 Mariah Pl. off Cul-de-Sac of Mariah Pl.	95628
SACRAMENTO COUNTY	8015 FAIR OAKS BLVD	95628
SACRAMENTO COUNTY	8229 FAIR OAKS BLVD	95628
SACRAMENTO COUNTY	8225 FAIR OAKS BLVD	95608
SACRAMENTO COUNTY	8225 FAIR OAKS BLVD	95608
SACRAMENTO COUNTY	3324 WALNUT AVE	95608
SACRAMENTO COUNTY	5935 ROSWITHA WAY	95608
SACRAMENTO COUNTY	8147 GREENBACK LN	95628
SACRAMENTO COUNTY	NE Corner of Madison and Walnut Ave.	95662
SACRAMENTO COUNTY	NW corner of Beech and Greenback	95662
SACRAMENTO COUNTY	4832 Root Ave.	95608
SACRAMENTO COUNTY	4838 Root Ave.	95608
SACRAMENTO COUNTY	5122 NORTH AVE	95608
SACRAMENTO COUNTY	5118 NORTH AVE.	95608
SACRAMENTO COUNTY	5128 NORTH AVE.	95608
SACRAMENTO COUNTY	2812 Clark Ave.	95608
SACRAMENTO COUNTY	2520 GARFIELD AVE	95608
SACRAMENTO COUNTY	3252 PANAMA AVE	95608
SACRAMENTO COUNTY	2388 HURLEY WAY	95825
SACRAMENTO COUNTY	4045 KARINA LN	95608
SACRAMENTO COUNTY	4040 KARINA LN	95608
SACRAMENTO COUNTY	4035 KARINA LN	95608
SACRAMENTO COUNTY	4030 KARINA LN	95608
SACRAMENTO COUNTY	10566 SUPERFORTRESS AVE	95655
SACRAMENTO COUNTY	8105 FAIR OAKS BLVD	95608
SACRAMENTO COUNTY	0 Persimmon Ave. E. Side of Persimmon 28	95823
SACRAMENTO COUNTY	8891 FLORIN RD	95828
SACRAMENTO COUNTY	7540 Elk Grove Florin Rd.	95829
SACRAMENTO COUNTY	7416 ELK GROVE FLORIN RD	95829
SACRAMENTO COUNTY	7396 BRADSHAW RD	95829
SACRAMENTO COUNTY	9464 FLORIN RD	95829
SACRAMENTO COUNTY	0 Alder Creek Dr. N. side of Alder Creek Dr.	95829

SACRAMENTO COUNTY	0 Elk Grove Florin Rd. W. side of Elk Grove	95829
SACRAMENTO COUNTY	9850 GERBER RD	95829
SACRAMENTO COUNTY	9980 GERBER RD	95829
SACRAMENTO COUNTY	9940 GERBER RD	95829
SACRAMENTO COUNTY	9942 GERBER RD	95829
SACRAMENTO COUNTY	0 Gerber Rd. S side of Gerber Rd. 1,142 ft.	95829
SACRAMENTO COUNTY	0 Gerber Rd. S. side of Gerber Rd. approx. 1	95829
SACRAMENTO COUNTY	8421 16TH ST	95626
SACRAMENTO COUNTY	8329 16TH ST	95626
SACRAMENTO COUNTY	NW Corner of 16th Street and Elverta Rd.	95626
SACRAMENTO COUNTY	1015 ELVERTA RD	95626
SACRAMENTO COUNTY	8116 PALLADAY RD	95626
SACRAMENTO COUNTY	1301 ELVERTA RD	95626
SACRAMENTO COUNTY	8200 PALLADAY RD	95626
SACRAMENTO COUNTY	8220 PALLADAY RD	95626
SACRAMENTO COUNTY	0 Palladay Rd. E. side of Palladay Rd. 1,640	95626
SACRAMENTO COUNTY	0 Watt Ave. Interior parcel E. of Watt at N	95843
SACRAMENTO COUNTY	0 Watt Ave. Interior parcel E. of Watt at N	95843
SACRAMENTO COUNTY	0 Watt Ave. Interior parcel E. of Watt N. si	95843
SACRAMENTO COUNTY	0 Walerga Rd. E side of Walerga Rd. 60	95843
SACRAMENTO COUNTY	8111 ANTELOPE NORTH RD	95843
SACRAMENTO COUNTY	SW corner of Elverta Rd. and Saxonville	95843
SACRAMENTO COUNTY	NE corner Antelope Rd.and Antelope H	95843
SACRAMENTO COUNTY	8518 RAPOZO CT	95843
SACRAMENTO COUNTY	3909 N LOOP BLVD	95843
SACRAMENTO COUNTY	4616 WOODHAWK WAY	95843
SACRAMENTO COUNTY	SE corner of U St. and 34 th St.	95843
SACRAMENTO COUNTY	10566 SUPERFORTRESS AVE	95655
SACRAMENTO COUNTY	10566 SUPERFORTRESS AVE	95655
SACRAMENTO COUNTY	10566 SUPERFORTRESS AVE	95655
SACRAMENTO COUNTY	10566 SUPERFORTRESS AVE	95655
SACRAMENTO COUNTY	0 Gerber Rd. S. side of Gerber Rd. 1,980	95829
SACRAMENTO COUNTY	4020 RIDGE ST	95628
SACRAMENTO COUNTY	0 Fruitridge Rd. Interior parcel 94 ft.S.	95826
SACRAMENTO COUNTY	9072 FRUITRIDGE RD	95826
SACRAMENTO COUNTY	0 Fruitridge Rd. Interior parcel 240 ft.S	95826
SACRAMENTO COUNTY	0 Elder Creek Rd. Interior parcel 420 ft	95829
SACRAMENTO COUNTY	6360 MAYHEW RD	95829
SACRAMENTO COUNTY	8901 LELAND AVE	95829
SACRAMENTO COUNTY	8900 LELAND AVE	95829
SACRAMENTO COUNTY	9980 CRYSTAL CREEK DR	95829
SACRAMENTO COUNTY	8130 SCENIC TRAILS WAY	95829
SACRAMENTO COUNTY	14565 GRAND ISLAND RD	95690
SACRAMENTO COUNTY	0 Walnut Ave. N. side of Walnut Ave. 5	95632
SACRAMENTO COUNTY	0 Walnut Ave. N. side of Walnut Ave. 2	95632

SACRAMENTO COUNTY	0 Twin Cities Rd. at terminus of Ottobo	95632
SACRAMENTO COUNTY	13564 STEINER RD	95632
SACRAMENTO COUNTY	0 Steiner Rd. W. side of Steiner Rd. 775	95632
SACRAMENTO COUNTY	13477 STEINER RD	95632
SACRAMENTO COUNTY	10783 SIMMERHORN RD	95632
SACRAMENTO COUNTY	0 Steiner Rd. Interior parcel 400 ft. E. o	95632
SACRAMENTO COUNTY	0 Steiner Rd. Interior parcel 200 ft. E. o	95632
SACRAMENTO COUNTY	W. side of S. Lincoln Wy. 75 ft. N. of Co	95632
SACRAMENTO COUNTY	0 Elverta Rd. N. side of Elverta Rd. 1950	95626
SACRAMENTO COUNTY	0 Elverta Rd. S. side of Elverta Rd. 2425	95626
SACRAMENTO COUNTY	0 Kasser Rd. SE corner of Kasser Rd and	95626
SACRAMENTO COUNTY	0 Elverta Rd. SE corner of Elverta Rd an	95626
SACRAMENTO COUNTY	0 U St. SE corner of U St and 10th St int	95673
SACRAMENTO COUNTY	7425 DRY CREEK RD	95673
SACRAMENTO COUNTY	0 Dry Creek Rd. Interior parcel 320 ft. W	95673
SACRAMENTO COUNTY	0 Dry Creek Rd. Interior parcel 330 ft. W	95673
SACRAMENTO COUNTY	0 U St. S. side of U St. 250 ft. E. of 10th	95673
SACRAMENTO COUNTY	0 Dry Creek Rd. Interior parcel 500 ft. E	95673
SACRAMENTO COUNTY	3334 U ST	95843
SACRAMENTO COUNTY	0 32nd St. E. side of 32nd St. 450 ft. S. o	95660
SACRAMENTO COUNTY	0 34th St. Interior parcel 660 ft. E of 32	95660
SACRAMENTO COUNTY	0 34th St. Interior parcel 650 ft. W of W	95660
SACRAMENTO COUNTY	3430 Q ST	95660
SACRAMENTO COUNTY	3316 Q ST	95660
SACRAMENTO COUNTY	0 32nd St. E side of 32nd St. 690 ft. N o	95660
SACRAMENTO COUNTY	0 34th St. W side of 32nd St. 1070 ft. S	95660
SACRAMENTO COUNTY	6701 34TH ST	95660
SACRAMENTO COUNTY	0 34th St. W side of 34th St. 1020 ft. N	95660
SACRAMENTO COUNTY	0 34th St. E side of 34th St. 660 ft. N of	95660
SACRAMENTO COUNTY	1 34th St. E side of 34th St. 1020 ft. N o	95660
SACRAMENTO COUNTY	3433 I ST	95660
SACRAMENTO COUNTY	0 BEECH AVE. Interior parcel 500 ft. S o	95662
SACRAMENTO COUNTY	1 BEECH AVE. Interior parcel 350 ft. S o	95662
SACRAMENTO COUNTY	0 Oak Ave. S side of Oak Ave. 430 ft. E o	95662
SACRAMENTO COUNTY	1 Oak Ave. S side of Oak Ave. 550 ft. E o	95662
SACRAMENTO COUNTY	7224 FILBERT AVE	95662
SACRAMENTO COUNTY	0 SANTA JUANITA AVE. W side of Santa	95662
SACRAMENTO COUNTY	7037 SANTA JUANITA AVE	95662
SACRAMENTO COUNTY	0 Chestnut Ave. E side of Chestnut Ave.	95662
SACRAMENTO COUNTY	0 Chestnut Ave. NE corner of Chestnut	95662
SACRAMENTO COUNTY	0 Elm Ave. N side of Elm Ave. 430 ft. E o	95662
SACRAMENTO COUNTY	7121 WALNUT AVE	95662
SACRAMENTO COUNTY	0 Chestnut Ave. 250 ft. E of Chestnut A	95662
SACRAMENTO COUNTY	1 Chestnut Ave. 500 ft. E of Chestnut A	95662

SACRAMENTO COUNTY	6843 WALNUT AVE	95662
SACRAMENTO COUNTY	0 Pecan Ave. Interior parcel 170 ft. S of	95662
SACRAMENTO COUNTY	6648 PECAN AVE	95662
SACRAMENTO COUNTY	0 Walnut Ave. Interior parcel 400 ft. W	95662
SACRAMENTO COUNTY	0 Walnut Ave. Interior parcel 400 ft. W	95662
SACRAMENTO COUNTY	0 Walnut Ave. Interior parcel 220 ft. W	95662
SACRAMENTO COUNTY	0 Oak Ave. S side of Oak Ave. 270 ft. E c	95662
SACRAMENTO COUNTY	6743 PECAN AVE	95662
SACRAMENTO COUNTY	0 Elm Ave. S side of Elm Ave. 220 ft. W	95662
SACRAMENTO COUNTY	0 34th St. E side of 34th St. 330 ft. S of	95660
SACRAMENTO COUNTY	0 34th St. E side of 34th St. 1000 ft. S o	95660
SACRAMENTO COUNTY	6149 34TH ST	95660
SACRAMENTO COUNTY	0 Antelope Rd. S side of Antelope Rd. 2	95842
SACRAMENTO COUNTY	3260 LEONA CIR	95834
SACRAMENTO COUNTY	3200 LEONA CIR	95834
SACRAMENTO COUNTY	3237 LEONA CIR	95834
SACRAMENTO COUNTY	3217 LEONA CIR	95834
SACRAMENTO COUNTY	0 Oak Ave. Interior parcel 480 ft. N of O	95662
SACRAMENTO COUNTY	0 Oak Ave. N side of Oak Ave. 450 ft. E	95662
SACRAMENTO COUNTY	0 Telegraph Ave. Interior parcel 200 ft.	95662
SACRAMENTO COUNTY	Interior parcel 200 ft. E of Kewanee St.	95628
SACRAMENTO COUNTY	4350 CHICAGO AVE	95628
SACRAMENTO COUNTY	0 Chicago Ave. S of terminus of Chicago	95628
SACRAMENTO COUNTY	0 Olive Ave. Interior parcel NE of termi	95628
SACRAMENTO COUNTY	0 Olive Ave. Interior parcel NE of termi	95628
SACRAMENTO COUNTY	0 Buchanan Dr. Interior parcel 200 ft. W	95628
SACRAMENTO COUNTY	0 Buchanan Dr. Interior parcel 700 ft. W	95628
SACRAMENTO COUNTY	0 Buchanan Dr. S of terminus of Wildbr	95628
SACRAMENTO COUNTY	4321 BUCHANAN DR	95628
SACRAMENTO COUNTY	0 Deerwood Ct. S side of Deerwood Ct.	95628
SACRAMENTO COUNTY	8635 KAUHALE PL	95662
SACRAMENTO COUNTY	0 Hickory Ave. W side of Hickory Ave. 6	95662
SACRAMENTO COUNTY	0 Almond Ave. 300 ft. E of Almond Ave.	95662
SACRAMENTO COUNTY	0 Latrobe Rd. At terminus of Playa Del Rey	95683
SACRAMENTO COUNTY	0 Jackson Rd. Interior parcel 1000 ft S. of Ja	95683
SACRAMENTO COUNTY	0 Jackson Rd. S. side of Jackson Rd. 900 ft.	95683
SACRAMENTO COUNTY	0 Stonehouse Rd. E. side of Escuela Dr. 100	95683
SACRAMENTO COUNTY	0 Murieta Dr. S.E. corner of Jackson Rd. an	95683
SACRAMENTO COUNTY	0 Lone Pine Dr. S.E. corner of Jackson Rd. a	95683
SACRAMENTO COUNTY	0 Jackson Rd. Interior parcel 260 ft S. of ter	95683
SACRAMENTO COUNTY	0 Jackson Rd. Interior parcel at terminus of	95683
SACRAMENTO COUNTY	0 Murieta Pkwy. SE side of Murieta Pkwy. 2	95683
SACRAMENTO COUNTY	0 Murieta Pkwy. SE corner of Murieta Pkwy	95683
SACRAMENTO COUNTY	0 Murieta Pkwy. SE corner of Murieta Pkwy	95683

SACRAMENTO COUNTY	0 Jackson Rd. SE corner of Camino Del Lag	95683
SACRAMENTO COUNTY	12326 JACKSON RD	95683
SACRAMENTO COUNTY	0 Sloughhouse Rd. Southeasterly side of H	95624
SACRAMENTO COUNTY	7140 JACKSON RD	95683
SACRAMENTO COUNTY	0 Jackson Rd. N. side of Jackson Rd. 200 ft.	95683
SACRAMENTO COUNTY	0 Jackson Rd. N. side of Jackson Rd. 200 ft.	95683
SACRAMENTO COUNTY	12260 JACKSON RD	95683
SACRAMENTO COUNTY	0 Jackson Rd. S. side of Jackson Rd. 510 ft	95683
SACRAMENTO COUNTY	7188 MARK LN	95624
SACRAMENTO COUNTY	7184 MARK LN	95624
SACRAMENTO COUNTY	0 Grant Line Rd. Interior Parcel 580 ft. SE c	95683
SACRAMENTO COUNTY	0 Grant Line Rd. Interior Parcel 580 ft. SE c	95683
SACRAMENTO COUNTY	6701 Grant Line Rd.	95683
SACRAMENTO COUNTY	SW corner of Dillard Rd. and Fig Rd.	95693
SACRAMENTO COUNTY	0 Dillard Rd. W. side of Dillard Rd. 195 ft. S	95693
SACRAMENTO COUNTY	0 Rancheria Dr. W. side of Rancheria Dr. 6	95693
SACRAMENTO COUNTY	9415 RANCHERIA DR	95693
SACRAMENTO COUNTY	SW corner of Rancheria Dr.	95693
SACRAMENTO COUNTY	NE corner of Cresthill Dr. and Lakehill Ct.	95624
SACRAMENTO COUNTY	0 Tavernor Rd. Interior Parcel 319 ft. W. of	95693
SACRAMENTO COUNTY	0 Tavernor Rd. Interior Parcel 370 ft. W. of	95693
SACRAMENTO COUNTY	6789 GRANT LINE RD	95683
SACRAMENTO COUNTY	10165 FRANKLIN BLVD	95757
SACRAMENTO COUNTY	9697 SHERMAN LN	95693
SACRAMENTO COUNTY	11234 WILTON RD	95693
SACRAMENTO COUNTY	0 Sherman Ln. W. side of Sherman Ln. 877	95693
SACRAMENTO COUNTY	0 Mindy ln. W. side of Mindy Ln. 600 ft. N	95693
SACRAMENTO COUNTY	11211 HAGGIE RD	95693
SACRAMENTO COUNTY	0 Green Rd. S. side of Green Rd. 1250 ft. W	95693
SACRAMENTO COUNTY	0 Alta Mesa Rd. at E. terminus of Little Acre	95693
SACRAMENTO COUNTY	0 Alta Mesa Rd. Interior Parcel 500 ft. E. of	95693
SACRAMENTO COUNTY	0 Trevenor Rd. S. Side of Trevenor Rd. 260	95693
SACRAMENTO COUNTY	0 Pribock Ln. Interior Parcel 400 ft. W. of P	95693
SACRAMENTO COUNTY	0 Blake Rd. W. side of Trevenor Rd. 383 ft.	95693
SACRAMENTO COUNTY	0 Colony Rd. W. side of Colony Rd. 1323 ft	95693
SACRAMENTO COUNTY	0 Arno Rd. Interior Parcel 122 ft. N. of Arno	95693
SACRAMENTO COUNTY	0 Arno Rd. N. side of Arno Rd. 280 ft. W. o	95693
SACRAMENTO COUNTY	0 Arno Rd. S. side of Arno Rd. 520 ft. W. of	95693
SACRAMENTO COUNTY	0 Arno Rd. S. side of Arno Rd. 469 ft. W. of	95693
SACRAMENTO COUNTY	0 Arno Rd. S. side of Arno Rd. 416 ft. W. of	95693
SACRAMENTO COUNTY	0 Arno Rd. S. side of Arno Rd. 369 ft. W. of	95693
SACRAMENTO COUNTY	0 Arno Rd. S. side of Arno Rd. 314 ft. W. of	95693
SACRAMENTO COUNTY	0 Arno Rd. S. side of Arno Rd. 266 ft. W. of	95693
SACRAMENTO COUNTY	0 Arno Rd. S. side of Arno Rd. 220 ft. W. of	95693

SACRAMENTO COUNTY	0 Arno Rd. S. side of Arno Rd. 166 ft. W. of	95693
SACRAMENTO COUNTY	0 Arno Rd. S. side of Arno Rd. 116 ft. W. of	95693
SACRAMENTO COUNTY	SW corner of Arno Rd. And Colony Rd.	95693
SACRAMENTO COUNTY	0 Arno Rd. S. side of Arno Rd. 500 ft. E. of L	95693
SACRAMENTO COUNTY	11451 COLONY RD	95632
SACRAMENTO COUNTY	0 Colony Rd. E. side of Colony Rd. 2026 ft.	95632
SACRAMENTO COUNTY	0 Cherokee Ln. W. side of Cherokee Ln. 625	95632
SACRAMENTO COUNTY	0 Cherokee Ln. Interior Parcel 285 ft. W. of	95632
SACRAMENTO COUNTY	0 Cherokee Ln. Interior Parcel 285 ft. W. of	95632
SACRAMENTO COUNTY	SW corner of Twin Cities and West Rds.	95638
SACRAMENTO COUNTY	NW corner of Cherokee Rd. and Simmerho	95632
SACRAMENTO COUNTY	0 Simmerhorn Rd. N. Side of Simmerhorn R	95632
SACRAMENTO COUNTY	0 Old Auburn Rd. Interior Parcel 515 ft. E. c	95610
SACRAMENTO COUNTY	8050 COUNTRY TRAIL DR	95662
SACRAMENTO COUNTY	7961 COUNTRY TRAIL DR	95662
SACRAMENTO COUNTY	0 Grant Line Rd. NE corner of Grant Line Rc	95682
SACRAMENTO COUNTY	0 Mindy Ln. W. side of Mindy Ln. 600 ft. N.	95693
SACRAMENTO COUNTY	11211 HAGGIE RD	95693
SACRAMENTO COUNTY	9605 JEFFCOTT RD	95693
SACRAMENTO COUNTY	12158 LITTLE ACRES LN	95693
SACRAMENTO COUNTY	5517 NEWTON DR	95826
SACRAMENTO COUNTY	Elk Grove Florin Rd. and Gelderland Way	95829
SACRAMENTO COUNTY	9095 CALVINE RD	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Carmencita Ave.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Rogers Rd.	95829
SACRAMENTO COUNTY	10412 GERBER RD	95829
SACRAMENTO COUNTY	10460 GERBER RD	95829
SACRAMENTO COUNTY	Grand View Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	7660 EXCELSIOR RD	95829
SACRAMENTO COUNTY	Excelsior Rd. and Dierks Rd.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Vintage Park Dr.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Vintage Park Dr.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Vintage Park Dr.	95829
SACRAMENTO COUNTY	8216 CARMENCITA AVE	95829
SACRAMENTO COUNTY	8232 CARMENCITA AVE	95829
SACRAMENTO COUNTY	Excelsior Rd. and Calvine Rd.	95829
SACRAMENTO COUNTY	Chester Dr. and Calvine Rd.	95830
SACRAMENTO COUNTY	Grant Line Rd. and Waterman Rd.	95624
SACRAMENTO COUNTY	Grant Line Rd. and Waterman Rd.	95624
SACRAMENTO COUNTY	Hwy. 220 and Tina Lake Ln.	95690
SACRAMENTO COUNTY	Hwy. 220 and Leary Rd.	95680
SACRAMENTO COUNTY	River Rd. and Sharpe Ln.	95690
SACRAMENTO COUNTY	12712 W STOCKTON BLVD	95632
SACRAMENTO COUNTY	Hwy. 99 and Twin Cities Rd.	95632

SACRAMENTO COUNTY	Spring St. and Christensen Rd.	95632
SACRAMENTO COUNTY	Orr Rd. and Sargent Ave.	95632
SACRAMENTO COUNTY	Orr Rd. and Sargent Ave.	95632
SACRAMENTO COUNTY	Pringle Ave. and Sargent Ave.	95632
SACRAMENTO COUNTY	Pringle Ave. and Sargent Ave.	95632
SACRAMENTO COUNTY	Sparrow Dr. and Geranium Cir.	95632
SACRAMENTO COUNTY	Orr Rd. and Christensen Rd.	95632
SACRAMENTO COUNTY	13856 SARGENT AVE	95632
SACRAMENTO COUNTY	13862 SARGENT AVE	95632
SACRAMENTO COUNTY	New Hope Rd. and Simko Ranch Ln.	95632
SACRAMENTO COUNTY	Sargent Ave. and Bauer Ave.	95632
SACRAMENTO COUNTY	Sargent Ave. and Harvey Rd.	95632
SACRAMENTO COUNTY	13965 SARGENT AVE	95632
SACRAMENTO COUNTY	Kost Rd. and Ganzer Ln.	95632
SACRAMENTO COUNTY	Kost Rd. and Venadito Ln.	95632
SACRAMENTO COUNTY	Jeanne Ln. and New Hope Rd.	95632
SACRAMENTO COUNTY	Jeanne Ln. and New Hope Rd.	95632
SACRAMENTO COUNTY	14081 SARADALE LN	95632
SACRAMENTO COUNTY	14133 VENADITO LN	95632
SACRAMENTO COUNTY	Pringle Ave. and Sargent Ave.	95632
SACRAMENTO COUNTY	9971 ROSECLOVER WAY	95632
SACRAMENTO COUNTY	Spring St. and Rose Marie Dr.	95632
SACRAMENTO COUNTY	Midway Ave. and Christylyn Way	95632
SACRAMENTO COUNTY	10695 TWIN CITIES RD	95632
SACRAMENTO COUNTY	Twin Cities Rd. and Grimes Ln.	95632
SACRAMENTO COUNTY	10701 TWIN CITIES RD	95632
SACRAMENTO COUNTY	Race Track Rd. and Walnut Grove Thorntor	95690
SACRAMENTO COUNTY	Terminous Rd. and Hwy. 12	95641
SACRAMENTO COUNTY	Terminous Rd. and Hwy. 12	95641
SACRAMENTO COUNTY	Terminous Rd. and Hwy. 12	95641
SACRAMENTO COUNTY	Terminous Rd. and Hwy. 12	95641
SACRAMENTO COUNTY	Terminous Rd. and Hwy. 12	95641
SACRAMENTO COUNTY	Terminous Rd. and Hwy. 12	95641
SACRAMENTO COUNTY	Terminous Rd. and Oxbow Dr.	95641
SACRAMENTO COUNTY	Terminous Rd. and Oxbow Dr.	95641
SACRAMENTO COUNTY	Terminous Rd. and Oxbow Dr.	95641
SACRAMENTO COUNTY	Terminous Rd. and Oxbow Dr.	95641
SACRAMENTO COUNTY	Burr Ave. and Sorento Rd.	95626
SACRAMENTO COUNTY	Burr Ave. and Sorento Rd.	95626
SACRAMENTO COUNTY	Los Garcias Ln. Locust Rd.	95626
SACRAMENTO COUNTY	Rio Linda Blvd. and Sorento Rd.	95626
SACRAMENTO COUNTY	Artesia Rd. and El Modena Ave.	95626
SACRAMENTO COUNTY	Artesia Rd. and Elwyn Ave.	95626
SACRAMENTO COUNTY	9140 EL VERANO AVE	95626

SACRAMENTO COUNTY	433 ANTELOPE ST	95626
SACRAMENTO COUNTY	125 U ST	95673
SACRAMENTO COUNTY	Rio Linda Blvd. and W Delano St.	95626
SACRAMENTO COUNTY	Rio Linda Blvd. and W Delano St.	95626
SACRAMENTO COUNTY	Rio Linda Blvd. and W Delano St.	95626
SACRAMENTO COUNTY	Rio Linda Blvd. and W Delano St.	95626
SACRAMENTO COUNTY	Elverta Rd. and El Reno Ave.	95626
SACRAMENTO COUNTY	Elverta Rd. and El Reno Ave.	95626
SACRAMENTO COUNTY	547 ELVERTA RD	95626
SACRAMENTO COUNTY	7936 EL RENO AVE	95626
SACRAMENTO COUNTY	7930 EL RENO AVE	95626
SACRAMENTO COUNTY	7820 EL VERANO AVE	95626
SACRAMENTO COUNTY	Emerson St. and El Verano Ave.	95626
SACRAMENTO COUNTY	1000 ELVERTA RD	95626
SACRAMENTO COUNTY	Adair St. and El Modena Ave.	95626
SACRAMENTO COUNTY	8330 EL MODENA AVE	95626
SACRAMENTO COUNTY	Elverta Rd. and El Modena Ave.	95626
SACRAMENTO COUNTY	Elverta Rd. and El Modena Ave.	95626
SACRAMENTO COUNTY	Elverta Rd. and El Modena Ave.	95626
SACRAMENTO COUNTY	Elverta Rd. and El Modena Ave.	95626
SACRAMENTO COUNTY	Adair St. and El Verano Ave.	95626
SACRAMENTO COUNTY	Elverta Rd. and El Verano Ave.	95626
SACRAMENTO COUNTY	Elverta Rd. and El Verano Ave.	95626
SACRAMENTO COUNTY	Elverta Rd. and El Verano Ave.	95626
SACRAMENTO COUNTY	Elverta Rd. and El Verano Ave.	95626
SACRAMENTO COUNTY	Elverta Rd. and El Verano Ave.	95626
SACRAMENTO COUNTY	411 W U ST	95673
SACRAMENTO COUNTY	W U St. and Elwyn Ave.	95626
SACRAMENTO COUNTY	W Delano St. and El Rio Ave.	95626
SACRAMENTO COUNTY	W Delano St. and Public Rd.	95626
SACRAMENTO COUNTY	W Delano St. and Public Rd.	95626
SACRAMENTO COUNTY	Antelope St. and El Modena Ave.	95626
SACRAMENTO COUNTY	8724 WATT AVE	95843
SACRAMENTO COUNTY	Uphill Way and Spruce Ridge Way	95843
SACRAMENTO COUNTY	Uphill Way and Spruce Ridge Way	95843
SACRAMENTO COUNTY	Uphill Way and Spruce Ridge Way	95843
SACRAMENTO COUNTY	Uphill Way and Spruce Ridge Way	95843
SACRAMENTO COUNTY	Don Julio Blvd. and Antelope Rd.	95843
SACRAMENTO COUNTY	Tetotom Park Way and Palmerson Dr.	95843
SACRAMENTO COUNTY	Tetotom Park Way and Palmerson Dr.	95843
SACRAMENTO COUNTY	Cook Riolo Rd. and Pruitt Ln	95843
SACRAMENTO COUNTY	Antelope North Rd. and Olive Ave.	95843
SACRAMENTO COUNTY	Antelope North Rd. and Poker Ln.	95843
SACRAMENTO COUNTY	Cook Riolo Rd. and Whitehaven Way	95843

SACRAMENTO COUNTY	8016 LEWIS AVE	95843
SACRAMENTO COUNTY	4588 HAWKEYE LN	95843
SACRAMENTO COUNTY	7831 SUNSET HILLS LN	95843
SACRAMENTO COUNTY	7907 ANTELOPE NORTH RD	95843
SACRAMENTO COUNTY	Antelope North Rd. and Poker Ln.	95843
SACRAMENTO COUNTY	Antelope North Rd. and Poker Ln.	95843
SACRAMENTO COUNTY	Antelope North Rd. and Poker Ln.	95843
SACRAMENTO COUNTY	Antelope North Rd. and Poker Ln.	95843
SACRAMENTO COUNTY	7975 COOK RIOLO RD	95843
SACRAMENTO COUNTY	U St. and 18th St.	95673
SACRAMENTO COUNTY	W U St. and W 2nd St.	95673
SACRAMENTO COUNTY	7400 W 4TH ST	95673
SACRAMENTO COUNTY	W U St. and W 2nd St.	95673
SACRAMENTO COUNTY	W U St. and W 6th St.	95673
SACRAMENTO COUNTY	7220 W 4TH ST	95673
SACRAMENTO COUNTY	W Q St. and W 4th St.	95673
SACRAMENTO COUNTY	7113 W 2ND ST	95673
SACRAMENTO COUNTY	W 2nd St. and Pixel Ln.	95673
SACRAMENTO COUNTY	W 2nd St. and Pixel Ln.	95673
SACRAMENTO COUNTY	7020 W 2ND ST	95673
SACRAMENTO COUNTY	7041 RIO LINDA BLVD	95673
SACRAMENTO COUNTY	7019 2ND ST	95673
SACRAMENTO COUNTY	2nd St. and W Q St.	95673
SACRAMENTO COUNTY	7149 W 2ND ST	95673
SACRAMENTO COUNTY	W 2nd St. and W M St.	95673
SACRAMENTO COUNTY	M St. and 2nd St.	95673
SACRAMENTO COUNTY	532 W M ST	95673
SACRAMENTO COUNTY	W M St. and Marysville Blvd.	95673
SACRAMENTO COUNTY	W M St. and W 4th St.	95673
SACRAMENTO COUNTY	7314 W 4TH ST	95673
SACRAMENTO COUNTY	U St. and 14th St.	95673
SACRAMENTO COUNTY	7519 14TH ST	95673
SACRAMENTO COUNTY	18th St. and Elkhorn Blvd.	95673
SACRAMENTO COUNTY	20th St. and Elkhorn Blvd.	95673
SACRAMENTO COUNTY	16th St. and Elkhorn Blvd.	95673
SACRAMENTO COUNTY	6600 20TH ST	95673
SACRAMENTO COUNTY	I St. and Elkhorn Blvd.	95673
SACRAMENTO COUNTY	Dry Creek Rd. and Elkhorn Blvd.	95673
SACRAMENTO COUNTY	6533 14TH ST	95673
SACRAMENTO COUNTY	16th St. and Elkhorn Blvd.	95673
SACRAMENTO COUNTY	L St. and Elkhorn Blvd.	95673
SACRAMENTO COUNTY	Filbert Ave. and Lost Ln.	95673
SACRAMENTO COUNTY	624 ELKHORN BLVD	95673
SACRAMENTO COUNTY	W Elkhorn Blvd. and W 6th St.	95673

SACRAMENTO COUNTY	W Elkhorn Blvd. and W 6th St.	95673
SACRAMENTO COUNTY	W Elkhorn Blvd. and W 6th St.	95673
SACRAMENTO COUNTY	W Elkhorn Blvd. and W 6th St.	95673
SACRAMENTO COUNTY	W Elkhorn Blvd. and Marysville Blvd.	95673
SACRAMENTO COUNTY	W Elkhorn Blvd. and Marysville Blvd.	95673
SACRAMENTO COUNTY	W Elkhorn Blvd. and Marysville Blvd.	95673
SACRAMENTO COUNTY	W Elkhorn Blvd. and Marysville Blvd.	95673
SACRAMENTO COUNTY	6220 RIO LINDA BLVD	95673
SACRAMENTO COUNTY	200 ELKHORN BLVD	95673
SACRAMENTO COUNTY	W Elkhorn Blvd. and W 6th St.	95673
SACRAMENTO COUNTY	6225 W 4TH ST	95673
SACRAMENTO COUNTY	W Elkhorn Blvd. and Marysville Blvd.	95673
SACRAMENTO COUNTY	W E St. and W 4th St.	95673
SACRAMENTO COUNTY	W 4th St. and Chisum Ave.	95673
SACRAMENTO COUNTY	W 4th St. and Chisum Ave.	95673
SACRAMENTO COUNTY	W 2nd St. and Marysville Blvd.	95673
SACRAMENTO COUNTY	E St. and Marysville Blvd.	95673
SACRAMENTO COUNTY	231 E ST	95673
SACRAMENTO COUNTY	Rio Linda Blvd. and G St.	95673
SACRAMENTO COUNTY	6028 RIO LINDA BLVD	95673
SACRAMENTO COUNTY	Rio Linda Blvd. and G St.	95673
SACRAMENTO COUNTY	Rio Linda Blvd. and G St.	95673
SACRAMENTO COUNTY	Rio Linda Blvd. and G St.	95673
SACRAMENTO COUNTY	E St. and 2nd St.	95673
SACRAMENTO COUNTY	Rio Linda Blvd. and Marysville Blvd.	95673
SACRAMENTO COUNTY	Rio Linda Blvd. and Marysville Blvd.	95673
SACRAMENTO COUNTY	W 4th St. and W E St.	95673
SACRAMENTO COUNTY	W 2nd St. and W E St.	95673
SACRAMENTO COUNTY	5615 W 4TH ST	95673
SACRAMENTO COUNTY	W 6th St. and W Ascot Ave.	95673
SACRAMENTO COUNTY	W 6th St. and W Ascot Ave.	95673
SACRAMENTO COUNTY	W 2nd St. and W Ascot Ave.	95673
SACRAMENTO COUNTY	5726 W 6TH ST	95673
SACRAMENTO COUNTY	6429 MARYSVILLE BLVD	95673
SACRAMENTO COUNTY	W Elkhorn Blvd. and Marysville Blvd.	95673
SACRAMENTO COUNTY	W Elkhorn Blvd. and Marysville Blvd.	95673
SACRAMENTO COUNTY	6314 DRY CREEK RD	95673
SACRAMENTO COUNTY	20th St. and G St.	95673
SACRAMENTO COUNTY	I St. and 16th St.	95673
SACRAMENTO COUNTY	6147 22ND ST	95673
SACRAMENTO COUNTY	E St. and 16th St.	95673
SACRAMENTO COUNTY	1728 G ST	95673
SACRAMENTO COUNTY	1832 E ST	95673
SACRAMENTO COUNTY	1617 E ST	95673

SACRAMENTO COUNTY	G St. and 16th St.	95673
SACRAMENTO COUNTY	G St. and 16th St.	95673
SACRAMENTO COUNTY	E St. and Dry Creek Rd.	95673
SACRAMENTO COUNTY	E St. and Dry Creek Rd.	95673
SACRAMENTO COUNTY	E St. and 16th St.	95673
SACRAMENTO COUNTY	5913 16TH ST	95673
SACRAMENTO COUNTY	C St. and 16th St.	95673
SACRAMENTO COUNTY	C St. and Dry Creek Rd.	95673
SACRAMENTO COUNTY	C St. and Dry Creek Rd.	95673
SACRAMENTO COUNTY	5905 22ND ST	95673
SACRAMENTO COUNTY	1808 C ST	95673
SACRAMENTO COUNTY	5600 20TH ST	95673
SACRAMENTO COUNTY	5632 20TH ST	95673
SACRAMENTO COUNTY	5606 16TH ST	95673
SACRAMENTO COUNTY	16th St. and Ascot Ave.	95673
SACRAMENTO COUNTY	1621 ASCOT AVE	95673
SACRAMENTO COUNTY	1311 ASCOT AVE	95673
SACRAMENTO COUNTY	8029 HAZEL AVE	95662
SACRAMENTO COUNTY	7900 HAZEL AVE	95662
SACRAMENTO COUNTY	8855 THELFA LN	95662
SACRAMENTO COUNTY	8585 OAK AVE	95662
SACRAMENTO COUNTY	Oak Ave. and Wachtel	95662
SACRAMENTO COUNTY	7629 HAZEL AVE	95662
SACRAMENTO COUNTY	Beech Ave. and Oak Ave.	95662
SACRAMENTO COUNTY	Nipawin Way and Leever Ln.	95662
SACRAMENTO COUNTY	Nipawin Way and Leever Ln.	95662
SACRAMENTO COUNTY	Nipawin Way and Leever Ln.	95662
SACRAMENTO COUNTY	8891 OAK AVE	95662
SACRAMENTO COUNTY	7425 BEECH AVE	95662
SACRAMENTO COUNTY	8518 AMNA LN	95662
SACRAMENTO COUNTY	8500 AMNA LN	95662
SACRAMENTO COUNTY	8512 AMNA LN	95662
SACRAMENTO COUNTY	El Centro Rd. and Leona Ct.	95834
SACRAMENTO COUNTY	Excelsior Ave. and Bella Terra Ln.	95662
SACRAMENTO COUNTY	Cherry Ave. and Peerless Ave.	95662
SACRAMENTO COUNTY	Cherry Ave. and Peerless Ave.	95662
SACRAMENTO COUNTY	Cherry Ave. and Peerless Ave.	95662
SACRAMENTO COUNTY	8033 PEERLESS AVE	95662
SACRAMENTO COUNTY	Cherry Ave. and Hazel Ave.	95662
SACRAMENTO COUNTY	Excelsior Ave. and Golden Gate Ave.	95662
SACRAMENTO COUNTY	Hazel Ave. and Golden Gate Ave.	95662
SACRAMENTO COUNTY	9272 CHERRY AVE	95662
SACRAMENTO COUNTY	9249 CHERRY AVE	95662
SACRAMENTO COUNTY	8101 GRANITE AVE	95662

SACRAMENTO COUNTY	Peerless Ave. and Hadleigh Dr.	95662
SACRAMENTO COUNTY	9301 CHERRY AVE	95662
SACRAMENTO COUNTY	Peerless Ave. and Hadleigh Dr.	95662
SACRAMENTO COUNTY	8130 PEERLESS AVE	95662
SACRAMENTO COUNTY	8150 PEERLESS AVE	95662
SACRAMENTO COUNTY	8146 PEERLESS AVE	95662
SACRAMENTO COUNTY	Mountain Ave. and Cherry Ave.	95662
SACRAMENTO COUNTY	Mountain Ave. and Cherry Ave.	95662
SACRAMENTO COUNTY	Santa Juanita Ave. and Oak Ave.	95662
SACRAMENTO COUNTY	Golden Gate Ave. and Cardwell Ave.	95662
SACRAMENTO COUNTY	7535 SANTA JUANITA AVE	95662
SACRAMENTO COUNTY	9048 CABALLERO DR	95662
SACRAMENTO COUNTY	8999 EDEN OAKS AVE	95662
SACRAMENTO COUNTY	Excelsior Ave. and Caballero Dr.	95662
SACRAMENTO COUNTY	Golden Gate Ave. and Hazel Ave.	95662
SACRAMENTO COUNTY	Golden Gate Ave. and Hazel Ave.	95662
SACRAMENTO COUNTY	Oak Ave. and Hazel Ave.	95662
SACRAMENTO COUNTY	Golden Gate Ave. and Telegraph Ave.	95662
SACRAMENTO COUNTY	Oak Ave. and Telegraph Ave.	95662
SACRAMENTO COUNTY	Oak Ave. and Cardwell Ave.	95662
SACRAMENTO COUNTY	Golden Gate Ave. and Mountain Ave.	95662
SACRAMENTO COUNTY	Golden Gate Ave. and Mountain Ave.	95662
SACRAMENTO COUNTY	7400 MOUNTAIN AVE	95662
SACRAMENTO COUNTY	7530 TELEGRAPH AVE	95662
SACRAMENTO COUNTY	7530 TELEGRAPH AVE	95662
SACRAMENTO COUNTY	Peerless Ave. and Cherry Ave.	95662
SACRAMENTO COUNTY	Garden Hwy. and San Juan Rd.	95833
SACRAMENTO COUNTY	Garden Hwy. and San Juan Rd.	95833
SACRAMENTO COUNTY	Garden Hwy. and San Juan Rd.	95833
SACRAMENTO COUNTY	Garden Hwy. and San Juan Rd.	95833
SACRAMENTO COUNTY	Garden Hwy. and San Juan Rd.	95833
SACRAMENTO COUNTY	Garden Hwy. and San Juan Rd.	95833
SACRAMENTO COUNTY	14291 HAYCOCK ST	95683
SACRAMENTO COUNTY	14300 HAYCOCK ST	95683
SACRAMENTO COUNTY	14280 HAYCOCK ST	95683
SACRAMENTO COUNTY	7050 WILLITS DR	95683
SACRAMENTO COUNTY	14320 HAYCOCK ST	95683
SACRAMENTO COUNTY	14380 HAYCOCK ST	95683
SACRAMENTO COUNTY	0 Jackson Rd. NW. corner of Jackson Rd. ar	95683
SACRAMENTO COUNTY	14471 HAYCOCK ST	95683
SACRAMENTO COUNTY	14410 HAYCOCK ST	95683
SACRAMENTO COUNTY	0 Jackson Rd. NE. corner of Jackson Rd. an	95683
SACRAMENTO COUNTY	14430 HAYCOCK ST	95683
SACRAMENTO COUNTY	6991 WILLITS DR	95683

SACRAMENTO COUNTY	14431 BEVAN ST	95683
SACRAMENTO COUNTY	14471 BEVAN ST	95683
SACRAMENTO COUNTY	14530 HAYCOCK ST	95683
SACRAMENTO COUNTY	Fig Rd. and Dillard Rd.	95693
SACRAMENTO COUNTY	Quine Ln. and Dillard Rd.	95693
SACRAMENTO COUNTY	12355 LEE SCHOOL RD	95693
SACRAMENTO COUNTY	9131 DILLARD RD	95693
SACRAMENTO COUNTY	11175 GREEN RD	95693
SACRAMENTO COUNTY	Fig Rd. and Dillard Rd.	95693
SACRAMENTO COUNTY	Fig Rd. and Dillard Rd.	95693
SACRAMENTO COUNTY	Fig Rd. and Dillard Rd.	95693
SACRAMENTO COUNTY	Keating Rd. and Dillard Rd.	95693
SACRAMENTO COUNTY	9050 TAVERNOR RD	95693
SACRAMENTO COUNTY	Leo Ln. and Dillard Rd.	95693
SACRAMENTO COUNTY	Leo Ln. and Dillard Rd.	95693
SACRAMENTO COUNTY	Quince Ln. and Dillard Rd.	95693
SACRAMENTO COUNTY	8787 TAVERNOR RD	95693
SACRAMENTO COUNTY	12460 LEE SCHOOL RD	95693
SACRAMENTO COUNTY	Cherry Rd. and Dillard Rd.	95693
SACRAMENTO COUNTY	8315 DILLARD RD	95693
SACRAMENTO COUNTY	13049 CHERRY RD	95693
SACRAMENTO COUNTY	13053 ORANGE RD	95693
SACRAMENTO COUNTY	8617 BERRY RD	95693
SACRAMENTO COUNTY	Current Rd. and Dillard Rd.	95693
SACRAMENTO COUNTY	13115 ORANGE RD	95693
SACRAMENTO COUNTY	8625 BERRY RD	95693
SACRAMENTO COUNTY	Cherry Rd. and Dillard Rd.	95693
SACRAMENTO COUNTY	12945 ORANGE RD	95693
SACRAMENTO COUNTY	Orange Rd. and Dillard Rd.	95693
SACRAMENTO COUNTY	Pear Rd. and Tavernor Rd.	95693
SACRAMENTO COUNTY	Clay Station Rd. and Knights Ln.	95693
SACRAMENTO COUNTY	Clay Station Rd. and Cid Ln.	95693
SACRAMENTO COUNTY	Pear Rd. and Tavernor Rd.	95693
SACRAMENTO COUNTY	Clay Station Rd. and Knights Ln.	95693
SACRAMENTO COUNTY	14310 JACKSON RD	95683
SACRAMENTO COUNTY	8450 BERRY RD	95693
SACRAMENTO COUNTY	Apple Rd. and Berry Rd.	95693
SACRAMENTO COUNTY	Rainbow Ln. and Gay Rd.	95693
SACRAMENTO COUNTY	Gay Rd. and Mindy Ln.	95693
SACRAMENTO COUNTY	Sherman Ln. and Wilton Rd.	95693
SACRAMENTO COUNTY	Gay Rd. and S Bar Ln.	95693
SACRAMENTO COUNTY	Gay Rd. and Rainbow Ln.	95693
SACRAMENTO COUNTY	Wilton South Rd. and Mann Rd.	95693
SACRAMENTO COUNTY	Wilton South Rd. and Mann Rd.	95693

SACRAMENTO COUNTY	9875 DILLARD RD	95693
SACRAMENTO COUNTY	Dillard Rd. and Haggie Rd.	95693
SACRAMENTO COUNTY	Davis Rd. and Haggie Rd.	95693
SACRAMENTO COUNTY	Cosumnes Rd. and Freeman Rd.	95693
SACRAMENTO COUNTY	10794 GAY RD	95693
SACRAMENTO COUNTY	Sherman Ln. and Gay Rd.	95693
SACRAMENTO COUNTY	Sherman Ln. and Gay Rd.	95693
SACRAMENTO COUNTY	Sherman Ln. and Gay Rd.	95693
SACRAMENTO COUNTY	9500 DANLAR CT	95693
SACRAMENTO COUNTY	9561 DANLAR CT	95693
SACRAMENTO COUNTY	11181 KETCHERSIDE LN	95693
SACRAMENTO COUNTY	Dillard Rd. and Randolph Rd.	95693
SACRAMENTO COUNTY	11311 KETCHERSIDE LN	95693
SACRAMENTO COUNTY	Green Rd. and Sunflower Rd.	95693
SACRAMENTO COUNTY	9475 JEFFCOTT RD	95693
SACRAMENTO COUNTY	9483 JEFFCOTT RD	95693
SACRAMENTO COUNTY	9480 SUNFLOWER RD	95693
SACRAMENTO COUNTY	Green Rd. and Magos Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Bonnie Vista Rd.	95693
SACRAMENTO COUNTY	Rising Rd. and Tavernor Rd.	95693
SACRAMENTO COUNTY	Pibrock Ln. and Tavernor Rd.	95693
SACRAMENTO COUNTY	9945 PIBROCK LN	95693
SACRAMENTO COUNTY	Badger Valley Rd. and Badger Pond Ct.	95693
SACRAMENTO COUNTY	Badger Valley Rd. and Badger Pond Ct.	95693
SACRAMENTO COUNTY	Badger Valley Rd. and Badger Pond Ct.	95693
SACRAMENTO COUNTY	Badger Valley Rd. and Badger Pond Ct.	95693
SACRAMENTO COUNTY	Letawsky Ln. and Meuret Rd.	95693
SACRAMENTO COUNTY	Davis Rd. and Mann Rd.	95693
SACRAMENTO COUNTY	Letawsky Ln. and Meuret Rd.	95693
SACRAMENTO COUNTY	Colony Rd. and Blake Rd.	95693
SACRAMENTO COUNTY	10140 LA CLAIR RD	95693
SACRAMENTO COUNTY	Colony Rd. and Blake Rd.	95693
SACRAMENTO COUNTY	Colony Rd. and Blake Rd.	95693
SACRAMENTO COUNTY	Reigl Rd. and Blake Rd.	95693
SACRAMENTO COUNTY	Blake Rd. and Tavernor Rd.	95693
SACRAMENTO COUNTY	10195 ALTA MESA RD	95693
SACRAMENTO COUNTY	Blake Rd. and Tavernor Rd.	95693
SACRAMENTO COUNTY	Rising Rd. and Tavernor Rd.	95693
SACRAMENTO COUNTY	Blake Rd. and Tavernor Rd.	95693
SACRAMENTO COUNTY	Blake Rd. and Tavernor Rd.	95693
SACRAMENTO COUNTY	Walmort Rd. and Tavernor Rd.	95693
SACRAMENTO COUNTY	10395 ALTA MESA RD	95693
SACRAMENTO COUNTY	Blake Rd. and Tavernor Rd.	95693
SACRAMENTO COUNTY	Blake Rd. and Tavernor Rd.	95693

SACRAMENTO COUNTY	Colony Rd. and Hobday Rd.	95693
SACRAMENTO COUNTY	Colony Rd. and Hobday Rd.	95693
SACRAMENTO COUNTY	Colony Rd. and Woods Rd.	95693
SACRAMENTO COUNTY	Colony Rd. and Woods Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Woods Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Woods Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Woods Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Woods Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Woods Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Woods Rd.	95693
SACRAMENTO COUNTY	11077 ALTA MESA RD	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Woods Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Woods Rd.	95693
SACRAMENTO COUNTY	Darr Ln. and Woods Rd.	95693
SACRAMENTO COUNTY	Alta Mesa East Rd. and Hobday Rd.	95693
SACRAMENTO COUNTY	Alta Mesa East Rd. and Hobday Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Woods Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Woods Rd.	95693
SACRAMENTO COUNTY	10945 BADGER WOODS LN	95693
SACRAMENTO COUNTY	Nygaard Ln. and Hobday Rd.	95693
SACRAMENTO COUNTY	11950 MIWOK CT	95693
SACRAMENTO COUNTY	Walmort Rd. and Meuret Rd.	95693
SACRAMENTO COUNTY	Walmort Rd. and Meuret Rd.	95693
SACRAMENTO COUNTY	Walmort Rd. and Davis Rd.	95693
SACRAMENTO COUNTY	Letawsky Ln. and Meuret Rd.	95693
SACRAMENTO COUNTY	Badger Hill Ct. and Badger Creek Ln.	95693
SACRAMENTO COUNTY	10333 BADGER CREEK LN	95693
SACRAMENTO COUNTY	9785 COLONY RD	95693
SACRAMENTO COUNTY	9530 DILLARD RD	95693
SACRAMENTO COUNTY	Lacey Rd. and Arno Rd.	95632
SACRAMENTO COUNTY	Lacey Rd. and Arno Rd.	95632
SACRAMENTO COUNTY	Lacey Rd. and Arno Rd.	95632
SACRAMENTO COUNTY	11598 LACEY RD	95632
SACRAMENTO COUNTY	Lacey Rd. and Arno Rd.	95632
SACRAMENTO COUNTY	11741 COLONY RD	95632
SACRAMENTO COUNTY	Twin Cities Rd. and Clay East Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay East Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay East Rd.	95638
SACRAMENTO COUNTY	13584 CLAY EAST RD	95638
SACRAMENTO COUNTY	Clay Station Rd. and Clay East Rd.	95638
SACRAMENTO COUNTY	Clay Station Rd. and Clay East Rd.	95638
SACRAMENTO COUNTY	Clay Station Rd. and Clay East Rd.	95638
SACRAMENTO COUNTY	Clay Station Rd. and Clay East Rd.	95638
SACRAMENTO COUNTY	Clay Station Rd. and Clay East Rd.	95638

SACRAMENTO COUNTY	Clay Station Rd. and Clay East Rd.	95638
SACRAMENTO COUNTY	Clay Station Rd. and Clay East Rd.	95638
SACRAMENTO COUNTY	Alta Mesa Rd. and Arno Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Arno Rd.	95693
SACRAMENTO COUNTY	11336 ALTA MESA RD	95693
SACRAMENTO COUNTY	12001 ARNO RD	95693
SACRAMENTO COUNTY	Hobday Rd. and Lanning Ln.	95693
SACRAMENTO COUNTY	Kirkwood St. and Clay East Rd.	95638
SACRAMENTO COUNTY	Kirkwood St. and Clay East Rd.	95638
SACRAMENTO COUNTY	Kirkwood St. and Clay East Rd.	95638
SACRAMENTO COUNTY	Kirkwood St. and Clay East Rd.	95638
SACRAMENTO COUNTY	Kirkwood St. and Clay East Rd.	95638
SACRAMENTO COUNTY	Kirkwood St. and Clay East Rd.	95638
SACRAMENTO COUNTY	11871 GIUSTI RD	95638
SACRAMENTO COUNTY	Kirkwood St. and Beskeen Rd.	95638
SACRAMENTO COUNTY	14007 BESKEEN RD	95638
SACRAMENTO COUNTY	Kirkwood St. and Beskeen Rd.	95638
SACRAMENTO COUNTY	Kirkwood St. and Beskeen Rd.	95638
SACRAMENTO COUNTY	Kirkwood St. and Beskeen Rd.	95638
SACRAMENTO COUNTY	14150 CLAY EAST RD	95638
SACRAMENTO COUNTY	Kirkwood St. and Beskeen Rd.	95638
SACRAMENTO COUNTY	13969 BESKEEN RD	95638
SACRAMENTO COUNTY	Cherokee Ln. and Conley Rd.	95632
SACRAMENTO COUNTY	Arabian Ln. and Conley Rd.	95632
SACRAMENTO COUNTY	Cherokee Ln. and Conley Rd.	95632
SACRAMENTO COUNTY	Cherokee Ln. and Conley Rd.	95632
SACRAMENTO COUNTY	Arabian Ln. and Twin Cities Rd.	95632
SACRAMENTO COUNTY	11900 CONLEY RD	95632
SACRAMENTO COUNTY	Cherokee Ln. and Boessow Rd.	95632
SACRAMENTO COUNTY	Cherokee Ln. and Boessow Rd.	95632
SACRAMENTO COUNTY	Simmerhorn Rd. and Herald Rd.	95632
SACRAMENTO COUNTY	Kirkwood St. and Beskeen Rd.	95638
SACRAMENTO COUNTY	Charlemagne Rd. and Gardner Ave.	95828
SACRAMENTO COUNTY	Florin Rd. and Gardner Ave.	95828
SACRAMENTO COUNTY	Florin Rd. and Gardner Ave.	95828
SACRAMENTO COUNTY	Florin Rd. and Gardner Ave.	95828
SACRAMENTO COUNTY	Charlemagne Rd. and Gardner Ave.	95828
SACRAMENTO COUNTY	Carmencita Ave. and Daron Ln.	95829
SACRAMENTO COUNTY	7965 CARMENCITA AVE	95829
SACRAMENTO COUNTY	Excelsior Rd. and Spiva Rd.	95829
SACRAMENTO COUNTY	8249 CARMENCITA AVE	95829
SACRAMENTO COUNTY	8151 EXCELSIOR RD	95829
SACRAMENTO COUNTY	12250 OLD VINE DR	95624
SACRAMENTO COUNTY	12341 VINEYARD HILL CT	95624

SACRAMENTO COUNTY	12380 VINEYARD HILL CT	95624
SACRAMENTO COUNTY	12260 VINEYARD HILL DR	95624
SACRAMENTO COUNTY	POINT PLEASANT RD. AND FOGG DR.	95758
SACRAMENTO COUNTY	WILTON RD. AND COSUMNES RD.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Stuckey Ln.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Stuckey Ln.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Stuckey Ln.	95693
SACRAMENTO COUNTY	Colony Hill Ln. and Colony Rd.	95693
SACRAMENTO COUNTY	11740 SHAWN LN	95693
SACRAMENTO COUNTY	Shawn Ln. and Colony Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Rising Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Rising Rd.	95693
SACRAMENTO COUNTY	Blake Rd. and Tavernor Rd.	95693
SACRAMENTO COUNTY	Walmort Rd. and Tavernor Rd.	95693
SACRAMENTO COUNTY	11761 RINGWOOD RD	95693
SACRAMENTO COUNTY	11527 LACEY RD	95632
SACRAMENTO COUNTY	Hwy 160 and Hwy 220	95680
SACRAMENTO COUNTY	Mingo Rd. and E Stockton Blvd.	95632
SACRAMENTO COUNTY	Mingo Rd. and E Stockton Blvd.	95632
SACRAMENTO COUNTY	12605 E STOCKTON BLVD	95632
SACRAMENTO COUNTY	Twin Cities Rd. and Mckenzie Rd.	95632
SACRAMENTO COUNTY	Twin Cities Rd. and Bergeron Rd.	95632
SACRAMENTO COUNTY	Twin Cities Rd. and Bergeron Rd.	95632
SACRAMENTO COUNTY	Twin Cities Rd. and Bergeron Rd.	95632
SACRAMENTO COUNTY	Twin Cities Rd. and Waldo Rd.	95632
SACRAMENTO COUNTY	10881 TWIN CITIES RD	95632
SACRAMENTO COUNTY	12797 MCKENZIE RD	95632
SACRAMENTO COUNTY	12797 MCKENZIE RD	95632
SACRAMENTO COUNTY	12797 MCKENZIE RD	95632
SACRAMENTO COUNTY	Waldo Rd. and Twin Cities Rd.	95632
SACRAMENTO COUNTY	Waldo Rd. and Twin Cities Rd.	95632
SACRAMENTO COUNTY	Pratton Ln. and Twin Cities Rd.	95632
SACRAMENTO COUNTY	Waldo Rd. and Twin Cities Rd.	95632
SACRAMENTO COUNTY	Waldo Rd. and Twin Cities Rd.	95632
SACRAMENTO COUNTY	Midway Ave. and Spring St.	95632
SACRAMENTO COUNTY	Midway Ave. and Spring St.	95632
SACRAMENTO COUNTY	Midway Ave. and Spring St.	95632
SACRAMENTO COUNTY	MARENGO RD. AND TWIN CITIES RD.	95632
SACRAMENTO COUNTY	MCFARLAND ST. AND LIVE OAK AVE.	95632
SACRAMENTO COUNTY	Simmerhorn Rd. and Carillion Blvd.	95632
SACRAMENTO COUNTY	Simmerhorn Rd. and Carillion Blvd.	95632
SACRAMENTO COUNTY	Simmerhorn Rd. and Carillion Blvd.	95632
SACRAMENTO COUNTY	Ivie Rd. and Borden Rd.	95638
SACRAMENTO COUNTY	13106 IVIE RD	95638

SACRAMENTO COUNTY	Alta Mesa Rd. and Walkerville Rd.	95638
SACRAMENTO COUNTY	Alta Mesa Rd. and Walkerville Rd.	95638
SACRAMENTO COUNTY	16th St. and Kasser Rd.	95626
SACRAMENTO COUNTY	8329 16TH ST	95626
SACRAMENTO COUNTY	8421 16TH ST	95626
SACRAMENTO COUNTY	16th St. and Kasser Rd.	95626
SACRAMENTO COUNTY	8750 PALLADAY RD	95626
SACRAMENTO COUNTY	Palladay Rd. and El Verano Ave.	95626
SACRAMENTO COUNTY	Palladay Rd. and El Verano Ave.	95626
SACRAMENTO COUNTY	Elverta Rd. and 16th St.	95626
SACRAMENTO COUNTY	Elverta Rd. and 16th St.	95626
SACRAMENTO COUNTY	Palladay Rd. and Elverta Rd.	95626
SACRAMENTO COUNTY	Palladay Rd. and Elverta Rd.	95626
SACRAMENTO COUNTY	Palladay Rd. and Elverta Rd.	95626
SACRAMENTO COUNTY	Palladay Rd. and Elverta Rd.	95626
SACRAMENTO COUNTY	9th St. and Elverta Rd.	95626
SACRAMENTO COUNTY	Elverta Rd. and 16th St.	95626
SACRAMENTO COUNTY	16th St. and Kasser Rd.	95626
SACRAMENTO COUNTY	Tan Woods Rd. and Kasser Rd.	95626
SACRAMENTO COUNTY	16th St. and Kasser Rd.	95626
SACRAMENTO COUNTY	Tan Woods Rd. and Kasser Rd.	95626
SACRAMENTO COUNTY	8558 GIBSON RANCH PARK RD	95626
SACRAMENTO COUNTY	1651 ELVERTA RD	95626
SACRAMENTO COUNTY	Elverta Rd. and Rivergreen Dr.	95626
SACRAMENTO COUNTY	Elverta Rd. and 16th St.	95626
SACRAMENTO COUNTY	Elverta Rd. and 16th St.	95626
SACRAMENTO COUNTY	Elverta Rd. and 16th St.	95626
SACRAMENTO COUNTY	Elverta Rd. and 28th St.	95843
SACRAMENTO COUNTY	Elverta Rd. and Bing St.	95843
SACRAMENTO COUNTY	Elverta Rd. and Rivergreen Dr.	95626
SACRAMENTO COUNTY	Elverta Rd. and Cherry Brook Dr.	95626
SACRAMENTO COUNTY	Elverta Rd. and 16th St.	95626
SACRAMENTO COUNTY	3670 EL CENTRO RD	95834
SACRAMENTO COUNTY	Mountain Ave. and Cherry Ave.	95662
SACRAMENTO COUNTY	Mountain Ave. and Golden Gate Ave.	95662
SACRAMENTO COUNTY	Mountain Ave. and Golden Gate Ave.	95662
SACRAMENTO COUNTY	Mountain Ave. and Golden Gate Ave.	95662
SACRAMENTO COUNTY	Mountain Ave. and Golden Gate Ave.	95662
SACRAMENTO COUNTY	Mountain Ave. and Golden Gate Ave.	95662
SACRAMENTO COUNTY	Mountain Ave. and Golden Gate Ave.	95662
SACRAMENTO COUNTY	8865 FLORIN RD	95828
SACRAMENTO COUNTY	8899 FLORIN RD	95828
SACRAMENTO COUNTY	6855 GARDNER AVE	95828
SACRAMENTO COUNTY	GARDNER AVE. AND FLORIN RD.	95828

SACRAMENTO COUNTY	Florin Rd. and Elk Grove Florin Rd.	95829
SACRAMENTO COUNTY	Florin Rd. and Elk Grove Florin Rd.	95829
SACRAMENTO COUNTY	Florin Rd. and Elk Grove Florin Rd.	95829
SACRAMENTO COUNTY	Florin Rd. and Elk Grove Florin Rd.	95829
SACRAMENTO COUNTY	8848 FLORIN RD	95828
SACRAMENTO COUNTY	Gerber Rd. and Elk Grove Florin Rd.	95829
SACRAMENTO COUNTY	Westwood Dr. and Placerville Rd.	95630
SACRAMENTO COUNTY	7026 BISBEE DR	95683
SACRAMENTO COUNTY	7076 BISBEE DR	95683
SACRAMENTO COUNTY	13951 JACKSON RD	95683
SACRAMENTO COUNTY	6951 LATROBE RD	95683
SACRAMENTO COUNTY	6875 LATROBE RD	95683
SACRAMENTO COUNTY	14075 JACKSON RD	95683
SACRAMENTO COUNTY	14001 JACKSON RD	95683
SACRAMENTO COUNTY	14100 JACKSON RD	95683
SACRAMENTO COUNTY	Jackson Rd. and Bisbee Dr.	95683
SACRAMENTO COUNTY	Jackson Rd. and Bisbee Dr.	95683
SACRAMENTO COUNTY	Jackson Rd. and Latrobe Rd.	95683
SACRAMENTO COUNTY	14050 FLAGSTAFF DR	95683
SACRAMENTO COUNTY	8764 CASELMAN RD	95828
SACRAMENTO COUNTY	8636 CASELMAN RD	95828
SACRAMENTO COUNTY	CARLISLE AVE AND ELK GROVE FLORIN RD.	95828
SACRAMENTO COUNTY	8651 CARLISLE AVE	95828
SACRAMENTO COUNTY	8595 CASELMAN RD	95828
SACRAMENTO COUNTY	CARLISLE AVE AND ELK GROVE FLORIN RD.	95828
SACRAMENTO COUNTY	Cord Way and Sunnyside Way	95828
SACRAMENTO COUNTY	8600 CARLISLE AVE	95828
SACRAMENTO COUNTY	CASELMAN RD AND ANDINO WAY	95828
SACRAMENTO COUNTY	8754 CARLISLE AVE	95828
SACRAMENTO COUNTY	8754 CARLISLE AVE	95828
SACRAMENTO COUNTY	Sloughhouse Rd. and Jackson Rd.	95683
SACRAMENTO COUNTY	Keating Rd. and Dillard Rd.	95693
SACRAMENTO COUNTY	Keating Rd. and Dillard Rd.	95693
SACRAMENTO COUNTY	Keating Rd. and Dillard Rd.	95693
SACRAMENTO COUNTY	Keating Rd. and Dillard Rd.	95693
SACRAMENTO COUNTY	LA VIDA LN. AND DILLARD RD.	95693
SACRAMENTO COUNTY	LA VIDA LN. AND DILLARD RD.	95693
SACRAMENTO COUNTY	Keating Rd. and Dillard Rd.	95693
SACRAMENTO COUNTY	Keating Rd. and Dillard Rd.	95693
SACRAMENTO COUNTY	Pear Ln. and Dillard Rd.	95693
SACRAMENTO COUNTY	Pear Ln. and Dillard Rd.	95693
SACRAMENTO COUNTY	14025 INDIO DR	95683
SACRAMENTO COUNTY	13975 INDIO DR	95683
SACRAMENTO COUNTY	7351 BISBEE DR	95683

SACRAMENTO COUNTY	14100 INDIO DR	95683
SACRAMENTO COUNTY	13750 INDIO DR	95683
SACRAMENTO COUNTY	14000 INDIO DR	95683
SACRAMENTO COUNTY	POINT PLEASANT RD AND FRANKLIN BLVD	95758
SACRAMENTO COUNTY	POINT PLEASANT RD AND FOGG RD.	95758
SACRAMENTO COUNTY	Rainbow Ln. and Gay Rd.	95693
SACRAMENTO COUNTY	Freeman Rd. and Gay Rd.	95693
SACRAMENTO COUNTY	Freeman Rd. and Gay Rd.	95693
SACRAMENTO COUNTY	Freeman Rd. and Gay Rd.	95693
SACRAMENTO COUNTY	10591 FREEMAN RD	95693
SACRAMENTO COUNTY	Freeman Rd. and Gay Rd.	95693
SACRAMENTO COUNTY	11350 RANDOLPH RD	95693
SACRAMENTO COUNTY	Stuckey Ln. and Alta Mesa Rd.	95693
SACRAMENTO COUNTY	Tavernor Rd. and Pibrock Ln.	95693
SACRAMENTO COUNTY	Tavernor Rd. and Pibrock Ln.	95693
SACRAMENTO COUNTY	Tavernor Rd. and Pibrock Ln.	95693
SACRAMENTO COUNTY	Tavernor Rd. and Pibrock Ln.	95693
SACRAMENTO COUNTY	Tavernor Rd. and Pibrock Ln.	95693
SACRAMENTO COUNTY	Tavernor Rd. and Pibrock Ln.	95693
SACRAMENTO COUNTY	Tavernor Rd. and Pibrock Ln.	95693
SACRAMENTO COUNTY	Pibrock Ln. and Rising Rd.	95693
SACRAMENTO COUNTY	Pibrock Ln. and Rising Rd.	95693
SACRAMENTO COUNTY	Davis Rd. and Melea Rd.	95693
SACRAMENTO COUNTY	Badger Hill Ct. and Badger Pond Ct.	95693
SACRAMENTO COUNTY	Davis Rd. and Mann Rd.	95693
SACRAMENTO COUNTY	Davis Rd. and Mann Rd.	95693
SACRAMENTO COUNTY	Davis Rd. and Mann Rd.	95693
SACRAMENTO COUNTY	Davis Rd. and Mann Rd.	95693
SACRAMENTO COUNTY	Colony Rd. and Rising Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Blake Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Blake Rd.	95693
SACRAMENTO COUNTY	Tavernor Rd. and Rising Rd.	95693
SACRAMENTO COUNTY	Tavernor Rd. and Rising Rd.	95693
SACRAMENTO COUNTY	Alta Mesa Rd. and Hobday Rd.	95693
SACRAMENTO COUNTY	Nygaard Ln. and Hobday Rd.	95693
SACRAMENTO COUNTY	12800 WOODS RD	95693
SACRAMENTO COUNTY	Nygaard Ln. and Hobday Rd.	95693
SACRAMENTO COUNTY	12901 HOBDAY RD	95693
SACRAMENTO COUNTY	Nygaard Ln. and Hobday Rd.	95693
SACRAMENTO COUNTY	9792 ALTA MESA RD	95693
SACRAMENTO COUNTY	9777 LA CLAIR RD	95693
SACRAMENTO COUNTY	Lacey Rd. and Arno Rd.	95632
SACRAMENTO COUNTY	Twin Cities Rd. and Mckinley Ave.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Mckinley Ave.	95638

SACRAMENTO COUNTY	Twin Cities Rd. and Mckinley Ave.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Mckinley Ave.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Mckinley Ave.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Mckinley Ave.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Mckinley Ave.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Mckinley Ave.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Mckinley Ave.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Mckinley Ave.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Mckinley Ave.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Mckinley Ave.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Mckinley Ave.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Giusti Rd. and Beskeen Rd.	95638
SACRAMENTO COUNTY	11930 GIUSTI RD	95638
SACRAMENTO COUNTY	12224 CLAY STATION RD	95638
SACRAMENTO COUNTY	Clay Station Rd. and Montfort Ave.	95638
SACRAMENTO COUNTY	Clay Station Rd. and Montfort Ave.	95638
SACRAMENTO COUNTY	12019 CLAY STATION RD	95638
SACRAMENTO COUNTY	Clay Station Rd. and Montfort Ave.	95638
SACRAMENTO COUNTY	13545 MONTFORD AVE	95638
SACRAMENTO COUNTY	Clay Station Rd. and Montfort Ave.	95638
SACRAMENTO COUNTY	Kirkwood St. and Beskeen Rd.	95638
SACRAMENTO COUNTY	Clay Station Rd. and Mckinley Ave.	95638
SACRAMENTO COUNTY	Clay Station Rd. and Montfort Ave.	95638
SACRAMENTO COUNTY	Clay Station Rd. and Montfort Ave.	95638
SACRAMENTO COUNTY	Clay Station Rd. and Montfort Ave.	95638
SACRAMENTO COUNTY	Clay Station Rd. and Montfort Ave.	95638

SACRAMENTO COUNTY	Clay Station Rd. and Montfort Ave.	95638
SACRAMENTO COUNTY	Clay Station Rd. and Montfort Ave.	95638
SACRAMENTO COUNTY	Clay Station Rd. and Montfort Ave.	95638
SACRAMENTO COUNTY	Clay Station Rd. and Montfort Ave.	95638
SACRAMENTO COUNTY	13664 MONTFORT AVE	95638
SACRAMENTO COUNTY	Twin Cities Rd. and Ivie Rd.	95638
SACRAMENTO COUNTY	Alta Mesa Rd. and Borden Rd.	95638
SACRAMENTO COUNTY	Alta Mesa Rd. and Conley Rd.	95638
SACRAMENTO COUNTY	12120 CONLEY RD	95638
SACRAMENTO COUNTY	Clay Station Rd. and Purvis Rd.	95638
SACRAMENTO COUNTY	12903 BORDEN RD	95638
SACRAMENTO COUNTY	Clay Station Rd. and Bennett Rd.	95638
SACRAMENTO COUNTY	Sharon Bee Ln. and Bennett Rd.	95638
SACRAMENTO COUNTY	12556 SHARON BEE LN	95638
SACRAMENTO COUNTY	Sharon Bee Ln. and Bennett Rd.	95638
SACRAMENTO COUNTY	Borden Rd. and Nelda Ln.	95638
SACRAMENTO COUNTY	Borden Rd. and Clay Station Rd.	95638
SACRAMENTO COUNTY	Sharon Bee Ln. and Bennett Rd.	95638
SACRAMENTO COUNTY	Beskeen Rd. and Giusti Rd.	95638
SACRAMENTO COUNTY	Beskeen Rd. and Giusti Rd.	95638
SACRAMENTO COUNTY	Beskeen Rd. and Kirkwood St.	95638
SACRAMENTO COUNTY	Beskeen Rd. and Kirkwood St.	95638
SACRAMENTO COUNTY	Montfort Ave. and Kirkwood St.	95638
SACRAMENTO COUNTY	Montfort Ave. and Kirkwood St.	95638
SACRAMENTO COUNTY	Montfort Ave. and Kirkwood St.	95638
SACRAMENTO COUNTY	Montfort Ave. and Kirkwood St.	95638
SACRAMENTO COUNTY	Montfort Ave. and Kirkwood St.	95638
SACRAMENTO COUNTY	Montfort Ave. and Kirkwood St.	95638
SACRAMENTO COUNTY	Montfort Ave. and Kirkwood St.	95638
SACRAMENTO COUNTY	Montfort Ave. and Kirkwood St.	95638
SACRAMENTO COUNTY	Montfort Ave. and Kirkwood St.	95638
SACRAMENTO COUNTY	Montfort Ave. and Kirkwood St.	95638
SACRAMENTO COUNTY	Montfort Ave. and Kirkwood St.	95638
SACRAMENTO COUNTY	Montfort Ave. and Kirkwood St.	95638
SACRAMENTO COUNTY	Montfort Ave. and Kirkwood St.	95638
SACRAMENTO COUNTY	Hedge Ave. and Florin Rd.	95829
SACRAMENTO COUNTY	Hedge Ave. and Florin Rd.	95829
SACRAMENTO COUNTY	Elk Grove Florin Rd. and Florin Rd.	95829
SACRAMENTO COUNTY	Elk Grove Florin Rd. and Florin Rd.	95829
SACRAMENTO COUNTY	Elk Grove Florin Rd. and Florin Rd.	95829
SACRAMENTO COUNTY	Hedge Ave. and Florin Rd.	95829
SACRAMENTO COUNTY	Hedge Ave. and Florin Rd.	95829
SACRAMENTO COUNTY	Hedge Ave. and Florin Rd.	95829

SACRAMENTO COUNTY	7371 ELK GROVE FLORIN RD	95829
SACRAMENTO COUNTY	7291 ELK GROVE FLORIN RD	95829
SACRAMENTO COUNTY	Elk Grove Florin Rd. and Mccoy Ave.	95829
SACRAMENTO COUNTY	Hedge Ave. and Florin Rd.	95829
SACRAMENTO COUNTY	Hedge Ave. and Florin Rd.	95829
SACRAMENTO COUNTY	Waterman Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	7325 HEDGE AVE	95829
SACRAMENTO COUNTY	Hedge Ave. and Florin Rd.	95829
SACRAMENTO COUNTY	Hedge Ave. and Florin Rd.	95829
SACRAMENTO COUNTY	Hedge Ave. and Florin Rd.	95829
SACRAMENTO COUNTY	Hedge Ave. and Florin Rd.	95829
SACRAMENTO COUNTY	7412 HEDGE AVE	95829
SACRAMENTO COUNTY	Mccoy Ave. and Jordan Ln.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	Ceo Ln. and Florin Rd.	95829
SACRAMENTO COUNTY	Ceo Ln. and Florin Rd.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	Keech Ct. and Flannery Way	95828
SACRAMENTO COUNTY	Short Rd. and Calvine Rd.	95828
SACRAMENTO COUNTY	Elk Grove Florin Rd. and Gerber Rd.	95828
SACRAMENTO COUNTY	7700 FLORENCIA LN	95829
SACRAMENTO COUNTY	7635 ELK GROVE FLORIN RD	95829
SACRAMENTO COUNTY	Admiral Ln. and Gerber Rd.	95829
SACRAMENTO COUNTY	Admiral Ln. and Gerber Rd.	95829
SACRAMENTO COUNTY	Admiral Ln. and Gerber Rd.	95829
SACRAMENTO COUNTY	Admiral Ln. and Gerber Rd.	95829
SACRAMENTO COUNTY	Gerber Rd. and Bar Du Ln.	95829
SACRAMENTO COUNTY	Gerber Rd. and Diamond Ranch Dr.	95829
SACRAMENTO COUNTY	9550 GERBER RD	95829
SACRAMENTO COUNTY	Rogers Rd. and Bar Du Ln.	95829
SACRAMENTO COUNTY	Rogers Rd. and Bar Du Ln.	95829
SACRAMENTO COUNTY	Rogers Rd. and Bar Du Ln.	95829
SACRAMENTO COUNTY	Rogers Rd. and Bar Du Ln.	95829
SACRAMENTO COUNTY	Rogers Rd. and Bar Du Ln.	95829
SACRAMENTO COUNTY	Rogers Rd. and Bar Du Ln.	95829
SACRAMENTO COUNTY	9454 GERBER RD	95829

SACRAMENTO COUNTY	Bradshaw Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	9670 GERBER RD	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Rogers Rd.	95829
SACRAMENTO COUNTY	7984 BRADSHAW RD	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Rogers Rd.	95829
SACRAMENTO COUNTY	9620 ROGERS RD	95829
SACRAMENTO COUNTY	7960 BRADSHAW RD	95829
SACRAMENTO COUNTY	Rogers Rd. and Bar Du Ln.	95829
SACRAMENTO COUNTY	Rogers Rd. and Bar Du Ln.	95829
SACRAMENTO COUNTY	Rogers Rd. and Bar Du Ln.	95829
SACRAMENTO COUNTY	Rogers Rd. and Bar Du Ln.	95829
SACRAMENTO COUNTY	Rogers Rd. and Bar Du Ln.	95829
SACRAMENTO COUNTY	9590 ROGERS RD	95829
SACRAMENTO COUNTY	9400 ROGERS RD	95829
SACRAMENTO COUNTY	7691 BRADSHAW RD	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	7775 CARMENCITA AVE	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	9942 GERBER RD	95829
SACRAMENTO COUNTY	Gerber Rd. and Maybell Ln.	95829
SACRAMENTO COUNTY	Gerber Rd. and Grand View Rd.	95829
SACRAMENTO COUNTY	Excelsior Rd. and Spiva Rd.	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Gerber Rd.	95829
SACRAMENTO COUNTY	Primasing Ave. and Washington Ave.	95615
SACRAMENTO COUNTY	215 PRIMASING AVE	95615
SACRAMENTO COUNTY	Hood Franklin Rd. and Franklin Blvd.	95758
SACRAMENTO COUNTY	Hood Franklin Rd. and Franklin Blvd.	95758
SACRAMENTO COUNTY	Hood Franklin Rd. and Franklin Blvd.	95758
SACRAMENTO COUNTY	Hood Franklin Rd. and Franklin Blvd.	95758
SACRAMENTO COUNTY	10101 TWIN CITIES RD	95632
SACRAMENTO COUNTY	12690 W STOCKTON BLVD	95632
SACRAMENTO COUNTY	W Stockton Blvd. and Twin Cities Rd.	95632
SACRAMENTO COUNTY	Twin Cities Rd. and Bergeron Rd.	95632
SACRAMENTO COUNTY	12731 E STOCKTON BLVD	95632
SACRAMENTO COUNTY	Spring St. and Midway Ave.	95632
SACRAMENTO COUNTY	Spring St. and Midway Ave.	95632
SACRAMENTO COUNTY	Spring St. and Midway Ave.	95632
SACRAMENTO COUNTY	Spring St. and Midway Ave.	95632
SACRAMENTO COUNTY	CHRISTENSEN RD AND DIABLO VISTA AVE	95632
SACRAMENTO COUNTY	9746 SPRING ST	95632
SACRAMENTO COUNTY	Alta Mesa Rd. and Borden Rd.	95638
SACRAMENTO COUNTY	12760 ALTA MESA RD	95638
SACRAMENTO COUNTY	Sorenta Rd. and W Elverta Rd.	95626

SACRAMENTO COUNTY	8625 SORENTO RD	95626
SACRAMENTO COUNTY	LOS GARCIAS LN AND ELWYN AVE	95836
SACRAMENTO COUNTY	LOS GARCIAS LN AND ELWYN AVE	95626
SACRAMENTO COUNTY	LOS GARCIAS LN AND ELWYN AVE	95626
SACRAMENTO COUNTY	Rio Linda Blvd. and Sorento Rd.	95626
SACRAMENTO COUNTY	Sorenta Rd. and Shandony Ave.	95626
SACRAMENTO COUNTY	Cliffe Way and Encomium Ct.	95828
SACRAMENTO COUNTY	13970 STATE HIGHWAY 160	95690
SACRAMENTO COUNTY	River Rd. and 1st Ave.	95690
SACRAMENTO COUNTY	Lelia Dr. and W Sherman Island Rd.	94571
SACRAMENTO COUNTY	Lelia Dr. and W Sherman Island Rd.	94571
SACRAMENTO COUNTY	Lelia Dr. and Anita Rd.	94571
SACRAMENTO COUNTY	Lelia Dr. and Anita Rd.	94571
SACRAMENTO COUNTY	Lelia Dr. and W Sherman Island Rd.	94571
SACRAMENTO COUNTY	Lelia Dr. and Anita Rd.	94571
SACRAMENTO COUNTY	4249 LELIA DR	94571
SACRAMENTO COUNTY	Secluded Oaks Ln. and Manzanita Ave.	95608
SACRAMENTO COUNTY	Culver Ave. and Crest Rd.	95628
SACRAMENTO COUNTY	6547 GRANT AVE	95608
SACRAMENTO COUNTY	Grant Ave. and Marshall Ave.	95608
SACRAMENTO COUNTY	Grant Ave. and Marshall Ave.	95608
SACRAMENTO COUNTY	Fair Oaks Blvd. and Cyrus Ln.	95608
SACRAMENTO COUNTY	Fair Oaks Blvd. and Cyrus Ln.	95608
SACRAMENTO COUNTY	Fair Oaks Blvd. and Cyrus Ln.	95608
SACRAMENTO COUNTY	6500 GRANT AVE	95608
SACRAMENTO COUNTY	2710 SHERIDAN WAY	95821
SACRAMENTO COUNTY	6525 STANLEY AVE	95608
SACRAMENTO COUNTY	Chiquita Way and San Lorenzo Way	95608
SACRAMENTO COUNTY	Palm Dr. and San Lorenzo Way	95608
SACRAMENTO COUNTY	6525 STANLEY AVE	95608
SACRAMENTO COUNTY	1977 GARDEN HWY	95833
SACRAMENTO COUNTY	Garden Hwy and Orchard Ln.	95833
SACRAMENTO COUNTY	Estates Dr. and Elderberry Ln.	95833
SACRAMENTO COUNTY	Orange Ave. and Florin Mall Dr.	95864
SACRAMENTO COUNTY	Reese Rd. and Mcnie Ave.	95828
SACRAMENTO COUNTY	7266 REESE RD	95828
SACRAMENTO COUNTY	Reese Rd. and Mcnie Ave.	95828
SACRAMENTO COUNTY	Pritchard Rd. and Vida Ct.	95828
SACRAMENTO COUNTY	Reese Rd. and Frasinetti Rd.	95828
SACRAMENTO COUNTY	14059 DIABLOVIEW CT	95690
SACRAMENTO COUNTY	14030 ISLANDVIEW WAY	95690
SACRAMENTO COUNTY	Cornell Rd. and S Lincoln Way	95632
SACRAMENTO COUNTY	Cornell Rd. and S Lincoln Way	95632
SACRAMENTO COUNTY	Cornell Rd. and S Lincoln Way	95641

SACRAMENTO COUNTY	Hwy 160 and W Tyler Island Bridge Rd.	95641
SACRAMENTO COUNTY	Tyler Island Bridge Rd. and Oxbow Dr.	95641
SACRAMENTO COUNTY	Tyler Island Bridge Rd. and Oxbow Dr.	95641
SACRAMENTO COUNTY	Tyler Island Bridge Rd. and Oxbow Dr.	95641
SACRAMENTO COUNTY	Hwy 160 and W Tyler Island Bridge Rd.	95641
SACRAMENTO COUNTY	Hwy 160 and W Tyler Island Bridge Rd.	95641
SACRAMENTO COUNTY	Hwy 160 and W Tyler Island Bridge Rd.	95641
SACRAMENTO COUNTY	708 TYLER ISLAND BRIDGE RD	95641
SACRAMENTO COUNTY	Hwy 160 and W Tyler Island Bridge Rd.	95641
SACRAMENTO COUNTY	682 TYLER ISLAND BRIDGE RD	95641
SACRAMENTO COUNTY	Garden Hwy and Reservoir Rd.	95837
SACRAMENTO COUNTY	Garden Hwy and Reservoir Rd.	95837
SACRAMENTO COUNTY	Garden Hwy and Reservoir Rd.	95837
SACRAMENTO COUNTY	7001 GARDEN HWY	95837
SACRAMENTO COUNTY	Garden Hwy and Elkhorn Blvd.	95837
SACRAMENTO COUNTY	Garden Hwy and Elkhorn Blvd.	95837
SACRAMENTO COUNTY	Garden Hwy and Elkhorn Blvd.	95837
SACRAMENTO COUNTY	Garden Hwy and W Elkhorn Blvd.	95833
SACRAMENTO COUNTY	Garden Hwy and Elkhorn Blvd.	95837
SACRAMENTO COUNTY	Garden Hwy and N Bayou Way	95837
SACRAMENTO COUNTY	Garden Hwy and N Bayou Way	95837
SACRAMENTO COUNTY	Garden Hwy and N Bayou Way	95837
SACRAMENTO COUNTY	5595 GARDEN HWY	95837
SACRAMENTO COUNTY	Garden Hwy and N Bayou Way	95837
SACRAMENTO COUNTY	W Elverta Rd. and Elwyn Ave.	95626
SACRAMENTO COUNTY	W Delano St. and Elwyn Ave.	95626
SACRAMENTO COUNTY	457 EMERSON ST	95626
SACRAMENTO COUNTY	Delano St. and El Modena Ave.	95626
SACRAMENTO COUNTY	Elverta Rd. and 16th St.	95626
SACRAMENTO COUNTY	317 W DELANO ST	95626
SACRAMENTO COUNTY	W Delano St. and Marindell St.	95626
SACRAMENTO COUNTY	Walnut Ave. and Elm Ave.	95626
SACRAMENTO COUNTY	Elm Ave. and Anise St.	95662
SACRAMENTO COUNTY	6941 SANTA JUANITA AVE	95662
SACRAMENTO COUNTY	6841 SANTA JUANITA AVE	95662
SACRAMENTO COUNTY	Santa Juanita Ave. and Pemberley Ln.	95662
SACRAMENTO COUNTY	6904 SANTA JUANITA AVE	95662
SACRAMENTO COUNTY	WYATT LN AND VALLEJO DR	95662
SACRAMENTO COUNTY	WYATT LN AND SANTA JUANITA AVE	95662
SACRAMENTO COUNTY	Central Ave. and Main Ave.	95662
SACRAMENTO COUNTY	6740 HICKORY AVE	95662
SACRAMENTO COUNTY	Vallejo Dr. and Main Ave.	95662
SACRAMENTO COUNTY	Central Ave. and Main Ave.	95662
SACRAMENTO COUNTY	6621 ALMAS LN	95662

SACRAMENTO COUNTY	6926 HICKORY AVE	95662
SACRAMENTO COUNTY	8855 DIXON OAKS LN	95662
SACRAMENTO COUNTY	Garfield Ave. and Verner Ave.	95841
SACRAMENTO COUNTY	Garfield Ave. and Verner Ave.	95841
SACRAMENTO COUNTY	Garfield Ave. and Verner Ave.	95841
SACRAMENTO COUNTY	Wendal Ln. and Wegat Ln.	95841
SACRAMENTO COUNTY	Wendal Ln. and Wegat Ln.	95841
SACRAMENTO COUNTY	Wendal Ln. and Verner Ave.	95841
SACRAMENTO COUNTY	8976 CENTRAL AVE	95662
SACRAMENTO COUNTY	Chestnut Ave. and Shawmutt Ct.	95662
SACRAMENTO COUNTY	Walnut Ave. and Orangevale Ave.	95662
SACRAMENTO COUNTY	Central Ave. and Main Ave.	95662
SACRAMENTO COUNTY	9059 GREENBACK LN	95662
SACRAMENTO COUNTY	6321 CHESTNUT AVE	95662
SACRAMENTO COUNTY	6330 FILBERT AVE	95662
SACRAMENTO COUNTY	6326 FILBERT AVE	95662
SACRAMENTO COUNTY	Loma Ln. and Walnut Ave.	95662
SACRAMENTO COUNTY	Pecan Ave. and Hidden Glen Ln.	95662
SACRAMENTO COUNTY	Garden Hwy. and Power Line Rd.	95834
SACRAMENTO COUNTY	Garden Hwy. and Power Line Rd.	95834
SACRAMENTO COUNTY	3167 GARDEN HWY	95834
SACRAMENTO COUNTY	3083 GARDEN HWY	95833
SACRAMENTO COUNTY	2915 GARDEN HWY	95833
SACRAMENTO COUNTY	Garden Hwy. and Farm Rd.	95833
SACRAMENTO COUNTY	2733 GARDEN HWY	95833
SACRAMENTO COUNTY	2707 GARDEN HWY	95833
SACRAMENTO COUNTY	2633 GARDEN HWY	95833
SACRAMENTO COUNTY	Garden Hwy. and Radio Rd.	95833
SACRAMENTO COUNTY	3505 GARDEN HWY	95834
SACRAMENTO COUNTY	Garden Hwy. and San Juan Rd.	95834
SACRAMENTO COUNTY	3337 GARDEN HWY	95834
SACRAMENTO COUNTY	Garden Hwy. and Radio Rd.	95834
SACRAMENTO COUNTY	1902 GARDEN HWY	95834
SACRAMENTO COUNTY	5232 GARFIELD AVE	95841
SACRAMENTO COUNTY	4970 WALNUT AVE	95841
SACRAMENTO COUNTY	5330 JOLINE AVE	95841
SACRAMENTO COUNTY	Hemlock St. and Joline Ave.	95841
SACRAMENTO COUNTY	5421 CYPRESS AVE	95608
SACRAMENTO COUNTY	Cypress Ave. and Garfield Ave.	95608
SACRAMENTO COUNTY	Garfield Ave. and Valhalla Dr.	95608
SACRAMENTO COUNTY	Garfield Ave. and Valhalla Dr.	95608
SACRAMENTO COUNTY	Winding Way and Mustang Way	95608
SACRAMENTO COUNTY	4333 GARFIELD AVE	95608
SACRAMENTO COUNTY	4987 KING ARTHUR PL	95841

SACRAMENTO COUNTY	5311 KISEL LN	95841
SACRAMENTO COUNTY	3510 WINONA WAY	95660
SACRAMENTO COUNTY	4645 PALOMINO LN	95660
SACRAMENTO COUNTY	4209 CARLE LN	95841
SACRAMENTO COUNTY	4201 ORANGE GROVE AVE	95841
SACRAMENTO COUNTY	5023 PASADENA AVE	95841
SACRAMENTO COUNTY	Pasadena Ave. and Linley Ln.	95841
SACRAMENTO COUNTY	4332 POSEIDON LN	95841
SACRAMENTO COUNTY	4336 POSEIDON LN	95841
SACRAMENTO COUNTY	4425 SYCAMORE AVE	95841
SACRAMENTO COUNTY	Winding Way and Winding Ridge Ct.	95841
SACRAMENTO COUNTY	4333 SYCAMORE AVE	95841
SACRAMENTO COUNTY	Winding Way and Winding Ridge Ct.	95841
SACRAMENTO COUNTY	Sycamore Ave. and College Oak Dr.	95841
SACRAMENTO COUNTY	Sycamore Ave. and College Oak Dr.	95841
SACRAMENTO COUNTY	4410 SYCAMORE AVE	95841
SACRAMENTO COUNTY	4421 COLLEGE OAK DR	95841
SACRAMENTO COUNTY	Walnut Ave. and Locust Ave.	95608
SACRAMENTO COUNTY	Walnut Ave. and Locust Ave.	95821
SACRAMENTO COUNTY	5044 WINDING WAY	95841
SACRAMENTO COUNTY	Winding Way and Walnut Ave.	95841
SACRAMENTO COUNTY	Rutgers Way and Pasadena Ave.	95821
SACRAMENTO COUNTY	Hope Ln. and Mason Ln.	95821
SACRAMENTO COUNTY	Cypress Ave. and Mason Ln.	95608
SACRAMENTO COUNTY	Hope Ln. and Walnut Ave.	95608
SACRAMENTO COUNTY	Reycraft Dr. and Silver Spur Way	95841
SACRAMENTO COUNTY	MELISSAMOU LN AND ORANGE GROVE AV	95841
SACRAMENTO COUNTY	4485 MELISSAMOU LN	95841
SACRAMENTO COUNTY	MELISSAMOU LN AND ORANGE GROVE AV	95841
SACRAMENTO COUNTY	MELISSAMOU LN AND ORANGE GROVE AV	95841
SACRAMENTO COUNTY	MELISSAMOU LN AND ORANGE GROVE AV	95841
SACRAMENTO COUNTY	Auburn Blvd. and Auburn Blvd.	95841
SACRAMENTO COUNTY	Auburn Blvd. and Auburn Blvd.	95841
SACRAMENTO COUNTY	Winding Way and Winding Ridge Ct.	95841
SACRAMENTO COUNTY	4709 FIREBIRD LN	95841
SACRAMENTO COUNTY	4100 ORANGE GROVE AVE	95841
SACRAMENTO COUNTY	4100 ORANGE GROVE AVE	95841
SACRAMENTO COUNTY	4100 ORANGE GROVE AVE	95841
SACRAMENTO COUNTY	4231 NEW YORK AVE	95628
SACRAMENTO COUNTY	New York Ave. and Lemon St.	95628
SACRAMENTO COUNTY	New York Ave. and Lemon St.	95628
SACRAMENTO COUNTY	7720 WINDING WAY	95628
SACRAMENTO COUNTY	7530 CHERYL LN	95628
SACRAMENTO COUNTY	3788 FAIR HILL RD	95628

SACRAMENTO COUNTY	Bannister Rd. and Fair Oaks Blvd.	95628
SACRAMENTO COUNTY	3934 BANNISTER RD	95628
SACRAMENTO COUNTY	3795 FAIR HILL RD	95628
SACRAMENTO COUNTY	4578 MINNESOTA AVE	95628
SACRAMENTO COUNTY	Olive St. and Minnesota Ave.	95628
SACRAMENTO COUNTY	Olive St. and Minnesota Ave.	95628
SACRAMENTO COUNTY	4121 SAINT ANSELM CT	95628
SACRAMENTO COUNTY	Sierra View Way and Post Rd.	95628
SACRAMENTO COUNTY	4449 SIERRA VIEW WAY	95628
SACRAMENTO COUNTY	4521 MAPEL LN	95608
SACRAMENTO COUNTY	Barrett Rd. and Pine Crest Cir.	95608
SACRAMENTO COUNTY	6411 LINCOLN AVE	95608
SACRAMENTO COUNTY	4045 MARSHALL AVE	95608
SACRAMENTO COUNTY	4033 MARSHALL AVE	95608
SACRAMENTO COUNTY	Kenneth Ave. and Gunnner Way	95628
SACRAMENTO COUNTY	Kenneth Ave. and Hans Engel Way	95628
SACRAMENTO COUNTY	Sunset Ave. and Martsmith Way	95628
SACRAMENTO COUNTY	Chicago Ave. and Winding Way	95628
SACRAMENTO COUNTY	8261 WINDING WAY	95628
SACRAMENTO COUNTY	4515 SIERRA VIEW WAY	95628
SACRAMENTO COUNTY	Sierra View Way and Post Rd.	95628
SACRAMENTO COUNTY	8675 RANCHWOOD CT	95628
SACRAMENTO COUNTY	Martsmith Way and Longmore Way	95628
SACRAMENTO COUNTY	Martsmith Way and Longmore Way	95628
SACRAMENTO COUNTY	Sierra View Way and Winding Way	95628
SACRAMENTO COUNTY	8146 EARNSCLIFF AVE	95628
SACRAMENTO COUNTY	Olive Ave. and Natoma Ave.	95628
SACRAMENTO COUNTY	Olive Ave. and Natoma Ave.	95628
SACRAMENTO COUNTY	Winding Way and Kenneth Ave.	95628
SACRAMENTO COUNTY	8504 WINDING WAY	95628
SACRAMENTO COUNTY	8512 WINDING WAY	95628
SACRAMENTO COUNTY	4250 KENNETH AVE	95628
SACRAMENTO COUNTY	4255 RANDHURST WAY	95628
SACRAMENTO COUNTY	SWALLOW WAY AND MOCKINGBIRD ST	95628
SACRAMENTO COUNTY	Natoma Ave. and Park Ave.	95628
SACRAMENTO COUNTY	Natoma Ave. and Sentinel St.	95628
SACRAMENTO COUNTY	8515 OAKVIEW LN	95628
SACRAMENTO COUNTY	Kenneth Ave. and Burford Ln.	95628
SACRAMENTO COUNTY	4440 KENNETH AVE	95628
SACRAMENTO COUNTY	4711 MEADOWOOD WAY	95628
SACRAMENTO COUNTY	4700 MEADOWOOD WAY	95628
SACRAMENTO COUNTY	8662 FRUITWOOD CT	95628
SACRAMENTO COUNTY	8810 TRIPLE CROWN CT	95628
SACRAMENTO COUNTY	8580 MORTENSON LN	95628

SACRAMENTO COUNTY	8750 NOLAND LN	95628
SACRAMENTO COUNTY	8739 NOLAND LN	95628
SACRAMENTO COUNTY	Rampart Dr. and Barrett Rd.	95608
SACRAMENTO COUNTY	8533 FAIR OAKS BLVD	95608
SACRAMENTO COUNTY	Hussey Dr. and Walnut Rd.	95608
SACRAMENTO COUNTY	Lincoln Ave. and Oak Knoll Dr.	95608
SACRAMENTO COUNTY	4110 HOLLISTER AVE	95608
SACRAMENTO COUNTY	9106 SUNSET AVE	95628
SACRAMENTO COUNTY	Westcliff Ln. and Ridgeline Ln.	95628
SACRAMENTO COUNTY	8467 JOMAR LN	95628
SACRAMENTO COUNTY	8464 JOMAR LN	95628
SACRAMENTO COUNTY	8456 JOMAR LN	95628
SACRAMENTO COUNTY	El Chapul Way and Illinois Ave.	95628
SACRAMENTO COUNTY	5100 CASHMERE CT	95628
SACRAMENTO COUNTY	Cypress Ave. and Dena Way	95628
SACRAMENTO COUNTY	3402 WHITNEY AVE	95608
SACRAMENTO COUNTY	Pheasant Rd. and Almond Ave.	95662
SACRAMENTO COUNTY	Pheasant Rd. and Almond Ave.	95662
SACRAMENTO COUNTY	Pheasant Rd. and Almond Ave.	95662
SACRAMENTO COUNTY	Central Ave. and Hickory Ave.	95662
SACRAMENTO COUNTY	8560 PHEASANT HILL CT	95662
SACRAMENTO COUNTY	8672 HODGE PL	95662
SACRAMENTO COUNTY	Fair Oaks Blvd. and Bryan Way	95608
SACRAMENTO COUNTY	Sutter Ave. and Gordon Way	95608
SACRAMENTO COUNTY	SUTTER HILL LN	95608
SACRAMENTO COUNTY	Sutter Ave. and Valle Vista Rd.	95608
SACRAMENTO COUNTY	3709 MARSHALL AVE	95608
SACRAMENTO COUNTY	6548 SUTTER AVE	95608
SACRAMENTO COUNTY	6875 GRANT AVE	95608
SACRAMENTO COUNTY	Duncan Ln. and Marshall Ave.	95608
SACRAMENTO COUNTY	Duncan Ln. and Marshall Ave.	95608
SACRAMENTO COUNTY	Duncan Ln. and Marshall Ave.	95608
SACRAMENTO COUNTY	Hollister Ave. and Kiekebusch Ct.	95608
SACRAMENTO COUNTY	Nob Hill Dr. and Dell Rd.	95608
SACRAMENTO COUNTY	Hollister Ave. and Kiekebusch Ct.	95608
SACRAMENTO COUNTY	7140 SUTTER AVE	95608
SACRAMENTO COUNTY	6747 STEELE OAK LN	95608
SACRAMENTO COUNTY	Marshall Ave. and Care Ln.	95608
SACRAMENTO COUNTY	3505 BLUFF CT	95608
SACRAMENTO COUNTY	6101 HOFFMAN LN # 2	95628
SACRAMENTO COUNTY	Greenback Ln. and Birks Ln.	95662
SACRAMENTO COUNTY	Central Ave. and La Junta Dr.	95662
SACRAMENTO COUNTY	6347 HICKORY AVE	95662
SACRAMENTO COUNTY	6144 KENNETH AVE	95662

SACRAMENTO COUNTY	6101 TRAJAN DR	95628
SACRAMENTO COUNTY	Stanley Ave. and Rickey Dick Ln.	95608
SACRAMENTO COUNTY	Edgar Ln. and Landis Ave.	95608
SACRAMENTO COUNTY	Palm Dr. and Petrosyan Ln.	95608
SACRAMENTO COUNTY	2926 CALIFORNIA AVE	95608
SACRAMENTO COUNTY	Palm Dr. and Scandia Way	95608
SACRAMENTO COUNTY	2799 SCANDIA WAY	95608
SACRAMENTO COUNTY	2751 CALIFORNIA AVE	95608
SACRAMENTO COUNTY	Palm Dr. and California Ave.	95608
SACRAMENTO COUNTY	Royal Palm Way and Hoffman Bluff Way	95608
SACRAMENTO COUNTY	Kenneth Ave. and Sierra View Trl.	95608
SACRAMENTO COUNTY	6224 KENNETH AVE	95608
SACRAMENTO COUNTY	California Ave. and Van Alstine Ave.	95608
SACRAMENTO COUNTY	Vienna Ave. and Marshall Ave.	95608
SACRAMENTO COUNTY	Vienna Ave. and Marshall Ave.	95608
SACRAMENTO COUNTY	6115 KENNETH AVE	95608
SACRAMENTO COUNTY	6109 KENNETH AVE	95608
SACRAMENTO COUNTY	1911 GARDEN HWY	95833
SACRAMENTO COUNTY	Garden Hwy and San Juan Rd.	95833
SACRAMENTO COUNTY	Garden Hwy and San Juan Rd.	95833
SACRAMENTO COUNTY	Ardendale Ln. and Watt Ave	95864
SACRAMENTO COUNTY	1841 ROCKWOOD DR	95864
SACRAMENTO COUNTY	Random Ln. and Rockwood Dr.	95864
SACRAMENTO COUNTY	Maple Glen Rd. and Random Ln.	95864
SACRAMENTO COUNTY	Fair Oaks Blvd. and Elena Ln.	95608
SACRAMENTO COUNTY	Fair Oaks Blvd. and Seabler Pl.	95608
SACRAMENTO COUNTY	2325 ELENA LN	95608
SACRAMENTO COUNTY	5204 MARIONE DR	95608
SACRAMENTO COUNTY	5212 MARIONE DR	95608
SACRAMENTO COUNTY	Lambeth Way and Wingfield Way	95608
SACRAMENTO COUNTY	6233 GOBERNADORES LN	95608
SACRAMENTO COUNTY	6237 GOBERNADORES LN	95608
SACRAMENTO COUNTY	6232 GOBERNADORES LN	95608
SACRAMENTO COUNTY	5020 ARDEN WAY	95608
SACRAMENTO COUNTY	1201 ARDEN HILLS CC LN	95864
SACRAMENTO COUNTY	2790 NORTHROP AVE	95864
SACRAMENTO COUNTY	731 WATT AVE	95864
SACRAMENTO COUNTY	1212 MARIEMONT AVE	95864
SACRAMENTO COUNTY	9437 GERBER RD	95829
SACRAMENTO COUNTY	Bradshaw Rd. and Ballinger Dr.	95829
SACRAMENTO COUNTY	Puerto Dr. and Fuente De Paz	95683
SACRAMENTO COUNTY	7991 CARMENCITA AVE	95829
SACRAMENTO COUNTY	10071 DAGWOOD WAY	95829
SACRAMENTO COUNTY	10067 DAGWOOD WAY	95829

SACRAMENTO COUNTY	10063 DAGWOOD WAY	95829
SACRAMENTO COUNTY	10059 DAGWOOD WAY	95829
SACRAMENTO COUNTY	10055 DAGWOOD WAY	95829
SACRAMENTO COUNTY	10051 DAGWOOD WAY	95829
SACRAMENTO COUNTY	10047 DAGWOOD WAY	95829
SACRAMENTO COUNTY	10043 DAGWOOD CT	95829
SACRAMENTO COUNTY	10039 DAGWOOD CT	95829
SACRAMENTO COUNTY	10035 DAGWOOD CT	95829
SACRAMENTO COUNTY	10031 DAGWOOD CT	95829
SACRAMENTO COUNTY	10036 DAGWOOD CT	95829
SACRAMENTO COUNTY	10042 DAGWOOD CT	95829
SACRAMENTO COUNTY	8368 SAMWOOD CT	95829
SACRAMENTO COUNTY	8372 SAMWOOD CT	95829
SACRAMENTO COUNTY	8369 SAMWOOD CT	95829
SACRAMENTO COUNTY	8365 SAMWOOD CT	95829
SACRAMENTO COUNTY	8361 SAMWOOD CT	95829
SACRAMENTO COUNTY	8360 KELLWOOD CT	95829
SACRAMENTO COUNTY	8364 KELLWOOD CT	95829
SACRAMENTO COUNTY	8368 KELLWOOD CT	95829
SACRAMENTO COUNTY	8372 KELLWOOD CT	95829
SACRAMENTO COUNTY	8369 KELLWOOD CT	95829
SACRAMENTO COUNTY	8365 KELLWOOD CT	95829
SACRAMENTO COUNTY	8361 KELLWOOD CT	95829
SACRAMENTO COUNTY	Long Island Rd. and Grand Island Rd.	95690
SACRAMENTO COUNTY	Long Island Rd. and Grand Island Rd.	95690
SACRAMENTO COUNTY	Long Island Rd. and Grand Island Rd.	95690
SACRAMENTO COUNTY	2249 ELVERTA RD	95626
SACRAMENTO COUNTY	6941 TILTON LN	95662
SACRAMENTO COUNTY	9114 LILY POND LN	95662
SACRAMENTO COUNTY	Central Ave. and Hazel Ave.	95662
SACRAMENTO COUNTY	Hazel Ave. and Leue Ave.	95662
SACRAMENTO COUNTY	Hazel Ave. and Leue Ave.	95662
SACRAMENTO COUNTY	Hazel Ave. and Leue Ave.	95662
SACRAMENTO COUNTY	8712 ELM AVE	95662
SACRAMENTO COUNTY	Elm Ave. and Beech Ave.	95662
SACRAMENTO COUNTY	Elm Ave. and Beech Ave.	95662
SACRAMENTO COUNTY	Elm Ave. and Beech Ave.	95662
SACRAMENTO COUNTY	Elm Ave. and Beech Ave.	95662
SACRAMENTO COUNTY	6931 BEECH AVE	95662
SACRAMENTO COUNTY	Oak Ave. and Davlil Way	95662
SACRAMENTO COUNTY	Oak Ave. and Davlil Way	95662
SACRAMENTO COUNTY	Oak Ave. and Davlil Way	95662
SACRAMENTO COUNTY	Central Ave. and Walnut Ave.	95662
SACRAMENTO COUNTY	Locust Ave. and Waymar Ct.	95608

SACRAMENTO COUNTY	4245 TYRONE WAY	95608
SACRAMENTO COUNTY	4943 FILBERT AVE	95628
SACRAMENTO COUNTY	Pheasant Rd. and San Juan Ave.	95628
SACRAMENTO COUNTY	4671 PASADENA AVE	95821
SACRAMENTO COUNTY	Swallow Way and Lake Nimbus Dr.	95628
SACRAMENTO COUNTY	8343 HIDDEN VALLEY CIR	95628
SACRAMENTO COUNTY	8500 ROLLING GREEN WAY	95628
SACRAMENTO COUNTY	4660 CHICAGO AVE	95628
SACRAMENTO COUNTY	4700 KEWANEE ST	95628
SACRAMENTO COUNTY	5200 SIR LANCELOT LN	95628
SACRAMENTO COUNTY	8346 MARO WAY	95628
SACRAMENTO COUNTY	Madison Ave. and Friar Tuck Way	95628
SACRAMENTO COUNTY	5224 BUENA VISTA AVE	95628
SACRAMENTO COUNTY	Scenic Vista Way and Buena Vista Ave.	95628
SACRAMENTO COUNTY	5214 BUENA VISTA AVE	95628
SACRAMENTO COUNTY	8887 PHOENIX AVE	95628
SACRAMENTO COUNTY	Phoenix Ave. and Illinois Ave.	95628
SACRAMENTO COUNTY	Tondela Way and Mondego Way	95628
SACRAMENTO COUNTY	Tondela Way and Mondego Way	95628
SACRAMENTO COUNTY	5140 NEDA LN	95628
SACRAMENTO COUNTY	5120 NEDA LN	95628
SACRAMENTO COUNTY	Phoenix Ave. and Arroyo St.	95628
SACRAMENTO COUNTY	Kenneth Ave. and Via Gwynn Way	95628
SACRAMENTO COUNTY	Via Gwynn Way and Blossomwood Ct.	95628
SACRAMENTO COUNTY	Madison Ave. and Valonia St.	95628
SACRAMENTO COUNTY	Madison Ave. and Valonia St.	95628
SACRAMENTO COUNTY	Madison Ave. and Valonia St.	95628
SACRAMENTO COUNTY	8855 PHOENIX AVE	95628
SACRAMENTO COUNTY	8851 PHOENIX AVE	95628
SACRAMENTO COUNTY	8847 PHOENIX AVE	95628
SACRAMENTO COUNTY	8843 PHOENIX AVE	95628
SACRAMENTO COUNTY	3421 E COUNTRY CLUB LN	95821
SACRAMENTO COUNTY	Fair Oaks Blvd. and Dell Rd.	95608
SACRAMENTO COUNTY	7365 NOB HILL DR	95608
SACRAMENTO COUNTY	Marconi Ave. and Lacy Ln.	95821
SACRAMENTO COUNTY	Marconi Ave. and Lacy Ln.	95821
SACRAMENTO COUNTY	California Ave. and Kenneth Ave.	95608
SACRAMENTO COUNTY	Orange Hill Ln. and Palm Dr.	95608
SACRAMENTO COUNTY	1911 WATT AVE	95825
SACRAMENTO COUNTY	Watt Ave. and El Ricon Way	95864
SACRAMENTO COUNTY	4647 FAIR OAKS BLVD	95864
SACRAMENTO COUNTY	1235 JACOB LN	95608
SACRAMENTO COUNTY	Fair Oaks Blvd. and San Ramon Way	95864
SACRAMENTO COUNTY	Florin Rd. and Gardner Ave.	95828

SACRAMENTO COUNTY	6840 GARDNER AVE	95828
SACRAMENTO COUNTY	7450 ELK GROVE FLORIN RD	95829
SACRAMENTO COUNTY	Murieta Parkway and Jackson Rd.	95683
SACRAMENTO COUNTY	7991 CARMENCITA AVE	95829
SACRAMENTO COUNTY	Wingspan Dr. and Crane Hawk Ct.	95829
SACRAMENTO COUNTY	8959 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8963 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8967 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8971 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8975 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8979 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8983 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8987 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8991 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8995 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8990 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8986 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8982 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8978 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8974 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8970 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8966 ELSIE IDA WAY	95829
SACRAMENTO COUNTY	8343 MEDEIROS WAY	95829
SACRAMENTO COUNTY	8347 MEDEIROS WAY	95829
SACRAMENTO COUNTY	9878 ALPHONSE CT	95829
SACRAMENTO COUNTY	Piping Rock Dr. and Prairie Dunes Way	95829
SACRAMENTO COUNTY	Piping Rock Dr. and Prairie Dunes Way	95829
SACRAMENTO COUNTY	Gerber Rd. and Vineyard Rd.	95829
SACRAMENTO COUNTY	Gerber Rd. and Vineyard Rd.	95829
SACRAMENTO COUNTY	Gerber Rd. and Vineyard Rd.	95829
SACRAMENTO COUNTY	Gerber Rd. and Vineyard Rd.	95829
SACRAMENTO COUNTY	Gerber Rd. and Vineyard Rd.	95829
SACRAMENTO COUNTY	Hazel Ave. and Van Moore Ln.	95662
SACRAMENTO COUNTY	9017 PHOENIX AVE	95628
SACRAMENTO COUNTY	9019 PHOENIX AVE	95628
SACRAMENTO COUNTY	5221 SPRUCE GOOSE LN	95628
SACRAMENTO COUNTY	5215 SPRUCE GOOSE LN	95628
SACRAMENTO COUNTY	5209 SPRUCE GOOSE LN	95628
SACRAMENTO COUNTY	Winona Way and Lynhurst Way	95660
SACRAMENTO COUNTY	8332 CUTTSIA CT	95628
SACRAMENTO COUNTY	8331 LOLLYBUSH CT	95628
SACRAMENTO COUNTY	8414 COOGERA WAY	95628
SACRAMENTO COUNTY	8410 COOGERA WAY	95628
SACRAMENTO COUNTY	8406 COOGERA WAY	95628

SACRAMENTO COUNTY	8402 COOGERA WAY	95628
SACRAMENTO COUNTY	8398 COOGERA WAY	95628
SACRAMENTO COUNTY	8394 COOGERA WAY	95628
SACRAMENTO COUNTY	8390 COOGERA WAY	95628
SACRAMENTO COUNTY	8386 COOGERA WAY	95628
SACRAMENTO COUNTY	5560 GREVILLEA ST	95628
SACRAMENTO COUNTY	5556 GREVILLEA ST	95628
SACRAMENTO COUNTY	5552 GREVILLEA ST	95628
SACRAMENTO COUNTY	5548 GREVILLEA ST	95628
SACRAMENTO COUNTY	5548 GREVILLEA ST	95628
SACRAMENTO COUNTY	5540 GREVILLEA ST	95628
SACRAMENTO COUNTY	5536 GREVILLEA ST	95628
SACRAMENTO COUNTY	5532 GREVILLEA ST	95628
SACRAMENTO COUNTY	5533 GREVILLEA ST	95628
SACRAMENTO COUNTY	5537 GREVILLEA ST	95628
SACRAMENTO COUNTY	5541 GREVILLEA ST	95628
SACRAMENTO COUNTY	5545 GREVILLEA ST	95628
SACRAMENTO COUNTY	5549 GREVILLEA ST	95628
SACRAMENTO COUNTY	5553 GREVILLEA ST	95628
SACRAMENTO COUNTY	5557 GREVILLEA ST	95628
SACRAMENTO COUNTY	5561 GREVILLEA ST	95628
SACRAMENTO COUNTY	5558 BOOYONG ST	95628
SACRAMENTO COUNTY	5554 BOOYONG ST	95628
SACRAMENTO COUNTY	5550 BOOYONG ST	95628
SACRAMENTO COUNTY	5546 BOOYONG ST	95628
SACRAMENTO COUNTY	5542 BOOYONG ST	95628
SACRAMENTO COUNTY	5538 BOOYONG ST	95628
SACRAMENTO COUNTY	5534 BOOYONG ST	95628
SACRAMENTO COUNTY	5530 BOOYONG ST	95628
SACRAMENTO COUNTY	8344 CUTTSIA CT	95628
SACRAMENTO COUNTY	8340 CUTTSIA CT	95628
SACRAMENTO COUNTY	8336 CUTTSIA CT	95628
SACRAMENTO COUNTY	8333 CUTTSIA CT	95628
SACRAMENTO COUNTY	8337 CUTTSIA CT	95628
SACRAMENTO COUNTY	8341 CUTTSIA CT	95628
SACRAMENTO COUNTY	5551 BOOYONG ST	95628
SACRAMENTO COUNTY	5555 BOOYONG ST	95628
SACRAMENTO COUNTY	8338 LOLLYBUSH CT	95628
SACRAMENTO COUNTY	8334 LOLLYBUSH CT	95628
SACRAMENTO COUNTY	8330 LOLLYBUSH CT	95628
SACRAMENTO COUNTY	8335 LOLLYBUSH CT	95628
SACRAMENTO COUNTY	8339 LOLLYBUSH CT	95628
SACRAMENTO COUNTY	8343 LOLLYBUSH CT	95628
SACRAMENTO COUNTY	8351 COOGERA WAY	95628

SACRAMENTO COUNTY	8355 COOGERA WAY	95628
SACRAMENTO COUNTY	8359 COOGERA WAY	95628
SACRAMENTO COUNTY	8363 COOGERA WAY	95628
SACRAMENTO COUNTY	8367 COOGERA WAY	95628
SACRAMENTO COUNTY	8371 COOGERA WAY	95628
SACRAMENTO COUNTY	8375 COOGERA WAY	95628
SACRAMENTO COUNTY	5896 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5892 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5888 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5884 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5880 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5876 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5872 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5868 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5864 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5860 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5856 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5852 HIGH HILL WAY	95628
SACRAMENTO COUNTY	8326 DORRIGO CT	95628
SACRAMENTO COUNTY	8322 DORRIGO CT	95628
SACRAMENTO COUNTY	8317 DORRIGO CT	95628
SACRAMENTO COUNTY	8321 DORRIGO CT	95628
SACRAMENTO COUNTY	8325 DORRIGO CT	95628
SACRAMENTO COUNTY	5836 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5837 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5841 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5849 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5855 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5859 HIGH HILL WAY	95628
SACRAMENTO COUNTY	5863 HIGH HILL WAY	95628
SACRAMENTO COUNTY	8379 COOGERA WAY	95628
SACRAMENTO COUNTY	8383 COOGERA WAY	95628
SACRAMENTO COUNTY	8387 COOGERA WAY	95628
SACRAMENTO COUNTY	5511 RINGWOOD CT	95628
SACRAMENTO COUNTY	5515 RINGWOOD CT	95628
SACRAMENTO COUNTY	5519 RINGWOOD CT	95628
SACRAMENTO COUNTY	5516 RINGWOOD CT	95628
SACRAMENTO COUNTY	5512 RINGWOOD CT	95628
SACRAMENTO COUNTY	5570 KAMALA WAY	95628
SACRAMENTO COUNTY	8401 BALER WAY	95628
SACRAMENTO COUNTY	8400 BALER WAY	95628
SACRAMENTO COUNTY	5554 KAMALA WAY	95628
SACRAMENTO COUNTY	5550 KAMALA WAY	95628
SACRAMENTO COUNTY	5546 KAMALA WAY	95628

SACRAMENTO COUNTY	5542 KAMALA WAY	95628
SACRAMENTO COUNTY	5538 KAMALA WAY	95628
SACRAMENTO COUNTY	5534 KAMALA WAY	95628
SACRAMENTO COUNTY	5530 KAMALA WAY	95628
SACRAMENTO COUNTY	5526 KAMALA WAY	95628
SACRAMENTO COUNTY	5522 KAMALA WAY	95628
SACRAMENTO COUNTY	5523 KAMALA WAY	95628
SACRAMENTO COUNTY	5527 KAMALA WAY	95628
SACRAMENTO COUNTY	5531 KAMALA WAY	95628
SACRAMENTO COUNTY	5535 KAMALA WAY	95628
SACRAMENTO COUNTY	5541 KAMALA WAY	95628
SACRAMENTO COUNTY	5545 KAMALA WAY	95628
SACRAMENTO COUNTY	5549 KAMALA WAY	95628
SACRAMENTO COUNTY	5555 KAMALA WAY	95628
SACRAMENTO COUNTY	5561 KAMALA WAY	95628
SACRAMENTO COUNTY	5567 KAMALA WAY	95628
SACRAMENTO COUNTY	5504 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5500 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5484 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5480 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5476 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5472 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5468 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5464 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5460 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5465 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5469 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5477 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5485 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5489 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5493 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5497 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5501 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	5505 ALAIRE VIE DR	95628
SACRAMENTO COUNTY	8395 COOGERA WAY	95628
SACRAMENTO COUNTY	8399 COOGERA WAY	95628
SACRAMENTO COUNTY	8403 COOGERA WAY	95628
SACRAMENTO COUNTY	8407 COOGERA WAY	95628
SACRAMENTO COUNTY	5901 HIGH HILL CT	95628
SACRAMENTO COUNTY	5905 HIGH HILL CT	95628
SACRAMENTO COUNTY	5909 HIGH HILL CT	95628
SACRAMENTO COUNTY	5913 HIGH HILL CT	95628
SACRAMENTO COUNTY	5917 HIGH HILL CT	95628
SACRAMENTO COUNTY	5908 HIGH HILL CT	95628

SACRAMENTO COUNTY	5900 HIGH HILL CT	95628
SACRAMENTO COUNTY	Alaire Vie Dr. and Gum Ranch Dr.	95628
SACRAMENTO COUNTY	8483 WATTLE WAY	95628
SACRAMENTO COUNTY	8479 WATTLE WAY	95628
SACRAMENTO COUNTY	8475 WATTLE WAY	95628
SACRAMENTO COUNTY	8471 WATTLE WAY	95628
SACRAMENTO COUNTY	8467 WATTLE WAY	95628
SACRAMENTO COUNTY	8463 WATTLE WAY	95628
SACRAMENTO COUNTY	8459 WATTLE WAY	95628
SACRAMENTO COUNTY	8455 WATTLE WAY	95628
SACRAMENTO COUNTY	8451 WATTLE WAY	95628
SACRAMENTO COUNTY	8450 WATTLE WAY	95628
SACRAMENTO COUNTY	8454 WATTLE WAY	95628
SACRAMENTO COUNTY	8458 WATTLE WAY	95628
SACRAMENTO COUNTY	8462 WATTLE WAY	95628
SACRAMENTO COUNTY	8466 WATTLE WAY	95628
SACRAMENTO COUNTY	8470 WATTLE WAY	95628
SACRAMENTO COUNTY	8474 WATTLE WAY	95628
SACRAMENTO COUNTY	8478 WATTLE WAY	95628
SACRAMENTO COUNTY	8482 WATTLE WAY	95628
SACRAMENTO COUNTY	8486 WATTLE WAY	95628
SACRAMENTO COUNTY	8490 WATTLE WAY	95628
SACRAMENTO COUNTY	8494 WATTLE WAY	95628
SACRAMENTO COUNTY	8472 MALLEE CIR	95628
SACRAMENTO COUNTY	8476 MALLEE CIR	95628
SACRAMENTO COUNTY	8480 MALLEE CIR	95628
SACRAMENTO COUNTY	8484 MALLEE CIR	95628
SACRAMENTO COUNTY	8488 MALLEE CIR	95628
SACRAMENTO COUNTY	8492 MALLEE CIR	95628
SACRAMENTO COUNTY	8496 MALLEE CIR	95628
SACRAMENTO COUNTY	8300 MALLEE CIR	95628
SACRAMENTO COUNTY	8304 MALLEE CIR	95628
SACRAMENTO COUNTY	8308 CINDERELLA CIR	95628
SACRAMENTO COUNTY	8309 MALLEE CIR	95628
SACRAMENTO COUNTY	8305 MALLEE CIR	95628
SACRAMENTO COUNTY	8301 MALLEE CIR	95628
SACRAMENTO COUNTY	8497 MALLEE CIR	95628
SACRAMENTO COUNTY	8493 MALLEE CIR	95628
SACRAMENTO COUNTY	8489 MALLEE CIR	95628
SACRAMENTO COUNTY	Pershing Ave. Illinois Ave.	95628
SACRAMENTO COUNTY	3846 EDISON AVE	95821
SACRAMENTO COUNTY	Edison Ave. and Becerra Way	95821
SACRAMENTO COUNTY	Edison Ave. and Country Haven Ct.	95821
SACRAMENTO COUNTY	4018 POUNDS AVE	95821

SACRAMENTO COUNTY	3919 EDISON AVE	95821
SACRAMENTO COUNTY	4946 CYPRESS AVE	95608
SACRAMENTO COUNTY	4028 MASON LN	95608
SACRAMENTO COUNTY	Mission Ave. and Whitney Ave.	95821
SACRAMENTO COUNTY	4611 WHITNEY AVE	95821
SACRAMENTO COUNTY	5020 ENGLE RD	95608
SACRAMENTO COUNTY	Amerley Way and Edison Ave.	95821
SACRAMENTO COUNTY	Amerley Way and Edison Ave.	95821
SACRAMENTO COUNTY	Illinois Ave. and Troy Creek Ln.	95662
SACRAMENTO COUNTY	Almond Ave. and Mandorla Cir.	95662
SACRAMENTO COUNTY	4925 STEAMERS LN	95608
SACRAMENTO COUNTY	Mission Ave. and Fair Oaks Blvd.	95608
SACRAMENTO COUNTY	4620 FAIR OAKS BLVD	95864
SACRAMENTO COUNTY	4616 FAIR OAKS BLVD	95864
SACRAMENTO COUNTY	1040 VIA SAVONA LN	95608
SACRAMENTO COUNTY	Kean Dr. and Copperfield Way	95608
SACRAMENTO COUNTY	1360 PARS OAK LN	95608
SACRAMENTO COUNTY	Ashton Dr. and Saint Martin Ct.	95864
SACRAMENTO COUNTY	4643 AMERICAN RIVER DR	95864
SACRAMENTO COUNTY	3910 CRONDALL DR	95864
SACRAMENTO COUNTY	599 ASHTON PARK LN	95864
SACRAMENTO COUNTY	Vineyard Rd. and Misison Hills Dr.	95829
SACRAMENTO COUNTY	American River Dr. and Aston Park Ln.	95864
SACRAMENTO COUNTY	4026 W NICHOLS AVE	95820
SACRAMENTO COUNTY	4030 W NICHOLS AVE	95820
SACRAMENTO COUNTY	4100 W NICHOLS AVE	95820
SACRAMENTO COUNTY	4104 W NICHOLS AVE	95820
SACRAMENTO COUNTY	4029 W NICHOLS AVE	95820
SACRAMENTO COUNTY	4025 W NICHOLS AVE	95820
SACRAMENTO COUNTY	3917 42ND ST	95820
SACRAMENTO COUNTY	4050 43RD ST	95820
SACRAMENTO COUNTY	4000 44TH ST	95820
SACRAMENTO COUNTY	4658 15TH AVE	95820
SACRAMENTO COUNTY	4750 15TH AVE	95820
SACRAMENTO COUNTY	4208 W NICHOLS AVE	95820
SACRAMENTO COUNTY	4132 42ND ST	95820
SACRAMENTO COUNTY	4102 44TH ST	95820
SACRAMENTO COUNTY	4142 44TH ST	95820
SACRAMENTO COUNTY	4135 43RD ST	95820
SACRAMENTO COUNTY	4300 HOWARD AVE	95820
SACRAMENTO COUNTY	4825 YOSEMITE AVE	95820
SACRAMENTO COUNTY	4821 YOSEMITE AVE	95820
SACRAMENTO COUNTY	4312 48TH ST	95820
SACRAMENTO COUNTY	4824 YOSEMITE AVE	95820

SACRAMENTO COUNTY	48th St. and Parker Ave.	95820
SACRAMENTO COUNTY	4516 ROOSEVELT AVE	95820
SACRAMENTO COUNTY	4632 47TH ST	95820
SACRAMENTO COUNTY	4640 47TH ST	95820
SACRAMENTO COUNTY	4704 ROOSEVELT AVE	95820
SACRAMENTO COUNTY	Barker Ave. and 48th St.	95820
SACRAMENTO COUNTY	4850 TRINITY CT	95820
SACRAMENTO COUNTY	Del Norte Blvd. and Inyo Ave.	95820
SACRAMENTO COUNTY	4161 SIERRA VISTA AVE	95820
SACRAMENTO COUNTY	4041 26TH AVE	95820
SACRAMENTO COUNTY	5081 ENRICO BLVD	95820
SACRAMENTO COUNTY	5100 44TH ST	95820
SACRAMENTO COUNTY	4208 SIERRA VISTA AVE	95820
SACRAMENTO COUNTY	5101 44TH ST	95820
SACRAMENTO COUNTY	Mendocino Blvd. and 26th Ave.	95820
SACRAMENTO COUNTY	5205 MENDOCINO BLVD	95820
SACRAMENTO COUNTY	5191 MENDOCINO BLVD	95820
SACRAMENTO COUNTY	Enrico Blvd. and 26th Ave.	95820
SACRAMENTO COUNTY	4200 26TH AVE	95820
SACRAMENTO COUNTY	4220 SOLEDAD AVE	95820
SACRAMENTO COUNTY	Soledad Ave. and Ethel Way	95820
SACRAMENTO COUNTY	5633 MARTIN LUTHER KING JR BLVD	95820
SACRAMENTO COUNTY	5700 MASCOT AVE	95820
SACRAMENTO COUNTY	5704 MASCOT AVE	95820
SACRAMENTO COUNTY	5771 SAMPSON BLVD	95824
SACRAMENTO COUNTY	5877 SAMPSON BLVD	95824
SACRAMENTO COUNTY	5875 SAMPSON BLVD	95824
SACRAMENTO COUNTY	5013 THURMAN WAY	95824
SACRAMENTO COUNTY	Thurman Way and Nina Way	95824
SACRAMENTO COUNTY	Thurman Way and Nina Way	95824
SACRAMENTO COUNTY	Thurman Way and Nina Way	95824
SACRAMENTO COUNTY	5954 44TH ST	95824
SACRAMENTO COUNTY	5959 SAMPSON BLVD	95824
SACRAMENTO COUNTY	40th Ave. and 41st St.	95824
SACRAMENTO COUNTY	40th Ave. and 41st St.	95824
SACRAMENTO COUNTY	Dewey Blvd. and Clover Glen Way	95824
SACRAMENTO COUNTY	Dewey Blvd. and Clover Glen Way	95824
SACRAMENTO COUNTY	Dewey Blvd. and Clover Glen Way	95824
SACRAMENTO COUNTY	Lemon Hill Ave. and Casa Nicole Way	95824
SACRAMENTO COUNTY	El Paraiso Ave. and Ivory Way	95824
SACRAMENTO COUNTY	El Paraiso Ave. and Ivory Way	95824
SACRAMENTO COUNTY	42 Ave. and 40th St.	95824
SACRAMENTO COUNTY	46th St. and Masonry Way	95823
SACRAMENTO COUNTY	Wire Dr. and 48th Ave.	95823

SACRAMENTO COUNTY	Manhattan Cir. And Ruskut Way	95823
SACRAMENTO COUNTY	Ruskut Way and Green Tree Dr.	95823
SACRAMENTO COUNTY	Chandler Dr. and Stamper Way	95828
SACRAMENTO COUNTY	Chris Ave. and Tierra Glen Way	95828
SACRAMENTO COUNTY	7701 VERNA MAE AVE	95828
SACRAMENTO COUNTY	75th St. and Lawnwood Dr.	95828
SACRAMENTO COUNTY	Florin Mall Dr. and Orange Ave.	95823
SACRAMENTO COUNTY	Florin Mall Dr. and Orange Ave.	95823
SACRAMENTO COUNTY	Florin Mall Dr. and Orange Ave.	95823
SACRAMENTO COUNTY	Florin Mall Dr. and Orange Ave.	95823
SACRAMENTO COUNTY	Florin Mall Dr. and Orange Ave.	95823
SACRAMENTO COUNTY	Florin Mall Dr. and Orange Ave.	95823
SACRAMENTO COUNTY	5618 ENRIQUE CT	95823
SACRAMENTO COUNTY	5622 ENRIQUE CT	95823
SACRAMENTO COUNTY	5626 ENRIQUE CT	95823
SACRAMENTO COUNTY	5610 ENRIQUE CT	95823
SACRAMENTO COUNTY	5617 ENRIQUE CT	95823
SACRAMENTO COUNTY	5613 ENRIQUE CT	95823
SACRAMENTO COUNTY	5609 ENRIQUE CT	95823
SACRAMENTO COUNTY	5625 ENRIQUE CT	95823
SACRAMENTO COUNTY	5621 ENRIQUE CT	95823
SACRAMENTO COUNTY	Persimmon Ave. and La Mancha Way	95823
SACRAMENTO COUNTY	Persimmon Ave. and La Mancha Way	95823
SACRAMENTO COUNTY	Persimmon Ave. and La Mancha Way	95823
SACRAMENTO COUNTY	Persimmon Ave. and La Mancha Way	95823
SACRAMENTO COUNTY	6120 ORANGE AVE	95823
SACRAMENTO COUNTY	6130 ORANGE AVE	95823
SACRAMENTO COUNTY	Pomegranite Ave. and Sachi Way	95823
SACRAMENTO COUNTY	Pomegranite Ave. and Sachi Way	95823
SACRAMENTO COUNTY	Pomegranite Ave. and Sachi Way	95823
SACRAMENTO COUNTY	6045 POMEGRANATE AVE	95823
SACRAMENTO COUNTY	6031 POMEGRANATE AVE	95823
SACRAMENTO COUNTY	Pomegranite Ave. and Citrus Ave.	95823
SACRAMENTO COUNTY	Pomegranite Ave. and Citrus Ave.	95823
SACRAMENTO COUNTY	Pomegranite Ave. and Citrus Ave.	95823
SACRAMENTO COUNTY	7465 CITRUS AVE	95823
SACRAMENTO COUNTY	Pomegranite Ave. and Citrus Ave.	95823
SACRAMENTO COUNTY	Pomegranite Ave. and Citrus Ave.	95823
SACRAMENTO COUNTY	Pomegranite Ave. and Citrus Ave.	95823
SACRAMENTO COUNTY	6707 STACY AVE	95823
SACRAMENTO COUNTY	6516 STACY AVE	95823
SACRAMENTO COUNTY	Stacy Ave. and Stockton Blvd.	95823
SACRAMENTO COUNTY	Stacy Ave. and Stockton Blvd.	95823
SACRAMENTO COUNTY	7509 PERSIMMON AVE	95823

SACRAMENTO COUNTY	Persimmon Ave. and Pomegranite Ave.	95823
SACRAMENTO COUNTY	Persimmon Ave. and Pomegranite Ave.	95823
SACRAMENTO COUNTY	Persimmon Ave. and Pomegranite Ave.	95823
SACRAMENTO COUNTY	7419 PERSIMMON AVE	95823
SACRAMENTO COUNTY	7423 PERSIMMON AVE	95823
SACRAMENTO COUNTY	7418 LA MANCHA WAY	95823
SACRAMENTO COUNTY	7434 LA MANCHA WAY	95823
SACRAMENTO COUNTY	Persimmon Ave. and Pomegranite Ave.	95823
SACRAMENTO COUNTY	5805 POMEGRANATE AVE	95823
SACRAMENTO COUNTY	Persimmon Ave. and Pomegranite Ave.	95823
SACRAMENTO COUNTY	Persimmon Ave. and Pomegranite Ave.	95823
SACRAMENTO COUNTY	Fleming Ave. and Del Coronado Way	95828
SACRAMENTO COUNTY	Fleming Ave. and Del Coronado Way	95828
SACRAMENTO COUNTY	Goethe Rd. and Gold Creek Ln.	95827
SACRAMENTO COUNTY	9496 GOETHE RD	95827
SACRAMENTO COUNTY	Helio Dr. and Mayhew Rd.	95827
SACRAMENTO COUNTY	Garder Ave. and Florin Rd.	95828
SACRAMENTO COUNTY	9216 FLORIN RD	95829
SACRAMENTO COUNTY	French Rd. and German Drive	95828
SACRAMENTO COUNTY	Tapiro Way and Thimbleberry Dr.	95829
SACRAMENTO COUNTY	Gerber Rd. and Waterman Rd.	95829
SACRAMENTO COUNTY	Gerber Rd. and Elk Grove Florin Rd.	95829
SACRAMENTO COUNTY	Gerber Rd. and Waterman Rd.	95829
SACRAMENTO COUNTY	Glacken Way and Napier Way	95828
SACRAMENTO COUNTY	Gerber Rd. and Waterman Rd.	95829
SACRAMENTO COUNTY	Gerber Rd. and Waterman Rd.	95829
SACRAMENTO COUNTY	Gerber Rd. and Waterman Rd.	95829
SACRAMENTO COUNTY	Woodland Star Way and Vervain Way	95829
SACRAMENTO COUNTY	7475 GOLDEN STARS WAY	95829
SACRAMENTO COUNTY	7471 GOLDEN STARS WAY	95829
SACRAMENTO COUNTY	9261 SUMMER HOLLY WAY	95829
SACRAMENTO COUNTY	9260 SUMMER HOLLY WAY	95829
SACRAMENTO COUNTY	9494 FLORIN RD	95829
SACRAMENTO COUNTY	Florin Rd. and Bradshaw Rd.	95829
SACRAMENTO COUNTY	Florin Rd. and Bradshaw Rd.	95829
SACRAMENTO COUNTY	Kiefer Blvd. and Eagles Nest Rd.	95830
SACRAMENTO COUNTY	11650 KIEFER BLVD	95830
SACRAMENTO COUNTY	Jackson Rd. and Eagles Nest Rd.	95830
SACRAMENTO COUNTY	10566 SUPERFORTRESS AVE	95655
SACRAMENTO COUNTY	10567 SUPERFORTRESS AVE	95655
SACRAMENTO COUNTY	10568 SUPERFORTRESS AVE	95655
SACRAMENTO COUNTY	10569 SUPERFORTRESS AVE	95655
SACRAMENTO COUNTY	10570 SUPERFORTRESS AVE	95655
SACRAMENTO COUNTY	10571 SUPERFORTRESS AVE	95655

SACRAMENTO COUNTY	Gerber Rd. and Bradshaw Rd.	95829
SACRAMENTO COUNTY	Stonehouse Rd. and Escuela Dr.	95683
SACRAMENTO COUNTY	14882 LAGO DR	95683
SACRAMENTO COUNTY	14833 GUADALUPE DR	95683
SACRAMENTO COUNTY	14835 GUADALUPE DR	95683
SACRAMENTO COUNTY	14870 TRINIDAD DR	95683
SACRAMENTO COUNTY	Camino Del Sol Cir. And Trinidad Dr.	95683
SACRAMENTO COUNTY	6519 VIA SERENO DR	95683
SACRAMENTO COUNTY	Via Del Cerrito Dr. and Via Sereno Dr.	95683
SACRAMENTO COUNTY	6401 ORILLA	95683
SACRAMENTO COUNTY	6413 ORILLA	95683
SACRAMENTO COUNTY	6136 PUERTO DR	95683
SACRAMENTO COUNTY	De La Cruz Dr. and De La Pena Cir.	95683
SACRAMENTO COUNTY	15233 DE LA PENA CIR	95683
SACRAMENTO COUNTY	15225 DE LA PENA CIR	95683
SACRAMENTO COUNTY	15228 DE LA PENA CIR	95683
SACRAMENTO COUNTY	15249 DE LA PENA CIR	95683
SACRAMENTO COUNTY	15333 DE LA CRUZ DR	95683
SACRAMENTO COUNTY	15357 DE LA CRUZ DR	95683
SACRAMENTO COUNTY	15466 DE LA CRUZ DR	95683
SACRAMENTO COUNTY	15426 DE LA CRUZ DR	95683
SACRAMENTO COUNTY	7598 CALLAWAY DR	95683
SACRAMENTO COUNTY	7568 CALLAWAY DR	95683
SACRAMENTO COUNTY	7585 CALLAWAY DR	95683
SACRAMENTO COUNTY	Woodsmoss Ct. and Westporter Dr.	95826
SACRAMENTO COUNTY	Oxwood Dr. and Rosefield Way	95826
SACRAMENTO COUNTY	Salmon Falls Dr. and Water Tree Way	95826
SACRAMENTO COUNTY	8969 SALMON FALLS DR	95826
SACRAMENTO COUNTY	8969 SALMON FALLS DR	95826
SACRAMENTO COUNTY	7765 STEVENS RD	95828
SACRAMENTO COUNTY	7765 STEVENS AVE	95828
SACRAMENTO COUNTY	Stevens Rd. and Elsie Ave.	95828
SACRAMENTO COUNTY	7741 STEVENS RD	95828
SACRAMENTO COUNTY	7748 ROBINETTE RD	95828
SACRAMENTO COUNTY	7754 ROBINETTE RD	95828
SACRAMENTO COUNTY	Lakewood Rd. and Pacific Hills Way	95828
SACRAMENTO COUNTY	7604 ELSIE AVE	95828
SACRAMENTO COUNTY	7604 ELSIE AVE	95828
SACRAMENTO COUNTY	7625 VICTORY AVE	95828
SACRAMENTO COUNTY	Elsie Ave. and Robinette Rd.	95828
SACRAMENTO COUNTY	Elsie Ave. and Robinette Rd.	95828
SACRAMENTO COUNTY	7815 ROBINETTE RD	95828
SACRAMENTO COUNTY	Elsie Ave. and Robinette Rd.	95828
SACRAMENTO COUNTY	7825 ROBINETTE RD	95828

SACRAMENTO COUNTY	Elsie Ave. and Power Inn Rd.	95828
SACRAMENTO COUNTY	Elsie Ave. and Power Inn Rd.	95828
SACRAMENTO COUNTY	Elsie Ave. and Iona Way	95828
SACRAMENTO COUNTY	Elsie Ave. and Iona Way	95828
SACRAMENTO COUNTY	Elsie Ave. and Iona Way	95828
SACRAMENTO COUNTY	8730 CASELMAN RD	95828
SACRAMENTO COUNTY	8698 CASELMAN RD	95828
SACRAMENTO COUNTY	8680 CASELMAN RD	95828
SACRAMENTO COUNTY	8240 ELK GROVE FLORIN RD	95828
SACRAMENTO COUNTY	8228 ELK GROVE FLORIN RD	95828
SACRAMENTO COUNTY	8234 ELK GROVE FLORIN RD	95828
SACRAMENTO COUNTY	Power Inn Rd. and Stevenson Ave.	95828
SACRAMENTO COUNTY	8211 STEVENSON AVE	95828
SACRAMENTO COUNTY	8217 STEVENSON AVE	95828
SACRAMENTO COUNTY	Power Inn Rd. and Stevenson Ave.	95828
SACRAMENTO COUNTY	Power Inn Rd. and Stevenson Ave.	95828
SACRAMENTO COUNTY	8001 STEVENSON AVE	95828
SACRAMENTO COUNTY	8105 STEVENSON AVE	95828
SACRAMENTO COUNTY	7516 RANGEVIEW LN	95828
SACRAMENTO COUNTY	7516 RANGEVIEW LN	95828
SACRAMENTO COUNTY	Power Inn Rd. and Stevenson Ave.	95828
SACRAMENTO COUNTY	Lenhart Rd. and Power Inn Rd.	95828
SACRAMENTO COUNTY	7717 LENHART RD	95828
SACRAMENTO COUNTY	Lenhart Rd. and Roseview Way	95828
SACRAMENTO COUNTY	Lenhart Rd. and Roseview Way	95828
SACRAMENTO COUNTY	Rangeview Ln. and E Stockton Blvd.	95828
SACRAMENTO COUNTY	Rangeview Ln. and E Stockton Blvd.	95828
SACRAMENTO COUNTY	Rangeview Ln. and E Stockton Blvd.	95828
SACRAMENTO COUNTY	Lenhart Rd. and Power Inn Rd.	95828
SACRAMENTO COUNTY	7601 VALLEY WOOD DR	95828
SACRAMENTO COUNTY	Stevenson Ave. and Spengler Dr.	95828
SACRAMENTO COUNTY	8431 STEVENSON AVE	95828
SACRAMENTO COUNTY	Power Inn Rd. and Stevenson Ave.	95828
SACRAMENTO COUNTY	Power Inn Rd. and Stevenson Ave.	95828
SACRAMENTO COUNTY	Power Inn Rd. and Stevenson Ave.	95828
SACRAMENTO COUNTY	Freeport Blvd. and Cosumnes River Blvd	95832
SACRAMENTO COUNTY	7800 BRADSHAW RD	95829
SACRAMENTO COUNTY	9533 OSSMAN WAY	95829
SACRAMENTO COUNTY	9529 OSSMAN WAY	95829
SACRAMENTO COUNTY	9525 OSSMAN WAY	95829
SACRAMENTO COUNTY	9521 OSSMAN WAY	95829
SACRAMENTO COUNTY	9517 OSSMAN WAY	95829
SACRAMENTO COUNTY	9513 OSSMAN WAY	95829
SACRAMENTO COUNTY	9509 OSSMAN WAY	95829

SACRAMENTO COUNTY	9505 OSSMAN WAY	95829
SACRAMENTO COUNTY	9501 OSSMAN WAY	95829
SACRAMENTO COUNTY	8118 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8122 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8126 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8130 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8134 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8138 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8142 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8146 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8150 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8154 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8158 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8162 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8166 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8165 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8161 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8157 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8153 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8149 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8145 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8141 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	9504 OSSMAN WAY	95829
SACRAMENTO COUNTY	9508 OSSMAN WAY	95829
SACRAMENTO COUNTY	9512 OSSMAN WAY	95829
SACRAMENTO COUNTY	9516 OSSMAN WAY	95829
SACRAMENTO COUNTY	9520 OSSMAN WAY	95829
SACRAMENTO COUNTY	9524 OSSMAN WAY	95829
SACRAMENTO COUNTY	9528 OSSMAN WAY	95829
SACRAMENTO COUNTY	9532 OSSMAN WAY	95829
SACRAMENTO COUNTY	9534 SANDSCRIPT CT	95829
SACRAMENTO COUNTY	9530 SANDSCRIPT CT	95829
SACRAMENTO COUNTY	9526 SANDSCRIPT CT	95829
SACRAMENTO COUNTY	9522 SANDSCRIPT CT	95829
SACRAMENTO COUNTY	9515 SANDSCRIPT CT	95829
SACRAMENTO COUNTY	9519 SANDSCRIPT CT	95829
SACRAMENTO COUNTY	9523 SANDSCRIPT CT	95829
SACRAMENTO COUNTY	9527 SANDSCRIPT CT	95829
SACRAMENTO COUNTY	9531 SANDSCRIPT CT	95829
SACRAMENTO COUNTY	9535 SANDSCRIPT CT	95829
SACRAMENTO COUNTY	8170 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8174 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8178 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8182 SCRIMSHAW WAY	95829

SACRAMENTO COUNTY	8186 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8190 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8194 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8198 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8202 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8206 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8210 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8214 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8218 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8192 BOTHWELL DR	95829
SACRAMENTO COUNTY	8196 BOTHWELL DR	95829
SACRAMENTO COUNTY	8193 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8189 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8185 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8181 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8177 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8173 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8169 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8207 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8211 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8215 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	8219 SCRIMSHAW WAY	95829
SACRAMENTO COUNTY	9530 CADMIUM CT	95829
SACRAMENTO COUNTY	9526 CADMIUM CT	95829
SACRAMENTO COUNTY	9522 CADMIUM CT	95829
SACRAMENTO COUNTY	9518 CADMIUM CT	95829
SACRAMENTO COUNTY	9517 CADMIUM CT	95829
SACRAMENTO COUNTY	9521 CADMIUM CT	95829
SACRAMENTO COUNTY	9525 CADMIUM CT	95829
SACRAMENTO COUNTY	9529 CADMIUM CT	95829
SACRAMENTO COUNTY	9375 CALVINE RD	95829
SACRAMENTO COUNTY	Vintage Park Dr. and Caymus Dr.	95829
SACRAMENTO COUNTY	9116 PEBBLE FIELD WAY	95829
SACRAMENTO COUNTY	9980 GERBER RD	95829
SACRAMENTO COUNTY	Country Ranch Dr. and Silver Legend Dr.	95829
SACRAMENTO COUNTY	Scenic Trails Way and Silverod Pl.	95829
SACRAMENTO COUNTY	Firstone Ct. and Turquoise Dr.	95829
SACRAMENTO COUNTY	Gerber Rd. and Bradshaw Rd.	95829
SACRAMENTO COUNTY	Gerber Rd. and Bradshaw Rd.	95829
SACRAMENTO COUNTY	Gerber Rd. and Bradshaw Rd.	95829
SACRAMENTO COUNTY	Gerber Rd. and Bradshaw Rd.	95829
SACRAMENTO COUNTY	Gerber Rd. and Bradshaw Rd.	95829
SACRAMENTO COUNTY	Gerber Rd. and Bradshaw Rd.	95829
SACRAMENTO COUNTY	Gerber Rd. and Vineyard Rd.	95829

SACRAMENTO COUNTY	Gerber Rd. and Vineyard Rd.	95829
SACRAMENTO COUNTY	Magno Ct. and Seguridad Dr.	95683
SACRAMENTO COUNTY	7336 REBANO CT	95683
SACRAMENTO COUNTY	Hood Franklin Rd. and 2nd St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 2nd St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 2nd St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 2nd St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 4th St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 4th St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 3rd St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 4th St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 3rd St.	95639
SACRAMENTO COUNTY	10742 5TH ST	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 4th St.	95639
SACRAMENTO COUNTY	10743 4TH ST	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 4th St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 4th St.	95639
SACRAMENTO COUNTY	Blair St. and 5th St.	95639
SACRAMENTO COUNTY	Blair St. and 4th St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 6th St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 5th St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 5th St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and Corky Ln.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 5th St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 5th St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and 5th St.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and Corky Ln.	95639
SACRAMENTO COUNTY	Hood Franklin Rd. and Corky Ln.	95639
SACRAMENTO COUNTY	Washington Ave. and Washington Ave.	95619
SACRAMENTO COUNTY	Washington Ave. and Washington Ave.	95615
SACRAMENTO COUNTY	Washington Ave. and Magnolia Ave.	95615
SACRAMENTO COUNTY	3rd Ave and Grand Ave.	95690
SACRAMENTO COUNTY	Walnut Ave. and 3rd. Ave	95690
SACRAMENTO COUNTY	4th Ave. and Pheasant Run Ct.	95690
SACRAMENTO COUNTY	14031 PHEASANT RUN CT	95690
SACRAMENTO COUNTY	4th Ave. and Pheasant Run Ct.	95690
SACRAMENTO COUNTY	8501 PALLADAY RD	95626
SACRAMENTO COUNTY	8304 PALLADAY RD	95626
SACRAMENTO COUNTY	8201 PALLADAY RD	95626
SACRAMENTO COUNTY	8261 PALLADAY RD	95626
SACRAMENTO COUNTY	Eloise Ave and Rio Linda Blvd	95626
SACRAMENTO COUNTY	Eloise Ave. and Delano St.	95626
SACRAMENTO COUNTY	Eloise Ave and W. Elverta Rd	95626
SACRAMENTO COUNTY	Electric and Elmwood Aves.	95626

SACRAMENTO COUNTY	Electric and Elmwood Aves.	95626
SACRAMENTO COUNTY	Electric and Elmwood Aves.	95626
SACRAMENTO COUNTY	Electric and Elmwood Aves.	95626
SACRAMENTO COUNTY	Electric and Elmwood Aves.	95626
SACRAMENTO COUNTY	Electric and Elmwood Aves.	95626
SACRAMENTO COUNTY	Electric and Elmwood Aves.	95626
SACRAMENTO COUNTY	Electric and Elmwood Aves.	95626
SACRAMENTO COUNTY	Electric and Elmwood Aves.	95626
SACRAMENTO COUNTY	Elmont Ave. and Elverta Rd.	95626
SACRAMENTO COUNTY	7918 ELMWOOD AVE	95626
SACRAMENTO COUNTY	Elmwood Ave. and Cypress St.	95626
SACRAMENTO COUNTY	Elmwood Ave. and Cypress St.	95626
SACRAMENTO COUNTY	Elmwood Ave. and Cypress St.	95626
SACRAMENTO COUNTY	Elmwood Ave. and Cypress St.	95626
SACRAMENTO COUNTY	Elmwood Ave. and Elverta Rd.	95626
SACRAMENTO COUNTY	220 ELVERTA RD	95626
SACRAMENTO COUNTY	Elmmont Ave. and Cypress St.	95626
SACRAMENTO COUNTY	Elmwood Ave. and Cypress St.	95626
SACRAMENTO COUNTY	Elmmont Ave. and Cypress St.	95626
SACRAMENTO COUNTY	Electric Ave. and Delano St.	95626
SACRAMENTO COUNTY	1357 ROWENA WAY	95864
SACRAMENTO COUNTY	Sierra Creek Ln. and Northrop Ave.	95864
SACRAMENTO COUNTY	Sierra Creek Ln. and Northrop Ave.	95864
SACRAMENTO COUNTY	Jonas Ave. and Northrop Ave.	95864
SACRAMENTO COUNTY	Hurley Way and Jonas Ave.	95864
SACRAMENTO COUNTY	Hurley Way and Jonas Ave.	95864
SACRAMENTO COUNTY	1361 JONAS AVE	95864
SACRAMENTO COUNTY	Sarah Ct. and Oak Ave.	95608
SACRAMENTO COUNTY	Sarah Ct. and Oak Ave.	95608
SACRAMENTO COUNTY	1828 JEFFREY LN	95608
SACRAMENTO COUNTY	1801 FAIRCHILD DR	95608
SACRAMENTO COUNTY	Fair Oaks Blvd. and Oak Ave.	95608
SACRAMENTO COUNTY	Fair Oaks Blvd. and Garfield Ave.	95608
SACRAMENTO COUNTY	Fair Oaks Blvd. and Garfield Ave.	95608
SACRAMENTO COUNTY	2316 GUNN RD	95608
SACRAMENTO COUNTY	4932 COTTAGE WAY	95608
SACRAMENTO COUNTY	Cottage Way and Oak Leaf Ave.	95608
SACRAMENTO COUNTY	Cottage Way and Oak Leaf Ave.	95608
SACRAMENTO COUNTY	4741 COTTAGE WAY	95608
SACRAMENTO COUNTY	4718 NELROY WAY	95608
SACRAMENTO COUNTY	2419 MARYAL DR	95864
SACRAMENTO COUNTY	2940 ANDERSON WAY	95825
SACRAMENTO COUNTY	1824 BONNIE WAY	95825
SACRAMENTO COUNTY	Armstrong Dr. and Alta Arden Pkwy.	95825

SACRAMENTO COUNTY	2116 GRAMERCY DR	95825
SACRAMENTO COUNTY	2124 GRAMERCY DR	95825
SACRAMENTO COUNTY	2132 GRAMERCY DR	95825
SACRAMENTO COUNTY	2140 GRAMERCY DR	95825
SACRAMENTO COUNTY	Cottage Way and Butano Dr.	95825
SACRAMENTO COUNTY	2340 Cottage Way	95825
SACRAMENTO COUNTY	2344 Cottage Way	95825
SACRAMENTO COUNTY	Keith and Ethan Way	95825
SACRAMENTO COUNTY	Landis Ave. and California Ave.	95608
SACRAMENTO COUNTY	Landis Ave. and Grant Park Dr.	95608
SACRAMENTO COUNTY	Chiquita Way and San Lorenzo Way	95608
SACRAMENTO COUNTY	6137 MERRY LN	95608
SACRAMENTO COUNTY	Marshall Ave. and Vienna Ave.	95608
SACRAMENTO COUNTY	Marshall Ave. and Landis Ave.	95608
SACRAMENTO COUNTY	Garfield Ave. and Kenneth Ave.	95608
SACRAMENTO COUNTY	Braninburg Ct. and Garfiled Ave.	95608
SACRAMENTO COUNTY	Walnut Ave. and Kenneth Ave.	95608
SACRAMENTO COUNTY	Walnut Ave. and Kenneth Ave.	95608
SACRAMENTO COUNTY	Walnut Ave. and Kenneth Ave.	95608
SACRAMENTO COUNTY	2720 WALNUT AVE	95608
SACRAMENTO COUNTY	Garfield Ave. and Clark Ave.	95608
SACRAMENTO COUNTY	Walnut Ave. and Marconi Ave.	95608
SACRAMENTO COUNTY	Randolph Ave. and Marconi Ave.	95608
SACRAMENTO COUNTY	Walnut Ave. and Von Way	95608
SACRAMENTO COUNTY	Marconi Ave. and Walnut Ave.	95608
SACRAMENTO COUNTY	Marconi Ave. and Walnut Ave.	95608
SACRAMENTO COUNTY	Marconi Ave. and Walnut Ave.	95608
SACRAMENTO COUNTY	Marconi Ave. and Easy Way	95608
SACRAMENTO COUNTY	Robertson Ave. and Manand St.	95608
SACRAMENTO COUNTY	Stanton Cir. and Fair Oaks Blvd.	95608
SACRAMENTO COUNTY	Robertson Ave and Valassastrada Ct.	95608
SACRAMENTO COUNTY	Robertson Ave. and Joellen Ct.	95608
SACRAMENTO COUNTY	3240 MANCEL CT	95608
SACRAMENTO COUNTY	Garfield Ave. and Cabriolet Ct.	95608
SACRAMENTO COUNTY	3241 CABRIOLET CT	95608
SACRAMENTO COUNTY	Root Ave. and North Ave.	95608
SACRAMENTO COUNTY	Walnut Ave. and Love Way	95608
SACRAMENTO COUNTY	Kurtz Cir. And Smathers Way	95608
SACRAMENTO COUNTY	Kurtz Cir. And Smathers Way	95608
SACRAMENTO COUNTY	Kurtz Cir. And Smathers Way	95608
SACRAMENTO COUNTY	8466 Oakwind Ct.	95662
SACRAMENTO COUNTY	8489 OAKWIND CT	95662
SACRAMENTO COUNTY	California Ave. and Cassidy Wy	95608
SACRAMENTO COUNTY	California Ave. and Cassidy Wy	95608

SACRAMENTO COUNTY	3430 GRANT PARK DR	95608
SACRAMENTO COUNTY	Grant Ave. and Pattypert Wy.	95608
SACRAMENTO COUNTY	Grant Ave. and Pattypert Wy.	95608
SACRAMENTO COUNTY	6309 SUTTER AVE	95608
SACRAMENTO COUNTY	Hollister Ave. and Grant Ave.	95608
SACRAMENTO COUNTY	6229 CASSADY WAY	95608
SACRAMENTO COUNTY	6111 LANDIS AVE	95608
SACRAMENTO COUNTY	6846 WOODMORE OAKS DR	95662
SACRAMENTO COUNTY	5431 MISTWOOD LN	95608
SACRAMENTO COUNTY	5544 ENGLE RD	95608
SACRAMENTO COUNTY	5646 VEGA CT	95608
SACRAMENTO COUNTY	Whitney Ave. and Nadine St.	95608
SACRAMENTO COUNTY	Grant Ave. and Kearney Way	95608
SACRAMENTO COUNTY	3637 CASA ROSA WAY	95608
SACRAMENTO COUNTY	Garfield Ave. and Ryan Ln.	95608
SACRAMENTO COUNTY	Northwood Rd. and Thornwood Dr.	95821
SACRAMENTO COUNTY	3412 MONTCLAIRE ST	95821
SACRAMENTO COUNTY	Pope Ave. and Morse Ave.	95821
SACRAMENTO COUNTY	Illinois Ave. and Madison Ave.	95628
SACRAMENTO COUNTY	9133 LA SERENA DR	95628
SACRAMENTO COUNTY	L St. and La Serena Dr.	95628
SACRAMENTO COUNTY	8926 LA SERENA DR	95628
SACRAMENTO COUNTY	4842 HAZEL AVE	95628
SACRAMENTO COUNTY	4824 HAZEL AVE	95628
SACRAMENTO COUNTY	4123 JOY LN	95608
SACRAMENTO COUNTY	Ladera Way and Milroy ln.	95608
SACRAMENTO COUNTY	3913 EDGEVALE CT	95628
SACRAMENTO COUNTY	4023 EARNSCLIFF AVE	95628
SACRAMENTO COUNTY	4120 RUTLEDGE WAY	95608
SACRAMENTO COUNTY	Bridge St. and Capitola Ave.	95628
SACRAMENTO COUNTY	River Front Ln. and Central Ave.	95628
SACRAMENTO COUNTY	Ridge St. and Ravina Ct.	95628
SACRAMENTO COUNTY	River Front Ln. and Central Ave.	95628
SACRAMENTO COUNTY	River Front Ln. and Central Ave.	95628
SACRAMENTO COUNTY	8122 CAPITOLA AVE	95628
SACRAMENTO COUNTY	River Front Ln. and Central Ave.	95628
SACRAMENTO COUNTY	Main St. and Capitola Ave.	95628
SACRAMENTO COUNTY	Main St. and Capitola Ave.	95628
SACRAMENTO COUNTY	8046 RAVINA CT	95628
SACRAMENTO COUNTY	3956 BRIDGE ST	95628
SACRAMENTO COUNTY	Ridge St. and Ravina Ct.	95628
SACRAMENTO COUNTY	Howard St. and Sunrise Blvd.	95628
SACRAMENTO COUNTY	4008 CANYON DR	95628
SACRAMENTO COUNTY	Howard St. and Sunrise Blvd.	95628

SACRAMENTO COUNTY	Central Ave. and Capitola Ave.	95628
SACRAMENTO COUNTY	Central Ave. and Capitola Ave.	95628
SACRAMENTO COUNTY	4014 CAPITOLA HILL CT	95628
SACRAMENTO COUNTY	Sunrise Blvd. and Fair Oaks Blvd.	95628
SACRAMENTO COUNTY	9900 PORTOFINO OAK LN	95628
SACRAMENTO COUNTY	8027 GRAND AVE	95628
SACRAMENTO COUNTY	9925 FAIR OAKS BLVD	95628
SACRAMENTO COUNTY	4111 SUNRISE BLVD	95628
SACRAMENTO COUNTY	4112 SUNRISE BLVD	95628
SACRAMENTO COUNTY	8110 OAKS VILLAGE LN	95628
SACRAMENTO COUNTY	8059 CALIFORNIA AVE	95628
SACRAMENTO COUNTY	7973 PARK DR	95628
SACRAMENTO COUNTY	10400 FAIR OAKS BLVD	95628
SACRAMENTO COUNTY	4339 VINTAGE OAKS LN	95628
SACRAMENTO COUNTY	Archer Ave. and Fair Oaks Blvd.	95628
SACRAMENTO COUNTY	8004 ARCHER AVE	95628
SACRAMENTO COUNTY	8041 KEATON CT	95628
SACRAMENTO COUNTY	Keaton Ct. and Livoti Ave.	95628
SACRAMENTO COUNTY	Sunset Ave. and Fair Oaks Blvd.	95628
SACRAMENTO COUNTY	New York Ave. and Olive St.	95628
SACRAMENTO COUNTY	7857 OLIVE ST	95628
SACRAMENTO COUNTY	4459 PENNSYLVANIA AVE	95628
SACRAMENTO COUNTY	Pennsylvania Ave. and Winding Way	95628
SACRAMENTO COUNTY	Westover Ct. and Minnesota Ave.	95628
SACRAMENTO COUNTY	7600 HEATHER RD	95628
SACRAMENTO COUNTY	7865 SUNSET AVE	95628
SACRAMENTO COUNTY	Sunset Ave. and Minnesota Ave.	95628
SACRAMENTO COUNTY	4820 KENTUCKY LN	95628
SACRAMENTO COUNTY	Horizon Way and Minnesota Ave.	95628
SACRAMENTO COUNTY	3917 OAK HURST CIR	95628
SACRAMENTO COUNTY	Bannister Rd. and Brookhill Dr.	95628
SACRAMENTO COUNTY	Midiron Dr. and Niblick Way	95628
SACRAMENTO COUNTY	Ferrari Ct. and Minnesota Ave.	95628
SACRAMENTO COUNTY	7865 SUNSET AVE	95628
SACRAMENTO COUNTY	Sunset Ave. and Minnesota Ave.	95628
SACRAMENTO COUNTY	4820 KENTUCKY LN	95628
SACRAMENTO COUNTY	Horizon Way and Minnesota Ave.	95628
SACRAMENTO COUNTY	3917 OAK HURST CIR	95628
SACRAMENTO COUNTY	Bannister Rd. and Brookhill Dr.	95628
SACRAMENTO COUNTY	Midiron Dr. and Niblick Way	95628
SACRAMENTO COUNTY	9511 FAIR OAKS BLVD	95628
SACRAMENTO COUNTY	Minnesota Ave. and Campoy St.	95628
SACRAMENTO COUNTY	Minnesota Ave. and Campoy St.	95628
SACRAMENTO COUNTY	Southcliff Dr. and Tobia Way	95628

SACRAMENTO COUNTY	9145 FAIR OAKS BLVD	95628
SACRAMENTO COUNTY	4009 PENNSYLVANIA AVE	95628
SACRAMENTO COUNTY	4047 PENNSYLVANIA AVE	95628
SACRAMENTO COUNTY	Magnolia Ave. and New York Ave.	95628
SACRAMENTO COUNTY	7749 MAGNOLIA AVE	95628
SACRAMENTO COUNTY	9315 FAIR OAKS BLVD	95628
SACRAMENTO COUNTY	Santa Susana Way and Gray St.	95628
SACRAMENTO COUNTY	7834 WINDING WAY	95628
SACRAMENTO COUNTY	Pennsylvania Ave. and Lemon St.	95628
SACRAMENTO COUNTY	Midiron Dr. and Niblick Way	95628
SACRAMENTO COUNTY	Bannister Rd. and Winding Way	95628
SACRAMENTO COUNTY	New York Ave. and Olive St.	95628
SACRAMENTO COUNTY	Gastman Way and Olympic Way	95628
SACRAMENTO COUNTY	4375 WINDING WAY	95841
SACRAMENTO COUNTY	Myrtle Ave. and College Oak Dr.	95841
SACRAMENTO COUNTY	Myrtle Ave. and Hamilton St.	95841
SACRAMENTO COUNTY	Myrtle Ave. and Hamilton St.	95841
SACRAMENTO COUNTY	Myrtle Ave. and Hamilton St.	95841
SACRAMENTO COUNTY	4717 DEWEY ORCHARD CT	95841
SACRAMENTO COUNTY	4721 DEWEY ORCHARD CT	95628
SACRAMENTO COUNTY	5205 HOLLY LN	95628
SACRAMENTO COUNTY	5308 PAGEL CT	95628
SACRAMENTO COUNTY	2549 MARTIN WAY	95608
SACRAMENTO COUNTY	6605 WINDING WAY	95608
SACRAMENTO COUNTY	Muldrow Rd. and Manzanita Ave.	95608
SACRAMENTO COUNTY	5344 SONORA WAY	95608
SACRAMENTO COUNTY	Pershing Ave. and Madison Ave.	95662
SACRAMENTO COUNTY	Hazel Ave. and Leedy Ln.	95628
SACRAMENTO COUNTY	Hazel Ave. and Leedy Ln.	95628
SACRAMENTO COUNTY	Hazel Ave. and Bedford Ave.	95628
SACRAMENTO COUNTY	5308 HAZEL AVE	95628
SACRAMENTO COUNTY	Twin Lakes Ave. and Snipes Blvd.	95662
SACRAMENTO COUNTY	Pershing Ave. and Eugenia Ct.	95662
SACRAMENTO COUNTY	5618 DE PONTI DR	95662
SACRAMENTO COUNTY	8091 VILLAGE ESTATES LN	95628
SACRAMENTO COUNTY	11338 FAIR OAKS BLVD	95628
SACRAMENTO COUNTY	White Fir Way and Yellow Pine Way	95841
SACRAMENTO COUNTY	White Fir Way and Pinecone Ct.	95841
SACRAMENTO COUNTY	Hackberry Ln. and Winding Way	95608
SACRAMENTO COUNTY	Hackberry Ln. and Winding Way	95608
SACRAMENTO COUNTY	5537 HACKBERRY LN	95841
SACRAMENTO COUNTY	Watrous Ct. and Hope Ranch Ct.	95842
SACRAMENTO COUNTY	4151 WATROUS CT	95842
SACRAMENTO COUNTY	Myrtle Ave. and Hamilton St.	95841

SACRAMENTO COUNTY	Myrtle Ave. and Wood Gate Way	95841
SACRAMENTO COUNTY	4501 CYCLAMEN WAY	95841
SACRAMENTO COUNTY	4968 TYLER ST	95841
SACRAMENTO COUNTY	Corvair St. and Shell St.	95660
SACRAMENTO COUNTY	Corvair St. and Shell St.	95660
SACRAMENTO COUNTY	Corvair St. and Shell St.	95660
SACRAMENTO COUNTY	Jonko Ave. and Jolana Ln.	95660
SACRAMENTO COUNTY	4401 ARROWOOD CT	95842
SACRAMENTO COUNTY	Jolana Ln. and Myrtle Ave.	95660
SACRAMENTO COUNTY	Walnut Ave. and Sunshine Ln.	95841
SACRAMENTO COUNTY	4983 WALNUT AVE	95841
SACRAMENTO COUNTY	Hazel Ave. and Calvert Ave.	95662
SACRAMENTO COUNTY	Hazel Ave. and Coan Ln.	95662
SACRAMENTO COUNTY	6420 HAZEL AVE	95662
SACRAMENTO COUNTY	6422 HAZEL AVE	95662
SACRAMENTO COUNTY	6540 HAZEL AVE	95662
SACRAMENTO COUNTY	Diablo Dr. and Elkhorn Blvd.	95842
SACRAMENTO COUNTY	6344 VERNER AVE	95841
SACRAMENTO COUNTY	3601 QUINN WAY	95660
SACRAMENTO COUNTY	Wings Way and Poplar Blvd.	95660
SACRAMENTO COUNTY	1032 SKI PARK CT	95673
SACRAMENTO COUNTY	300 ELKHORN BLVD	95673
SACRAMENTO COUNTY	K St. and 6th St.	95673
SACRAMENTO COUNTY	415 LILAC LN	95673
SACRAMENTO COUNTY	7242 ELDER ST	95673
SACRAMENTO COUNTY	10 St. and Anderson Wood Way	95673
SACRAMENTO COUNTY	Dry Creek Rd. and O St.	95673
SACRAMENTO COUNTY	Anderson Wood Way and Shingle Wood W	95673
SACRAMENTO COUNTY	Shingle Wood Way and Q St.	95673
SACRAMENTO COUNTY	8th St. and Q St.	95673
SACRAMENTO COUNTY	Shingle Wood Way and Q St.	95673
SACRAMENTO COUNTY	1135 Q ST	95673
SACRAMENTO COUNTY	10th St. and Q St.	95673
SACRAMENTO COUNTY	7302 10TH ST	95673
SACRAMENTO COUNTY	Q St. and Front St.	95673
SACRAMENTO COUNTY	Q St. and Front St.	95673
SACRAMENTO COUNTY	Rio Linda Blvd. and O St.	95673
SACRAMENTO COUNTY	6928 RIO LINDA BLVD	95673
SACRAMENTO COUNTY	6617 SUNVIEW WAY	95673
SACRAMENTO COUNTY	6621 SUNVIEW WAY	95673
SACRAMENTO COUNTY	7300 FRONT ST	95673
SACRAMENTO COUNTY	7304 FRONT ST	95673
SACRAMENTO COUNTY	7308 FRONT ST	95673
SACRAMENTO COUNTY	496 FOX HUNT WAY	95673

SACRAMENTO COUNTY	500 FOX HUNT WAY	95673
SACRAMENTO COUNTY	505 FOX HUNT WAY	95673
SACRAMENTO COUNTY	524 FOX HUNT WAY	95673
SACRAMENTO COUNTY	528 FOX HUNT WAY	95673
SACRAMENTO COUNTY	532 FOX HUNT WAY	95673
SACRAMENTO COUNTY	536 FOX HUNT WAY	95673
SACRAMENTO COUNTY	540 FOX HUNT WAY	95673
SACRAMENTO COUNTY	544 FOX HUNT WAY	95673
SACRAMENTO COUNTY	548 FOX HUNT WAY	95673
SACRAMENTO COUNTY	7315 6TH ST	95673
SACRAMENTO COUNTY	7311 6TH ST	95673
SACRAMENTO COUNTY	555 FOX HUNT WAY	95673
SACRAMENTO COUNTY	551 FOX HUNT WAY	95673
SACRAMENTO COUNTY	547 FOX HUNT WAY	95673
SACRAMENTO COUNTY	543 FOX HUNT WAY	95673
SACRAMENTO COUNTY	525 FOX HUNT WAY	95673
SACRAMENTO COUNTY	521 FOX HUNT WAY	95673
SACRAMENTO COUNTY	517 FOX HUNT WAY	95673
SACRAMENTO COUNTY	513 FOX HUNT WAY	95673
SACRAMENTO COUNTY	509 FOX HUNT WAY	95673
SACRAMENTO COUNTY	505 FOX HUNT WAY	95673
SACRAMENTO COUNTY	501 FOX HUNT WAY	95673
SACRAMENTO COUNTY	497 FOX HUNT WAY	95673
SACRAMENTO COUNTY	493 FOX HUNT WAY	95673
SACRAMENTO COUNTY	O St. and Rio Linda Blvd.	95673
SACRAMENTO COUNTY	O St. and Rio Linda Blvd.	95673
SACRAMENTO COUNTY	O St. and Rio Linda Blvd.	95673
SACRAMENTO COUNTY	7206 ACORN HILL CT	95673
SACRAMENTO COUNTY	7204 ACORN HILL CT	95673
SACRAMENTO COUNTY	Rio Linda Blvd. and Silver View Way	95673
SACRAMENTO COUNTY	7th St. and Quebec Way	95673
SACRAMENTO COUNTY	7015 7TH ST	95673
SACRAMENTO COUNTY	Archway Ave. and Paladin Way	95673
SACRAMENTO COUNTY	Archway Ave. and Paladin Way	95673
SACRAMENTO COUNTY	7th St. and L St.	95673
SACRAMENTO COUNTY	Rio Linda Blvd. and L St.	95673
SACRAMENTO COUNTY	7213 CHESNEY WAY	95673
SACRAMENTO COUNTY	Rio Linda Blvd. and Q St.	95673
SACRAMENTO COUNTY	Little Acorn Way and Silver View Way	95673
SACRAMENTO COUNTY	Little Acorn Way and Silver View Way	95673
SACRAMENTO COUNTY	Little Acorn Way and Silver View Way	95673
SACRAMENTO COUNTY	Rio Linda Blvd. and Silver View Way	95673
SACRAMENTO COUNTY	6th St. and Q St.	95673
SACRAMENTO COUNTY	6th St. and Q St.	95673

SACRAMENTO COUNTY	6th St. and Q St.	95673
SACRAMENTO COUNTY	7th St. and Q St.	95673
SACRAMENTO COUNTY	7th St. and Q St.	95673
SACRAMENTO COUNTY	8th St. and U St.	95673
SACRAMENTO COUNTY	8th St. and U St.	95673
SACRAMENTO COUNTY	Alder Canyon Way and Poplar Bluff Way	95843
SACRAMENTO COUNTY	2325 MORTENSEN CT	95626
SACRAMENTO COUNTY	Aztec Way and Navaho Dr.	95843
SACRAMENTO COUNTY	Elverta Rd. and 16th St.	95626
SACRAMENTO COUNTY	Elverta Rd. and 16th St.	95626
SACRAMENTO COUNTY	Elverta Rd. and Bellingrath Dr.	95626
SACRAMENTO COUNTY	Elverta Rd. and Rivergreen Dr.	95626
SACRAMENTO COUNTY	Elverta Rd. and Rivergreen Dr.	95626
SACRAMENTO COUNTY	Kasser Rd. and 16th St.	95626
SACRAMENTO COUNTY	8521 ALDEA DR	95626
SACRAMENTO COUNTY	8525 ALDEA DR	95626
SACRAMENTO COUNTY	8529 ALDEA DR	95626
SACRAMENTO COUNTY	Elverta Rd. and 16th St.	95626
SACRAMENTO COUNTY	Elverta Rd. and 16th St.	95626
SACRAMENTO COUNTY	Elverta Rd. and 9th St.	95626
SACRAMENTO COUNTY	Emerson St. and El Modena Ave.	95626
SACRAMENTO COUNTY	7768 ELMONT AVE	95626
SACRAMENTO COUNTY	7762 ELMONT AVE	95626
SACRAMENTO COUNTY	7756 ELMONT AVE	95626
SACRAMENTO COUNTY	7744 ELMONT AVE	95626
SACRAMENTO COUNTY	7738 ELMONT AVE	95626
SACRAMENTO COUNTY	7732 ELMONT AVE	95626
SACRAMENTO COUNTY	7710 ELMONT AVE	95626
SACRAMENTO COUNTY	7726 ELMONT AVE	95626
SACRAMENTO COUNTY	4243 Manzanita Ave.	95608
SACRAMENTO COUNTY	5824 Locust Ave.	95608
SACRAMENTO COUNTY	5120 Date Avenue	95841
SACRAMENTO COUNTY	5108 Date Ave	95841

.2

Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)
Enter the current available assessor parcel number (APN).	*From the drop down list, select the same letter for parcels that will be consolidated into larger parcels.*	*Enter the current general plan designation.*
0390011013		Medium Density Residential
0750040025	A	Low Density Residential
0750040040	A	Low Density Residential
2080142020	B	Transit Oriented Development
2080142022	B	Transit Oriented Development
2080142030		Transit Oriented Development
2080142036		Transit Oriented Development
2150092008		Transit Oriented Development
2150182001		Transit Oriented Development
2150182004		Transit Oriented Development
0420012035		Medium Density Residential
0730190069		Medium Density Residential
2850140033		Medium Density Residential
2450011012		Transit Oriented Development
2000400004		Transit Oriented Development
2150182032		Transit Oriented Development
0430220031		Commercial/Offices
0500293011		Commercial/Offices
0500470026		Commercial/Offices
0510010084		Commercial/Offices
0510200058		Commercial/Offices
0780450023		Commercial/Offices
1180300001		Commercial/Offices
1420080086		Commercial/Offices
2150140031		Commercial/Offices
2190032008		Commercial/Offices
2190032009		Commercial/Offices
2190034003		Commercial/Offices
2280151033		Commercial/Offices
2400011029		Commercial/Offices
2610210020		Low Density Residential
0430220015		Commercial/Offices
1150430075		Commercial/Offices
1210430019		Commercial/Offices
1150430076		Commercial/Offices
1210060025		Commercial/Offices
1210430020		Commercial/Offices

2030110109		Commercial/Offices
2030110150		Commercial/Offices
2030110149		Commercial/Offices
2450011021		Transit Oriented Development
0500341010		Commercial/Offices
0500391010		Commercial/Offices
0500341008		Commercial/Offices
~~1150130084~~		~~Commercial/Offices~~
1180131051	C	Commercial/Offices
1180131055	C	Commercial/Offices
1180131052	C	Commercial/Offices
0780190032		Transit Oriented Development
0390300022		Commercial/Offices
1150061030		Commercial/Offices
2660032009		Commercial/Offices
2400232064		Commercial/Offices
2400062034		Low Density Residential
0680580008		Transit Oriented Development
2440151006		Medium Density Residential
2850190070		Medium Density Residential
2580310035		Transit Oriented Development
2300222045		Transit Oriented Development
2580180018	D	Transit Oriented Development
2580180019	D	Transit Oriented Development
2730330016		Transit Oriented Development
0260073014	E	Medium Density Residential
0260073017	E	Medium Density Residential
0723360002		Transit Oriented Development
072360009,0723360017,0723360036		Commercial/Offices
072336022,032, 031		Transit Oriented Development
0670030076		HDR, MDR , LDR, MU
0670090019		HDR, MDR , LDR, MU
0730040036, 0730040042		High Density Residential
0390011006	F	Commercial/Offices
390011008	F	Commercial/Offices
390011020	F	Commercial/Offices
390011021	F	Commercial/Offices
390011033	F	Commercial/Offices
390011034	F	Commercial/Offices
390011042	F	Commercial/Offices
390011043	F	Commercial/Offices
0510160014		Medium Density Residential
0390241001		Low Density Residential
0650260004		Low Density Residential
0750440024		Transit Oriented Development
0510640049		Commercial/Offices

0390072016		Medium Density Residential
2140092019		Agricultural-Residential
2300091056		Low Density Residential
2200311019		Medium Density Residential
0390041004		Medium Density Residential
0390054001		Medium Density Residential
0500311028		Medium Density Residential
1151980003		Medium Density Residential
2200780001		Medium Density Residential
0260102023		Medium Density Residential
2140160061		Medium Density Residential
0500010077		Medium Density Residential
2300051009		Commercial/Offices
0650080057		Medium Density Residential
2030260064		Low Density Residential
0660100024		Low Density Residential
2060141006		Low Density Residential
2060210016		Low Density Residential
2070300009		Medium Density Residential
2070141015		Commercial/Offices
2150062030		Transit Oriented Development
0200253024		Commercial/Offices
2080122066		Transit Oriented Development
2080132008		Transit Oriented Development
0510630021		Medium Density Residential
0650060035		Medium Density Residential
0660070052		Medium Density Residential
1220790020		Low Density Residential
2030120089		Low Density Residential
2940180008	G	Medium Density Residential
2940180013	G	Medium Density Residential
0750020015		Transit Oriented Development
2032160072		High Density Residential
0640071051		Low Density Residential
1180102002		Low Density Residential
2600050027		High Density Residential
2660394002		High Density Residential
2660394003		High Density Residential
2720190006		High Density Residential
2720190063		High Density Residential
2600091008		High Density Residential
2720190066		High Density Residential
2720181003		High Density Residential
0260110010		Medium Density Residential
0370174003		Medium Density Residential
0370174004		Medium Density Residential
1151870003		Medium Density Residential

1151870004		Medium Density Residential
1151870005		Medium Density Residential
1151870006		Medium Density Residential
1151870007		Medium Density Residential
1151870008		Medium Density Residential
1151870009		Medium Density Residential
1151870010		Medium Density Residential
1151870011		Medium Density Residential
1151870024		Medium Density Residential
2280450010		Medium Density Residential
2440120004		Medium Density Residential
2540031048		Medium Density Residential
2540071025		Medium Density Residential
2560340001		Medium Density Residential
2660040046		Medium Density Residential
2660040062		Medium Density Residential
2710153006		Medium Density Residential
2780012003		Medium Density Residential
2780171013		Medium Density Residential
2780240071		Medium Density Residential
2790171049		Medium Density Residential
2850084007		Medium Density Residential
2850190070		Medium Density Residential
2850201011		Medium Density Residential
2890590032		Medium Density Residential
2330281057		Medium Density Residential
2680210060		Medium Density Residential
2540081007		Medium Density Residential
2710270024		Medium Density Residential
2440220026		Medium Density Residential
2440120016		Medium Density Residential
0670090005,		High Density Residential
2150062057		High Density Residential
0200253007		Medium Density Residential
0200242014		Medium Density Residential
0200242016		Medium Density Residential
0200242024		Medium Density Residential
0200253009		Medium Density Residential
0200253010		Medium Density Residential
0220233009		Medium Density Residential
0220233010		Medium Density Residential
0220233019		Medium Density Residential
0220233020		Medium Density Residential
0260102015		Medium Density Residential
1420097026		Medium Density Residential
0260102016		Medium Density Residential
0260252002		Medium Density Residential

0260283019		Medium Density Residential
0370011034		Medium Density Residential
0370182005		Medium Density Residential
0370182006		Medium Density Residential
0370182007		Medium Density Residential
0390052012		Medium Density Residential
0390052056		Medium Density Residential
0390063008		Medium Density Residential
0430070005		Medium Density Residential
0430070034		Medium Density Residential
0430230020		Medium Density Residential
0430230022		Medium Density Residential
0510030001		Medium Density Residential
0510061018		Medium Density Residential
0500351009		Medium Density Residential
0510200017		Medium Density Residential
0510200018		Medium Density Residential
0510467048		Medium Density Residential
0660210022		Medium Density Residential
1190050005		Medium Density Residential
1190050007		Medium Density Residential
1420096006		Medium Density Residential
1420096007		Medium Density Residential
1320162047		Medium Density Residential
2080142022		Medium Density Residential
2280042044		Medium Density Residential
2280042045		Medium Density Residential
2280210061		Medium Density Residential
2280610019		Medium Density Residential
2290050063		Medium Density Residential
2300051010		Medium Density Residential
2300690026		Medium Density Residential
2450190021		Medium Density Residential
2580060016		Medium Density Residential
2580300013		Medium Density Residential
2600031029		Medium Density Residential
2850340001		Medium Density Residential
2850340002		Medium Density Residential
2850340003		Medium Density Residential
2850340004		Medium Density Residential
2850340005		Medium Density Residential
2850340006		Medium Density Residential
2850340007		Medium Density Residential
2850340008		Medium Density Residential
2850340009		Medium Density Residential
2850340010		Medium Density Residential
2850340035		Medium Density Residential

2850340036		Medium Density Residential
2850340037		Medium Density Residential
2850340038		Medium Density Residential
2850340039		Medium Density Residential
2850340040		Medium Density Residential
2850340041		Medium Density Residential
2850340042		Medium Density Residential
2850340020		Medium Density Residential
2850340021		Medium Density Residential
2850340022		Medium Density Residential
2850340023		Medium Density Residential
2850340024		Medium Density Residential
2850340031		Medium Density Residential
2850340032		Medium Density Residential
2850340033		Medium Density Residential
2850340030		Medium Density Residential
2850102005		Medium Density Residential
2850102006		Medium Density Residential
2850102015		Medium Density Residential
2850102017		Medium Density Residential
2850140017		Medium Density Residential
2850140021		Medium Density Residential
2860070025		Medium Density Residential
2860141008		Medium Density Residential
2860151053		Medium Density Residential
2030070075		Medium Density Residential
2030070138		Medium Density Residential
2030070139		Medium Density Residential
2400141035		Medium Density Residential
2400141036		Medium Density Residential
2540072027		Medium Density Residential
2540072026		Medium Density Residential
2850062010		Medium Density Residential
2780230029		Medium Density Residential
2780230030		Medium Density Residential
0750020015		Medium Density Residential
0390052060		Medium Density Residential
0640080043		Medium Density Residential
0650080110		Medium Density Residential
0723360009,0723360017,07		Medium Density Residential
0720231106 (Easton Place)		Medium Density Residential
0723360022 (Easton Place)		Medium Density Residential
0200083003		Low Density Residential
0200313026		Low Density Residential
0220033010		Low Density Residential
0220104031		Low Density Residential
0260021023		Low Density Residential

0260021039		Low Density Residential
0260021040		Low Density Residential
0260041009		Low Density Residential
0260041010		Low Density Residential
0260094003		Low Density Residential
0260300038		Low Density Residential
0370011055		Low Density Residential
0370011060		Low Density Residential
0370011006		Low Density Residential
0370011008		Low Density Residential
0370171016		Low Density Residential
0370231002		Low Density Residential
0390052027		Low Density Residential
0390072002		Low Density Residential
0390091006		Low Density Residential
0390233033		Low Density Residential
0400320041		Low Density Residential
0430042028		Low Density Residential
0430061016		Low Density Residential
0430062021		Low Density Residential
0430062022		Low Density Residential
0500292003		Low Density Residential
0500292005		Low Density Residential
0500293005		Low Density Residential
0500341007		Low Density Residential
0500341011		Low Density Residential
0500492025		Low Density Residential
0510160005		Low Density Residential
0510030012		Low Density Residential
0510352018		Low Density Residential
0650310006		Low Density Residential
0660090010		Low Density Residential
0660100034		Low Density Residential
0660100035		Low Density Residential
0720231092, 093, 099		Low Density Residential
1150330042		Low Density Residential
1211150030		Low Density Residential
1211150029		Low Density Residential
1211150028		Low Density Residential
1211240060		Low Density Residential
1211240009		Low Density Residential
1211240008		Low Density Residential
1211240001		Low Density Residential
1211240002		Low Density Residential
1211240003		Low Density Residential
1211240004		Low Density Residential
1211240005		Low Density Residential

1211240006		Low Density Residential
1211240007		Low Density Residential
1211240049		Low Density Residential
1211240050		Low Density Residential
1211240051		Low Density Residential
1211240052		Low Density Residential
1211240053		Low Density Residential
1211240054		Low Density Residential
1211240055		Low Density Residential
1211240056		Low Density Residential
1211240057		Low Density Residential
1211240058		Low Density Residential
1211240059		Low Density Residential
1211240027		Low Density Residential
1211240028		Low Density Residential
1460160037		Low Density Residential
1460170069		Low Density Residential
1460170068		Low Density Residential
1460180042		Low Density Residential
1460180044		Low Density Residential
1460180063		Low Density Residential
1460180075		Low Density Residential
1460180071		Low Density Residential
1460340013		Low Density Residential
1460340048		Low Density Residential
1460340049		Low Density Residential
1460350014		Low Density Residential
1460360069		Low Density Residential
1460360070		Low Density Residential
1460360075		Low Density Residential
1460360084		Low Density Residential
1460360088		Low Density Residential
1460360092		Low Density Residential
1460360093		Low Density Residential
1460370012		Low Density Residential
1460370028		Low Density Residential
1460370029		Low Density Residential
1460370042		Low Density Residential
1460390005		Low Density Residential
1460390008		Low Density Residential
1460390012		Low Density Residential
1460390032		Low Density Residential
1460390041		Low Density Residential
2220024001		Low Density Residential
2220024041		Low Density Residential
2280091015		Low Density Residential
2280091025		Low Density Residential

2280091030		Low Density Residential
2280182004		Low Density Residential
2280500054		Low Density Residential
2280500055		Low Density Residential
2300133025		Low Density Residential
2300133026		Low Density Residential
2360360024		Low Density Residential
2360254009		Low Density Residential
2400141033		Low Density Residential
2400560047		Low Density Residential
2420410033		Low Density Residential
2440013023		Low Density Residential
2440013024		Low Density Residential
2440360018		Low Density Residential
2440360021		Low Density Residential
2440360058		Low Density Residential
2450222030		Low Density Residential
2450240014		Low Density Residential
2450240026		Low Density Residential
2450240028		Low Density Residential
2580225022		Low Density Residential
2600480029		Low Density Residential
2610010051		Low Density Residential
2230252016		Low Density Residential
2610210019		Low Density Residential
2710170034		Low Density Residential
2710170035		Low Density Residential
2720011071		Low Density Residential
2720011072		Low Density Residential
2720011073		Low Density Residential
2720200022		Low Density Residential
2720312020		Low Density Residential
2730301018		Low Density Residential
2850183020		Low Density Residential
2580021049		Low Density Residential
2580021050		Low Density Residential
2580021051		Low Density Residential
2580021052		Low Density Residential
0670030076,072,073		Low Density Residential
2450240001		Transit Oriented Development (TOD)
0500500053		Low Density Residential
0640072003		Low Density Residential
0650070061		Low Density Residential
0650070006		Low Density Residential
0660070017		Low Density Residential
0660070051		Low Density Residential
0660200003		Low Density Residential

0650042042		Low Density Residential
1220050017		Low Density Residential
1220050018		Low Density Residential
1220050032		Low Density Residential
1220050033		Low Density Residential
1220790021		Low Density Residential
1220790013		Low Density Residential
2020070013		Low Density Residential
2020080005		Low Density Residential
2020080007		Low Density Residential
2020080019		Low Density Residential
2020080020		Low Density Residential
2020080053		Low Density Residential
2020080056		Low Density Residential
2020080058		Low Density Residential
2020080059		Low Density Residential
2030100108		Low Density Residential
2030100105		Low Density Residential
2030100106		Low Density Residential
2030110064		Low Density Residential
2030260016		Low Density Residential
2030720074		Low Density Residential
2030730073		Low Density Residential
2031270108		Low Density Residential
2031350061		Low Density Residential
2032010004		Low Density Residential
2080122001		Low Density Residential
0670030072, 074, 076		Low Density Residential
0670030072, 074, 076		Low Density Residential
0670030072, 074, 076		Low Density Residential
0670030072, 074, 076		Low Density Residential
1220010014		Low Density Residential
2440275006		Low Density Residential
0620030004		Agricultural-Residential 1-10 ac/du
0620030015		Agricultural-Residential 1-10 ac/du
0620030028		Agricultural-Residential 1-10 ac/du
0630120012		Agricultural-Residential 1-10 ac/du
0630120024		Agricultural-Residential 1-10 ac/du
1210021001		Agricultural-Residential 1-10 ac/du
1210022001		Agricultural-Residential 1-10 ac/du
1220340001		Agricultural-Residential 1-10 ac/du
1220340012		Agricultural-Residential 1-10 ac/du
1420100110		Agricultural-Residential 1-10 ac/du
1480072007		Agricultural-Residential 1-10 ac/du
1480072009		Agricultural-Residential 1-10 ac/du

1480240002		Agricultural-Residential 1-10 ac/du
1500042037		Agricultural-Residential 1-10 ac/du
1500042063		Agricultural-Residential 1-10 ac/du
1500060058		Agricultural-Residential 1-10 ac/du
1500060075		Agricultural-Residential 1-10 ac/du
1500060083		Agricultural-Residential 1-10 ac/du
1500060084		Agricultural-Residential 1-10 ac/du
1500371014		Agricultural-Residential 1-10 ac/du
2030040007		Agricultural-Residential 1-10 ac/du
2030080038		Agricultural-Residential 1-10 ac/du
2030010016		Agricultural-Residential 1-10 ac/du
2030080039		Agricultural-Residential 1-10 ac/du
2070012032		Agricultural-Residential 1-10 ac/du
2070012046		Agricultural-Residential 1-10 ac/du
2070012048		Agricultural-Residential 1-10 ac/du
2070012050		Agricultural-Residential 1-10 ac/du
2070012055		Agricultural-Residential 1-10 ac/du
2070051042		Agricultural-Residential 1-10 ac/du
2080121010		Agricultural-Residential 1-10 ac/du
2080121013		Agricultural-Residential 1-10 ac/du
2080121017		Agricultural-Residential 1-10 ac/du
2080122022		Agricultural-Residential 1-10 ac/du
2080133002		Agricultural-Residential 1-10 ac/du
2080134005		Agricultural-Residential 1-10 ac/du
2080141012		Agricultural-Residential 1-10 ac/du
2080141026		Agricultural-Residential 1-10 ac/du
2080154025		Agricultural-Residential 1-10 ac/du
2080161016		Agricultural-Residential 1-10 ac/du
2080162003		Agricultural-Residential 1-10 ac/du
2080162006		Agricultural-Residential 1-10 ac/du
2080172002		Agricultural-Residential 1-10 ac/du
2130014023		Agricultural-Residential 1-10 ac/du
2130014024		Agricultural-Residential 1-10 ac/du
2130014038		Agricultural-Residential 1-10 ac/du
2130014039		Agricultural-Residential 1-10 ac/du
2130031034		Agricultural-Residential 1-10 ac/du
2130051020		Agricultural-Residential 1-10 ac/du
2130081007		Agricultural-Residential 1-10 ac/du
2130102030		Agricultural-Residential 1-10 ac/du
2130102031		Agricultural-Residential 1-10 ac/du
2130102032		Agricultural-Residential 1-10 ac/du
2130102038		Agricultural-Residential 1-10 ac/du
2130112041		Agricultural-Residential 1-10 ac/du
2130112042		Agricultural-Residential 1-10 ac/du

2130112018		Agricultural-Residential 1-10 ac/du
2130161019		Agricultural-Residential 1-10 ac/du
2130170024		Agricultural-Residential 1-10 ac/du
2130190039		Agricultural-Residential 1-10 ac/du
2130190040		Agricultural-Residential 1-10 ac/du
2130190041		Agricultural-Residential 1-10 ac/du
2130291030		Agricultural-Residential 1-10 ac/du
2130360031		Agricultural-Residential 1-10 ac/du
2130540013		Agricultural-Residential 1-10 ac/du
2150062006		Agricultural-Residential 1-10 ac/du
2150062029		Agricultural-Residential 1-10 ac/du
2150071010		Agricultural-Residential 1-10 ac/du
2190410009		Agricultural-Residential 1-10 ac/du
2250131006		Agricultural-Residential 1-10 ac/du
2250131009		Agricultural-Residential 1-10 ac/du
2250132003		Agricultural-Residential 1-10 ac/du
2250132004		Agricultural-Residential 1-10 ac/du
2270151023		Agricultural-Residential 1-10 ac/du
2270160025		Agricultural-Residential 1-10 ac/du
2270160023		Agricultural-Residential 1-10 ac/du
2460130067		Agricultural-Residential 1-10 ac/du
2460170004		Agricultural-Residential 1-10 ac/du
2460170044		Agricultural-Residential 1-10 ac/du
2460170075		Agricultural-Residential 1-10 ac/du
2460170076		Agricultural-Residential 1-10 ac/du
2460182038		Agricultural-Residential 1-10 ac/du
2460182044		Agricultural-Residential 1-10 ac/du
2460182045		Agricultural-Residential 1-10 ac/du
2460390001		Agricultural-Residential 1-10 ac/du
2460390007		Agricultural-Residential 1-10 ac/du
2570200027		Agricultural-Residential 1-10 ac/du
2570210011		Agricultural-Residential 1-10 ac/du
2570220011		Agricultural-Residential 1-10 ac/du
0730090062		Agricultural-Residential 1-10 ac/du
0730180027		Agricultural-Residential 1-10 ac/du
0730180029		Agricultural-Residential 1-10 ac/du
0730190047		Agricultural-Residential 1-10 ac/du
0730460007		Agricultural-Residential 1-10 ac/du
0730460014		Agricultural-Residential 1-10 ac/du
0730790023		Agricultural-Residential 1-10 ac/du
0730800003		Agricultural-Residential 1-10 ac/du
0730800006		Agricultural-Residential 1-10 ac/du
0730800007		Agricultural-Residential 1-10 ac/du
0730800008		Agricultural-Residential 1-10 ac/du

0730800009		Agricultural-Residential 1-10 ac/du
1260070005		Agricultural-Residential 1-10 ac/du
1260070034		Agricultural-Residential 1-10 ac/du
1260070047		Agricultural-Residential 1-10 ac/du
1260070062		Agricultural-Residential 1-10 ac/du
1260070063		Agricultural-Residential 1-10 ac/du
1260070074		Agricultural-Residential 1-10 ac/du
1260070095		Agricultural-Residential 1-10 ac/du
1260070097		Agricultural-Residential 1-10 ac/du
1260070098		Agricultural-Residential 1-10 ac/du
1260070101		Agricultural-Residential 1-10 ac/du
1260070102		Agricultural-Residential 1-10 ac/du
1260070103		Agricultural-Residential 1-10 ac/du
1260141007		Agricultural-Residential 1-10 ac/du
1260141008		Agricultural-Residential 1-10 ac/du
1260220005		Agricultural-Residential 1-10 ac/du
1260230001		Agricultural-Residential 1-10 ac/du
1260230008		Agricultural-Residential 1-10 ac/du
1260241004		Agricultural-Residential 1-10 ac/du
1260500002		Agricultural-Residential 1-10 ac/du
1260500004		Agricultural-Residential 1-10 ac/du
1260540002		Agricultural-Residential 1-10 ac/du
1320030080		Agricultural-Residential 1-10 ac/du
1340143031		Agricultural-Residential 1-10 ac/du
1340143030		Agricultural-Residential 1-10 ac/du
1340160032		Agricultural-Residential 1-10 ac/du
1340173007		Agricultural-Residential 1-10 ac/du
1340322005		Agricultural-Residential 1-10 ac/du
1360060034		Agricultural-Residential 1-10 ac/du
1360101041		Agricultural-Residential 1-10 ac/du
1360101067		Agricultural-Residential 1-10 ac/du
1360110028		Agricultural-Residential 1-10 ac/du
1360110100		Agricultural-Residential 1-10 ac/du
1360170047		Agricultural-Residential 1-10 ac/du
1360340005		Agricultural-Residential 1-10 ac/du
1380041001		Agricultural-Residential 1-10 ac/du
1380042016		Agricultural-Residential 1-10 ac/du
1380043010		Agricultural-Residential 1-10 ac/du
1380043011		Agricultural-Residential 1-10 ac/du
1380043012		Agricultural-Residential 1-10 ac/du
1380043013		Agricultural-Residential 1-10 ac/du
1380043014		Agricultural-Residential 1-10 ac/du
1380043015		Agricultural-Residential 1-10 ac/du
1380043016		Agricultural-Residential 1-10 ac/du

1380043017		Agricultural-Residential 1-10 ac/du
1380043018		Agricultural-Residential 1-10 ac/du
1380043019		Agricultural-Residential 1-10 ac/du
1380043022		Agricultural-Residential 1-10 ac/du
1380054016		Agricultural-Residential 1-10 ac/du
1380054017		Agricultural-Residential 1-10 ac/du
1500071056		Agricultural-Residential 1-10 ac/du
1500071057		Agricultural-Residential 1-10 ac/du
1500071058		Agricultural-Residential 1-10 ac/du
1520031016		Agricultural-Residential 1-10 ac/du
1520190031		Agricultural-Residential 1-10 ac/du
1520190032		Agricultural-Residential 1-10 ac/du
2240200015		Agricultural-Residential 1-10 ac/du
2240540034		Agricultural-Residential 1-10 ac/du
2240560042		Agricultural-Residential 1-10 ac/du
1260070086		Agricultural-Residential 1-10 ac/du
1340173007		Agricultural-Residential 1-10 ac/du
1340322005		Agricultural-Residential 1-10 ac/du
1360050057		Agricultural-Residential 1-10 ac/du
1360101064		Agricultural-Residential 1-10 ac/du
0630060021		Agricultural-Residential 1-10 ac/du
1210030057		Agricultural-Residential 1-10 ac/du
1210130011		Agricultural-Residential 1-10 ac/du
1220030008		Agricultural-Residential 1-10 ac/du
1220040001		Agricultural-Residential 1-10 ac/du
1220070003		Agricultural-Residential 1-10 ac/du
1220070005		Agricultural-Residential 1-10 ac/du
1220070014		Agricultural-Residential 1-10 ac/du
1220070032		Agricultural-Residential 1-10 ac/du
1220100016		Agricultural-Residential 1-10 ac/du
1220140014		Agricultural-Residential 1-10 ac/du
1220140015		Agricultural-Residential 1-10 ac/du
1220140016		Agricultural-Residential 1-10 ac/du
1220160021		Agricultural-Residential 1-10 ac/du
1220170022		Agricultural-Residential 1-10 ac/du
1230090015		Agricultural-Residential 1-10 ac/du
1230200019		Agricultural-Residential 1-10 ac/du
1340190029		Agricultural-Residential 1-10 ac/du
1340190030		Agricultural-Residential 1-10 ac/du
1420100017		Agricultural-Residential 1-10 ac/du
1420100052		Agricultural-Residential 1-10 ac/du
1460180007		Agricultural-Residential 1-10 ac/du
1480041006		Agricultural-Residential 1-10 ac/du
1480041028		Agricultural-Residential 1-10 ac/du

1480064026		Agricultural-Residential 1-10 ac/du
1480113046		Agricultural-Residential 1-10 ac/du
1480113049		Agricultural-Residential 1-10 ac/du
1480115080		Agricultural-Residential 1-10 ac/du
1480115081		Agricultural-Residential 1-10 ac/du
1480115082		Agricultural-Residential 1-10 ac/du
1480132058		Agricultural-Residential 1-10 ac/du
1480152092		Agricultural-Residential 1-10 ac/du
1480152093		Agricultural-Residential 1-10 ac/du
1480152102		Agricultural-Residential 1-10 ac/du
1480160033		Agricultural-Residential 1-10 ac/du
1480160034		Agricultural-Residential 1-10 ac/du
1480160068		Agricultural-Residential 1-10 ac/du
1480180096		Agricultural-Residential 1-10 ac/du
1480190026		Agricultural-Residential 1-10 ac/du
1480190066		Agricultural-Residential 1-10 ac/du
1480190067		Agricultural-Residential 1-10 ac/du
1480190068		Agricultural-Residential 1-10 ac/du
1480190071		Agricultural-Residential 1-10 ac/du
1480212007		Agricultural-Residential 1-10 ac/du
1480221003		Agricultural-Residential 1-10 ac/du
1480240012		Agricultural-Residential 1-10 ac/du
1480350007		Agricultural-Residential 1-10 ac/du
1480730008		Agricultural-Residential 1-10 ac/du
1480730010		Agricultural-Residential 1-10 ac/du
1481100002		Agricultural-Residential 1-10 ac/du
1560020038		Agricultural-Residential 1-10 ac/du
1560080040		Agricultural-Residential 1-10 ac/du
1560080041		Agricultural-Residential 1-10 ac/du
1560080042		Agricultural-Residential 1-10 ac/du
1560080070		Agricultural-Residential 1-10 ac/du
1560220001		Agricultural-Residential 1-10 ac/du
1560220002		Agricultural-Residential 1-10 ac/du
1570100025		Agricultural-Residential 1-10 ac/du
1570100081		Agricultural-Residential 1-10 ac/du
1570100082		Agricultural-Residential 1-10 ac/du
1570100083		Agricultural-Residential 1-10 ac/du
2010093010		Agricultural-Residential 1-10 ac/du
2010093011		Agricultural-Residential 1-10 ac/du
2020010019		Agricultural-Residential 1-10 ac/du
2020010030		Agricultural-Residential 1-10 ac/du
2020020003		Agricultural-Residential 1-10 ac/du
2020020009		Agricultural-Residential 1-10 ac/du
2020020013		Agricultural-Residential 1-10 ac/du

2020020022		Agricultural-Residential 1-10 ac/du
2020121033		Agricultural-Residential 1-10 ac/du
2020121053		Agricultural-Residential 1-10 ac/du
2020121056		Agricultural-Residential 1-10 ac/du
2020121057		Agricultural-Residential 1-10 ac/du
2020121058		Agricultural-Residential 1-10 ac/du
2020131008		Agricultural-Residential 1-10 ac/du
2020132022		Agricultural-Residential 1-10 ac/du
2020132023		Agricultural-Residential 1-10 ac/du
2020132025		Agricultural-Residential 1-10 ac/du
2020132033		Agricultural-Residential 1-10 ac/du
2020133032		Agricultural-Residential 1-10 ac/du
2020145002		Agricultural-Residential 1-10 ac/du
2020170005		Agricultural-Residential 1-10 ac/du
2020272010		Agricultural-Residential 1-10 ac/du
2020272011		Agricultural-Residential 1-10 ac/du
2020281004		Agricultural-Residential 1-10 ac/du
2020281005		Agricultural-Residential 1-10 ac/du
2020282017		Agricultural-Residential 1-10 ac/du
2020282018		Agricultural-Residential 1-10 ac/du
2020291001		Agricultural-Residential 1-10 ac/du
2020291011		Agricultural-Residential 1-10 ac/du
2020291012		Agricultural-Residential 1-10 ac/du
2020292004		Agricultural-Residential 1-10 ac/du
2020301015		Agricultural-Residential 1-10 ac/du
2020302005		Agricultural-Residential 1-10 ac/du
2020310010		Agricultural-Residential 1-10 ac/du
2020310030		Agricultural-Residential 1-10 ac/du
2020310036		Agricultural-Residential 1-10 ac/du
2020310038		Agricultural-Residential 1-10 ac/du
2020310039		Agricultural-Residential 1-10 ac/du
2020330036		Agricultural-Residential 1-10 ac/du
2030030003		Agricultural-Residential 1-10 ac/du
2030030005		Agricultural-Residential 1-10 ac/du
2030030007		Agricultural-Residential 1-10 ac/du
2030030008		Agricultural-Residential 1-10 ac/du
2030030009		Agricultural-Residential 1-10 ac/du
2030120018		Agricultural-Residential 1-10 ac/du
2030120048		Agricultural-Residential 1-10 ac/du
2030120074		Agricultural-Residential 1-10 ac/du
2030250010		Agricultural-Residential 1-10 ac/du
2030250025		Agricultural-Residential 1-10 ac/du
2030260019		Agricultural-Residential 1-10 ac/du
2030260041		Agricultural-Residential 1-10 ac/du

2030260052		Agricultural-Residential 1-10 ac/du
2030260053		Agricultural-Residential 1-10 ac/du
2030260057		Agricultural-Residential 1-10 ac/du
2030260064		Agricultural-Residential 1-10 ac/du
2030270001		Agricultural-Residential 1-10 ac/du
2030270002		Agricultural-Residential 1-10 ac/du
2030270006		Agricultural-Residential 1-10 ac/du
2030270007		Agricultural-Residential 1-10 ac/du
2030460004		Agricultural-Residential 1-10 ac/du
2032060004		Agricultural-Residential 1-10 ac/du
2060010008		Agricultural-Residential 1-10 ac/du
2060010016		Agricultural-Residential 1-10 ac/du
2060010023		Agricultural-Residential 1-10 ac/du
2060010031		Agricultural-Residential 1-10 ac/du
2060040035		Agricultural-Residential 1-10 ac/du
2060040045		Agricultural-Residential 1-10 ac/du
2060090038		Agricultural-Residential 1-10 ac/du
2060090041		Agricultural-Residential 1-10 ac/du
2060090042		Agricultural-Residential 1-10 ac/du
2060100012		Agricultural-Residential 1-10 ac/du
2060100019		Agricultural-Residential 1-10 ac/du
2060100024		Agricultural-Residential 1-10 ac/du
2060100028		Agricultural-Residential 1-10 ac/du
2060100029		Agricultural-Residential 1-10 ac/du
2060130026		Agricultural-Residential 1-10 ac/du
2060142020		Agricultural-Residential 1-10 ac/du
2060200003		Agricultural-Residential 1-10 ac/du
2060200008		Agricultural-Residential 1-10 ac/du
2060200060		Agricultural-Residential 1-10 ac/du
2060440002		Agricultural-Residential 1-10 ac/du
2070041021		Agricultural-Residential 1-10 ac/du
2070041023		Agricultural-Residential 1-10 ac/du
2070170016		Agricultural-Residential 1-10 ac/du
2070170037		Agricultural-Residential 1-10 ac/du
2070180007		Agricultural-Residential 1-10 ac/du
2070221022		Agricultural-Residential 1-10 ac/du
2070230008		Agricultural-Residential 1-10 ac/du
2070230009		Agricultural-Residential 1-10 ac/du
2070230051		Agricultural-Residential 1-10 ac/du
2070240013		Agricultural-Residential 1-10 ac/du
2070240043		Agricultural-Residential 1-10 ac/du
2130180024		Agricultural-Residential 1-10 ac/du
2140010030		Agricultural-Residential 1-10 ac/du
2140010054		Agricultural-Residential 1-10 ac/du

2140010055		Agricultural-Residential 1-10 ac/du
2140021021		Agricultural-Residential 1-10 ac/du
2140021023		Agricultural-Residential 1-10 ac/du
2140021026		Agricultural-Residential 1-10 ac/du
2140021028		Agricultural-Residential 1-10 ac/du
2140022016		Agricultural-Residential 1-10 ac/du
2140080017		Agricultural-Residential 1-10 ac/du
2140080022		Agricultural-Residential 1-10 ac/du
2140092033		Agricultural-Residential 1-10 ac/du
2140101001		Agricultural-Residential 1-10 ac/du
2140101018		Agricultural-Residential 1-10 ac/du
2140102013		Agricultural-Residential 1-10 ac/du
2140111004		Agricultural-Residential 1-10 ac/du
2140112024		Agricultural-Residential 1-10 ac/du
2140112025		Agricultural-Residential 1-10 ac/du
2140121019		Agricultural-Residential 1-10 ac/du
2140123032		Agricultural-Residential 1-10 ac/du
2140123043		Agricultural-Residential 1-10 ac/du
2140130010		Agricultural-Residential 1-10 ac/du
2140130021		Agricultural-Residential 1-10 ac/du
2140130024		Agricultural-Residential 1-10 ac/du
2140130025		Agricultural-Residential 1-10 ac/du
2140130026		Agricultural-Residential 1-10 ac/du
2140171022		Agricultural-Residential 1-10 ac/du
2140173008		Agricultural-Residential 1-10 ac/du
2140173010		Agricultural-Residential 1-10 ac/du
2140182018		Agricultural-Residential 1-10 ac/du
2140182022		Agricultural-Residential 1-10 ac/du
2140191009		Agricultural-Residential 1-10 ac/du
2140191019		Agricultural-Residential 1-10 ac/du
2140191026		Agricultural-Residential 1-10 ac/du
2140192026		Agricultural-Residential 1-10 ac/du
2140192027		Agricultural-Residential 1-10 ac/du
2140350002		Agricultural-Residential 1-10 ac/du
2140350003		Agricultural-Residential 1-10 ac/du
2140350004		Agricultural-Residential 1-10 ac/du
2150010005		Agricultural-Residential 1-10 ac/du
2150020066		Agricultural-Residential 1-10 ac/du
2150020069		Agricultural-Residential 1-10 ac/du
2150111010		Agricultural-Residential 1-10 ac/du
2150120002		Agricultural-Residential 1-10 ac/du
2150120007		Agricultural-Residential 1-10 ac/du
2150120016		Agricultural-Residential 1-10 ac/du
2150120061		Agricultural-Residential 1-10 ac/du

2150130053		Agricultural-Residential 1-10 ac/du
2150130054		Agricultural-Residential 1-10 ac/du
2150140003		Agricultural-Residential 1-10 ac/du
2150140004		Agricultural-Residential 1-10 ac/du
2150140021		Agricultural-Residential 1-10 ac/du
2150140022		Agricultural-Residential 1-10 ac/du
2150140070		Agricultural-Residential 1-10 ac/du
2150140081		Agricultural-Residential 1-10 ac/du
2150140082		Agricultural-Residential 1-10 ac/du
2150161006		Agricultural-Residential 1-10 ac/du
2150201031		Agricultural-Residential 1-10 ac/du
2150202004		Agricultural-Residential 1-10 ac/du
2150202005		Agricultural-Residential 1-10 ac/du
2150212010		Agricultural-Residential 1-10 ac/du
2150212011		Agricultural-Residential 1-10 ac/du
2150212041		Agricultural-Residential 1-10 ac/du
2150220025		Agricultural-Residential 1-10 ac/du
2240200005		Agricultural-Residential 1-10 ac/du
2240200021		Agricultural-Residential 1-10 ac/du
2240200038		Agricultural-Residential 1-10 ac/du
2240290005		Agricultural-Residential 1-10 ac/du
2240290037		Agricultural-Residential 1-10 ac/du
2240760017		Agricultural-Residential 1-10 ac/du
2240760018		Agricultural-Residential 1-10 ac/du
2240760020		Agricultural-Residential 1-10 ac/du
2240760034		Agricultural-Residential 1-10 ac/du
2240760046		Agricultural-Residential 1-10 ac/du
2240770004		Agricultural-Residential 1-10 ac/du
2240770014		Agricultural-Residential 1-10 ac/du
2240800008		Agricultural-Residential 1-10 ac/du
2240800011		Agricultural-Residential 1-10 ac/du
2240800013		Agricultural-Residential 1-10 ac/du
2250121003		Agricultural-Residential 1-10 ac/du
2270010002		Agricultural-Residential 1-10 ac/du
2270010041		Agricultural-Residential 1-10 ac/du
2270010042		Agricultural-Residential 1-10 ac/du
2270010043		Agricultural-Residential 1-10 ac/du
2270010044		Agricultural-Residential 1-10 ac/du
2270010063		Agricultural-Residential 1-10 ac/du
2270020035		Agricultural-Residential 1-10 ac/du
2270020047		Agricultural-Residential 1-10 ac/du
2270032002		Agricultural-Residential 1-10 ac/du
2270040006		Agricultural-Residential 1-10 ac/du
2270040021		Agricultural-Residential 1-10 ac/du

2270040023		Agricultural-Residential 1-10 ac/du
2270050019		Agricultural-Residential 1-10 ac/du
2270050023		Agricultural-Residential 1-10 ac/du
2270050024		Agricultural-Residential 1-10 ac/du
2270050025		Agricultural-Residential 1-10 ac/du
2270050026		Agricultural-Residential 1-10 ac/du
2270050028		Agricultural-Residential 1-10 ac/du
2270050031		Agricultural-Residential 1-10 ac/du
2270080004		Agricultural-Residential 1-10 ac/du
2270080014		Agricultural-Residential 1-10 ac/du
2270080031		Agricultural-Residential 1-10 ac/du
2270110023		Agricultural-Residential 1-10 ac/du
2270110038		Agricultural-Residential 1-10 ac/du
2270110044		Agricultural-Residential 1-10 ac/du
2270110057		Agricultural-Residential 1-10 ac/du
2270110059		Agricultural-Residential 1-10 ac/du
2270120034		Agricultural-Residential 1-10 ac/du
2270142004		Agricultural-Residential 1-10 ac/du
2270152010		Agricultural-Residential 1-10 ac/du
2270170016		Agricultural-Residential 1-10 ac/du
2270170035		Agricultural-Residential 1-10 ac/du
2270170036		Agricultural-Residential 1-10 ac/du
2270170042		Agricultural-Residential 1-10 ac/du
2270180038		Agricultural-Residential 1-10 ac/du
2270290003		Agricultural-Residential 1-10 ac/du
2740250010		Agricultural-Residential 1-10 ac/du
2740250012		Agricultural-Residential 1-10 ac/du
2740250014		Agricultural-Residential 1-10 ac/du
2740250015		Agricultural-Residential 1-10 ac/du
2740260005		Agricultural-Residential 1-10 ac/du
2740260038		Agricultural-Residential 1-10 ac/du
2740260039		Agricultural-Residential 1-10 ac/du
0730131002		Agricultural-Residential 1-10 ac/du
0730132001		Agricultural-Residential 1-10 ac/du
0730132007		Agricultural-Residential 1-10 ac/du
0730141006		Agricultural-Residential 1-10 ac/du
0730142001		Agricultural-Residential 1-10 ac/du
0730142012		Agricultural-Residential 1-10 ac/du
0730142013		Agricultural-Residential 1-10 ac/du
0730151002		Agricultural-Residential 1-10 ac/du
0730152009		Agricultural-Residential 1-10 ac/du
0730152010		Agricultural-Residential 1-10 ac/du
0730152011		Agricultural-Residential 1-10 ac/du
0730161001		Agricultural-Residential 1-10 ac/du

0730161002		Agricultural-Residential 1-10 ac/du
0730161004		Agricultural-Residential 1-10 ac/du
0730172003		Agricultural-Residential 1-10 ac/du
1260131014		Agricultural-Residential 1-10 ac/du
1260131017		Agricultural-Residential 1-10 ac/du
1260173035		Agricultural-Residential 1-10 ac/du
1260173043		Agricultural-Residential 1-10 ac/du
1260210031		Agricultural-Residential 1-10 ac/du
1260270002		Agricultural-Residential 1-10 ac/du
1260270003		Agricultural-Residential 1-10 ac/du
1260270004		Agricultural-Residential 1-10 ac/du
1260290049		Agricultural-Residential 1-10 ac/du
1260290050		Agricultural-Residential 1-10 ac/du
1260300027		Agricultural-Residential 1-10 ac/du
1260300029		Agricultural-Residential 1-10 ac/du
1260300060		Agricultural-Residential 1-10 ac/du
1260390008		Agricultural-Residential 1-10 ac/du
1260520001		Agricultural-Residential 1-10 ac/du
1280032030		Agricultural-Residential 1-10 ac/du
1280032051		Agricultural-Residential 1-10 ac/du
1280032058		Agricultural-Residential 1-10 ac/du
1280041022		Agricultural-Residential 1-10 ac/du
1280041029		Agricultural-Residential 1-10 ac/du
1280041069		Agricultural-Residential 1-10 ac/du
1280041084		Agricultural-Residential 1-10 ac/du
1280041088		Agricultural-Residential 1-10 ac/du
1280041089		Agricultural-Residential 1-10 ac/du
1280041091		Agricultural-Residential 1-10 ac/du
1280041092		Agricultural-Residential 1-10 ac/du
1280050008		Agricultural-Residential 1-10 ac/du
1280050011		Agricultural-Residential 1-10 ac/du
1280050012		Agricultural-Residential 1-10 ac/du
1280050050		Agricultural-Residential 1-10 ac/du
1280050107		Agricultural-Residential 1-10 ac/du
1280070070		Agricultural-Residential 1-10 ac/du
1280360002		Agricultural-Residential 1-10 ac/du
1280360003		Agricultural-Residential 1-10 ac/du
1340141014		Agricultural-Residential 1-10 ac/du
1340141019		Agricultural-Residential 1-10 ac/du
1340143028		Agricultural-Residential 1-10 ac/du
1340173045		Agricultural-Residential 1-10 ac/du
1340173048		Agricultural-Residential 1-10 ac/du
1340211037		Agricultural-Residential 1-10 ac/du
1340211038		Agricultural-Residential 1-10 ac/du

1340322020		Agricultural-Residential 1-10 ac/du
1340324002		Agricultural-Residential 1-10 ac/du
1340324041		Agricultural-Residential 1-10 ac/du
1340331010		Agricultural-Residential 1-10 ac/du
1341040002		Agricultural-Residential 1-10 ac/du
1341070001		Agricultural-Residential 1-10 ac/du
1341070002		Agricultural-Residential 1-10 ac/du
1341070003		Agricultural-Residential 1-10 ac/du
1360010022		Agricultural-Residential 1-10 ac/du
1360010026		Agricultural-Residential 1-10 ac/du
1360010029		Agricultural-Residential 1-10 ac/du
1360020022		Agricultural-Residential 1-10 ac/du
1360020026		Agricultural-Residential 1-10 ac/du
1360060013		Agricultural-Residential 1-10 ac/du
1360060050		Agricultural-Residential 1-10 ac/du
1360060051		Agricultural-Residential 1-10 ac/du
1360060066		Agricultural-Residential 1-10 ac/du
1360070011		Agricultural-Residential 1-10 ac/du
1360080065		Agricultural-Residential 1-10 ac/du
1360110006		Agricultural-Residential 1-10 ac/du
1360110048		Agricultural-Residential 1-10 ac/du
1360110083		Agricultural-Residential 1-10 ac/du
1360130008		Agricultural-Residential 1-10 ac/du
1360130049		Agricultural-Residential 1-10 ac/du
1360130054		Agricultural-Residential 1-10 ac/du
1360130059		Agricultural-Residential 1-10 ac/du
1360141008		Agricultural-Residential 1-10 ac/du
1360141014		Agricultural-Residential 1-10 ac/du
1360142004		Agricultural-Residential 1-10 ac/du
1360150072		Agricultural-Residential 1-10 ac/du
1360150091		Agricultural-Residential 1-10 ac/du
1360160042		Agricultural-Residential 1-10 ac/du
1360160045		Agricultural-Residential 1-10 ac/du
1360160048		Agricultural-Residential 1-10 ac/du
1360170009		Agricultural-Residential 1-10 ac/du
1360170037		Agricultural-Residential 1-10 ac/du
1360170043		Agricultural-Residential 1-10 ac/du
1360170049		Agricultural-Residential 1-10 ac/du
1360170070		Agricultural-Residential 1-10 ac/du
1360170086		Agricultural-Residential 1-10 ac/du
1360180015		Agricultural-Residential 1-10 ac/du
1360180040		Agricultural-Residential 1-10 ac/du
1360180041		Agricultural-Residential 1-10 ac/du
1360190005		Agricultural-Residential 1-10 ac/du

1360230020		Agricultural-Residential 1-10 ac/du
1360230054		Agricultural-Residential 1-10 ac/du
1360230075		Agricultural-Residential 1-10 ac/du
1360230076		Agricultural-Residential 1-10 ac/du
1360240021		Agricultural-Residential 1-10 ac/du
1360240025		Agricultural-Residential 1-10 ac/du
1360240029		Agricultural-Residential 1-10 ac/du
1360240030		Agricultural-Residential 1-10 ac/du
1360240031		Agricultural-Residential 1-10 ac/du
1360240032		Agricultural-Residential 1-10 ac/du
1360260004		Agricultural-Residential 1-10 ac/du
1360260005		Agricultural-Residential 1-10 ac/du
1360260015		Agricultural-Residential 1-10 ac/du
1360260018		Agricultural-Residential 1-10 ac/du
1360260022		Agricultural-Residential 1-10 ac/du
1360260023		Agricultural-Residential 1-10 ac/du
1360260035		Agricultural-Residential 1-10 ac/du
1360260038		Agricultural-Residential 1-10 ac/du
1360271054		Agricultural-Residential 1-10 ac/du
1360300046		Agricultural-Residential 1-10 ac/du
1360310004		Agricultural-Residential 1-10 ac/du
1360340040		Agricultural-Residential 1-10 ac/du
1360340041		Agricultural-Residential 1-10 ac/du
1360340043		Agricultural-Residential 1-10 ac/du
1360340046		Agricultural-Residential 1-10 ac/du
1360340051		Agricultural-Residential 1-10 ac/du
1360340053		Agricultural-Residential 1-10 ac/du
1360400002		Agricultural-Residential 1-10 ac/du
1360410002		Agricultural-Residential 1-10 ac/du
1380020020		Agricultural-Residential 1-10 ac/du
1380020026		Agricultural-Residential 1-10 ac/du
1380070030		Agricultural-Residential 1-10 ac/du
1380070033		Agricultural-Residential 1-10 ac/du
1380070034		Agricultural-Residential 1-10 ac/du
1380090050		Agricultural-Residential 1-10 ac/du
1380123006		Agricultural-Residential 1-10 ac/du
1380123009		Agricultural-Residential 1-10 ac/du
1380123011		Agricultural-Residential 1-10 ac/du
1380123015		Agricultural-Residential 1-10 ac/du
1380123018		Agricultural-Residential 1-10 ac/du
1380123019		Agricultural-Residential 1-10 ac/du
1380123025		Agricultural-Residential 1-10 ac/du
1380123036		Agricultural-Residential 1-10 ac/du
1380123069		Agricultural-Residential 1-10 ac/du

1380123072		Agricultural-Residential 1-10 ac/du
1380140042		Agricultural-Residential 1-10 ac/du
1380240018		Agricultural-Residential 1-10 ac/du
1380240058		Agricultural-Residential 1-10 ac/du
1380240060		Agricultural-Residential 1-10 ac/du
1380240072		Agricultural-Residential 1-10 ac/du
1380250036		Agricultural-Residential 1-10 ac/du
1400070013		Agricultural-Residential 1-10 ac/du
1400070014		Agricultural-Residential 1-10 ac/du
1400070019		Agricultural-Residential 1-10 ac/du
1400070021		Agricultural-Residential 1-10 ac/du
1400080042		Agricultural-Residential 1-10 ac/du
1400080043		Agricultural-Residential 1-10 ac/du
1400090044		Agricultural-Residential 1-10 ac/du
1400100040		Agricultural-Residential 1-10 ac/du
1400130004		Agricultural-Residential 1-10 ac/du
1400130008		Agricultural-Residential 1-10 ac/du
1400130016		Agricultural-Residential 1-10 ac/du
1400130029		Agricultural-Residential 1-10 ac/du
1400130036		Agricultural-Residential 1-10 ac/du
1400140009		Agricultural-Residential 1-10 ac/du
1400140018		Agricultural-Residential 1-10 ac/du
1520010010		Agricultural-Residential 1-10 ac/du
1520010015		Agricultural-Residential 1-10 ac/du
1520010050		Agricultural-Residential 1-10 ac/du
1520010051		Agricultural-Residential 1-10 ac/du
1520010071		Agricultural-Residential 1-10 ac/du
1520080069		Agricultural-Residential 1-10 ac/du
1520230014		Agricultural-Residential 1-10 ac/du
1520230017		Agricultural-Residential 1-10 ac/du
1520270029		Agricultural-Residential 1-10 ac/du
1540020017		Agricultural-Residential 1-10 ac/du
0650041015		Agricultural-Residential 1-10 ac/du
0650042028		Agricultural-Residential 1-10 ac/du
0650042043		Agricultural-Residential 1-10 ac/du
0650042045		Agricultural-Residential 1-10 ac/du
0650160011		Agricultural-Residential 1-10 ac/du
1220040009		Agricultural-Residential 1-10 ac/du
1220040010		Agricultural-Residential 1-10 ac/du
1220090021		Agricultural-Residential 1-10 ac/du
1220160003		Agricultural-Residential 1-10 ac/du
1230230001		Agricultural-Residential 1-10 ac/du
1260440002		Agricultural-Residential 1-10 ac/du
1260440005		Agricultural-Residential 1-10 ac/du

1260440007		Agricultural-Residential 1-10 ac/du
1260440012		Agricultural-Residential 1-10 ac/du
1320331003		Agricultural-Residential 1-10 ac/du
1340141031		Agricultural-Residential 1-10 ac/du
1360091042		Agricultural-Residential 1-10 ac/du
1360091043		Agricultural-Residential 1-10 ac/du
1360091044		Agricultural-Residential 1-10 ac/du
1360091056		Agricultural-Residential 1-10 ac/du
1360091064		Agricultural-Residential 1-10 ac/du
1360091065		Agricultural-Residential 1-10 ac/du
1360170073		Agricultural-Residential 1-10 ac/du
1360170074		Agricultural-Residential 1-10 ac/du
1360190028		Agricultural-Residential 1-10 ac/du
1360250051		Agricultural-Residential 1-10 ac/du
1360330003		Agricultural-Residential 1-10 ac/du
1380020007		Agricultural-Residential 1-10 ac/du
1420100082		Agricultural-Residential 1-10 ac/du
1480033009		Agricultural-Residential 1-10 ac/du
1480033010		Agricultural-Residential 1-10 ac/du
1480042041		Agricultural-Residential 1-10 ac/du
1480042049		Agricultural-Residential 1-10 ac/du
1480042059		Agricultural-Residential 1-10 ac/du
1480042060		Agricultural-Residential 1-10 ac/du
1480042062		Agricultural-Residential 1-10 ac/du
1480051005		Agricultural-Residential 1-10 ac/du
1480051016		Agricultural-Residential 1-10 ac/du
1480051058		Agricultural-Residential 1-10 ac/du
1480051059		Agricultural-Residential 1-10 ac/du
1480051060		Agricultural-Residential 1-10 ac/du
1480051077		Agricultural-Residential 1-10 ac/du
1480052001		Agricultural-Residential 1-10 ac/du
1480052002		Agricultural-Residential 1-10 ac/du
1480052003		Agricultural-Residential 1-10 ac/du
1480052004		Agricultural-Residential 1-10 ac/du
1480065002		Agricultural-Residential 1-10 ac/du
1480065005		Agricultural-Residential 1-10 ac/du
1480065007		Agricultural-Residential 1-10 ac/du
1480090054		Agricultural-Residential 1-10 ac/du
1480114006		Agricultural-Residential 1-10 ac/du
1500060064		Agricultural-Residential 1-10 ac/du
1500060081		Agricultural-Residential 1-10 ac/du
1500060082		Agricultural-Residential 1-10 ac/du
1520161011		Agricultural-Residential 1-10 ac/du
1520260131		Agricultural-Residential 1-10 ac/du

1520300002		Agricultural-Residential 1-10 ac/du
1520300003		Agricultural-Residential 1-10 ac/du
2020070002		Agricultural-Residential 1-10 ac/du
2020070006		Agricultural-Residential 1-10 ac/du
2020070013		Agricultural-Residential 1-10 ac/du
2020070019		Agricultural-Residential 1-10 ac/du
2020070020		Agricultural-Residential 1-10 ac/du
2020070034		Agricultural-Residential 1-10 ac/du
2020070036		Agricultural-Residential 1-10 ac/du
2020080007		Agricultural-Residential 1-10 ac/du
2020080010		Agricultural-Residential 1-10 ac/du
2020080034		Agricultural-Residential 1-10 ac/du
2020080042		Agricultural-Residential 1-10 ac/du
2020080043		Agricultural-Residential 1-10 ac/du
2020080051		Agricultural-Residential 1-10 ac/du
2020170019		Agricultural-Residential 1-10 ac/du
2020170024		Agricultural-Residential 1-10 ac/du
2030010001		Agricultural-Residential 1-10 ac/du
2030010003		Agricultural-Residential 1-10 ac/du
2030010015		Agricultural-Residential 1-10 ac/du
2030020012		Agricultural-Residential 1-10 ac/du
2030020013		Agricultural-Residential 1-10 ac/du
2030040004		Agricultural-Residential 1-10 ac/du
2030040008		Agricultural-Residential 1-10 ac/du
2030040015		Agricultural-Residential 1-10 ac/du
2030040016		Agricultural-Residential 1-10 ac/du
2030040022		Agricultural-Residential 1-10 ac/du
2030090043		Agricultural-Residential 1-10 ac/du
2030090044		Agricultural-Residential 1-10 ac/du
2030040023		Agricultural-Residential 1-10 ac/du
2030080027		Agricultural-Residential 1-10 ac/du
2030080044		Agricultural-Residential 1-10 ac/du
2250122001		Agricultural-Residential 1-10 ac/du
2270050030		Agricultural-Residential 1-10 ac/du
2270070005		Agricultural-Residential 1-10 ac/du
2270070006		Agricultural-Residential 1-10 ac/du
2270070007		Agricultural-Residential 1-10 ac/du
2270070008		Agricultural-Residential 1-10 ac/du
2270070009		Agricultural-Residential 1-10 ac/du
2270070010		Agricultural-Residential 1-10 ac/du
0640072008		Agricultural-Residential 1-10 ac/du
0640072019		Agricultural-Residential 1-10 ac/du
0640072024		Agricultural-Residential 1-10 ac/du
0640072032		Agricultural-Residential 1-10 ac/du

0650042031		Agricultural-Residential 1-10 ac/du
0650042040		Agricultural-Residential 1-10 ac/du
0650042041		Agricultural-Residential 1-10 ac/du
0650042042		Agricultural-Residential 1-10 ac/du
0650042062		Agricultural-Residential 1-10 ac/du
0650070021		Agricultural-Residential 1-10 ac/du
0720270133		Agricultural-Residential 1-10 ac/du
0730111002		Agricultural-Residential 1-10 ac/du
0730111003		Agricultural-Residential 1-10 ac/du
0730111004		Agricultural-Residential 1-10 ac/du
0730111010		Agricultural-Residential 1-10 ac/du
0730111011		Agricultural-Residential 1-10 ac/du
0730112004		Agricultural-Residential 1-10 ac/du
0730112006		Agricultural-Residential 1-10 ac/du
0730113004		Agricultural-Residential 1-10 ac/du
0730114008		Agricultural-Residential 1-10 ac/du
0730114012		Agricultural-Residential 1-10 ac/du
0730115003		Agricultural-Residential 1-10 ac/du
0730122006		Agricultural-Residential 1-10 ac/du
1150091012		Agricultural-Residential 1-10 ac/du
1150091022		Agricultural-Residential 1-10 ac/du
1150091032		Agricultural-Residential 1-10 ac/du
1150091037		Agricultural-Residential 1-10 ac/du
1150091057		Agricultural-Residential 1-10 ac/du
1150091067		Agricultural-Residential 1-10 ac/du
1150091074		Agricultural-Residential 1-10 ac/du
1150091078		Agricultural-Residential 1-10 ac/du
1150091088		Agricultural-Residential 1-10 ac/du
1150092003		Agricultural-Residential 1-10 ac/du
1150092005		Agricultural-Residential 1-10 ac/du
1260060009		Agricultural-Residential 1-10 ac/du
1260160023		Agricultural-Residential 1-10 ac/du
1260160024		Agricultural-Residential 1-10 ac/du
1260190008		Agricultural-Residential 1-10 ac/du
1260190009		Agricultural-Residential 1-10 ac/du
1260270043		Agricultural-Residential 1-10 ac/du
1260270045		Agricultural-Residential 1-10 ac/du
1260290001		Agricultural-Residential 1-10 ac/du
1260290002		Agricultural-Residential 1-10 ac/du
1260290018		Agricultural-Residential 1-10 ac/du
1260290023		Agricultural-Residential 1-10 ac/du
1280172005		Agricultural-Residential 1-10 ac/du
1280172006		Agricultural-Residential 1-10 ac/du
1280172008		Agricultural-Residential 1-10 ac/du

1280173001		Agricultural-Residential 1-10 ac/du
1280174001		Agricultural-Residential 1-10 ac/du
1280174010		Agricultural-Residential 1-10 ac/du
1320222005		Agricultural-Residential 1-10 ac/du
1320222007		Agricultural-Residential 1-10 ac/du
1340141011		Agricultural-Residential 1-10 ac/du
1340171005		Agricultural-Residential 1-10 ac/du
1340171009		Agricultural-Residential 1-10 ac/du
1340171010		Agricultural-Residential 1-10 ac/du
1340171011		Agricultural-Residential 1-10 ac/du
1340174004		Agricultural-Residential 1-10 ac/du
1360020032		Agricultural-Residential 1-10 ac/du
1360091048		Agricultural-Residential 1-10 ac/du
1360102002		Agricultural-Residential 1-10 ac/du
1360102005		Agricultural-Residential 1-10 ac/du
1360102006		Agricultural-Residential 1-10 ac/du
1360102007		Agricultural-Residential 1-10 ac/du
1360102008		Agricultural-Residential 1-10 ac/du
1360102011		Agricultural-Residential 1-10 ac/du
1360102012		Agricultural-Residential 1-10 ac/du
1360102020		Agricultural-Residential 1-10 ac/du
1360102021		Agricultural-Residential 1-10 ac/du
1360130011		Agricultural-Residential 1-10 ac/du
1360130016		Agricultural-Residential 1-10 ac/du
1360130027		Agricultural-Residential 1-10 ac/du
1360130029		Agricultural-Residential 1-10 ac/du
1360130057		Agricultural-Residential 1-10 ac/du
1360130058		Agricultural-Residential 1-10 ac/du
1360150001		Agricultural-Residential 1-10 ac/du
1360170007		Agricultural-Residential 1-10 ac/du
1360170013		Agricultural-Residential 1-10 ac/du
1360170020		Agricultural-Residential 1-10 ac/du
1360170022		Agricultural-Residential 1-10 ac/du
1360260008		Agricultural-Residential 1-10 ac/du
1360300018		Agricultural-Residential 1-10 ac/du
1360300028		Agricultural-Residential 1-10 ac/du
1360300037		Agricultural-Residential 1-10 ac/du
1360300038		Agricultural-Residential 1-10 ac/du
1360300049		Agricultural-Residential 1-10 ac/du
1360320019		Agricultural-Residential 1-10 ac/du
1360320032		Agricultural-Residential 1-10 ac/du
1380020008		Agricultural-Residential 1-10 ac/du
1380112003		Agricultural-Residential 1-10 ac/du
1380112004		Agricultural-Residential 1-10 ac/du

1380112008		Agricultural-Residential 1-10 ac/du
1380112021		Agricultural-Residential 1-10 ac/du
1380112023		Agricultural-Residential 1-10 ac/du
1380112026		Agricultural-Residential 1-10 ac/du
1380112027		Agricultural-Residential 1-10 ac/du
1380112033		Agricultural-Residential 1-10 ac/du
1380112034		Agricultural-Residential 1-10 ac/du
1380112035		Agricultural-Residential 1-10 ac/du
1380112036		Agricultural-Residential 1-10 ac/du
1380112046		Agricultural-Residential 1-10 ac/du
1380112047		Agricultural-Residential 1-10 ac/du
1380112048		Agricultural-Residential 1-10 ac/du
1380112049		Agricultural-Residential 1-10 ac/du
1380112066		Agricultural-Residential 1-10 ac/du
1380112076		Agricultural-Residential 1-10 ac/du
1380112077		Agricultural-Residential 1-10 ac/du
1380112078		Agricultural-Residential 1-10 ac/du
1380112087		Agricultural-Residential 1-10 ac/du
1380112088		Agricultural-Residential 1-10 ac/du
1380121012		Agricultural-Residential 1-10 ac/du
1380121013		Agricultural-Residential 1-10 ac/du
1380121014		Agricultural-Residential 1-10 ac/du
1380121015		Agricultural-Residential 1-10 ac/du
1380121018		Agricultural-Residential 1-10 ac/du
1380121021		Agricultural-Residential 1-10 ac/du
1380121026		Agricultural-Residential 1-10 ac/du
1380121036		Agricultural-Residential 1-10 ac/du
1380121037		Agricultural-Residential 1-10 ac/du
1380121040		Agricultural-Residential 1-10 ac/du
1380150024		Agricultural-Residential 1-10 ac/du
1380150084		Agricultural-Residential 1-10 ac/du
1380200033		Agricultural-Residential 1-10 ac/du
1380200034		Agricultural-Residential 1-10 ac/du
1380200056		Agricultural-Residential 1-10 ac/du
1380210016		Agricultural-Residential 1-10 ac/du
1380210024		Agricultural-Residential 1-10 ac/du
1380210033		Agricultural-Residential 1-10 ac/du
1380210049		Agricultural-Residential 1-10 ac/du
1380210067		Agricultural-Residential 1-10 ac/du
1380210075		Agricultural-Residential 1-10 ac/du
1380220012		Agricultural-Residential 1-10 ac/du
1380220016		Agricultural-Residential 1-10 ac/du
1380230009		Agricultural-Residential 1-10 ac/du
1380230010		Agricultural-Residential 1-10 ac/du

1380230019		Agricultural-Residential 1-10 ac/du
1380230021		Agricultural-Residential 1-10 ac/du
1380230061		Agricultural-Residential 1-10 ac/du
1380230062		Agricultural-Residential 1-10 ac/du
1380230072		Agricultural-Residential 1-10 ac/du
1520050005		Agricultural-Residential 1-10 ac/du
1520080065		Agricultural-Residential 1-10 ac/du
1520090008		Agricultural-Residential 1-10 ac/du
1520090015		Agricultural-Residential 1-10 ac/du
1520110007		Agricultural-Residential 1-10 ac/du
1520110052		Agricultural-Residential 1-10 ac/du
1520120012		Agricultural-Residential 1-10 ac/du
1520120028		Agricultural-Residential 1-10 ac/du
1520120036		Agricultural-Residential 1-10 ac/du
1520120045		Agricultural-Residential 1-10 ac/du
1520130010		Agricultural-Residential 1-10 ac/du
1520130014		Agricultural-Residential 1-10 ac/du
1520130054		Agricultural-Residential 1-10 ac/du
1540010002		Agricultural-Residential 1-10 ac/du
1540010008		Agricultural-Residential 1-10 ac/du
1540020017		Agricultural-Residential 1-10 ac/du
1540020023		Agricultural-Residential 1-10 ac/du
1540030030		Agricultural-Residential 1-10 ac/du
1540050015		Agricultural-Residential 1-10 ac/du
1540050016		Agricultural-Residential 1-10 ac/du
1540070022		Agricultural-Residential 1-10 ac/du
1540070023		Agricultural-Residential 1-10 ac/du
1540070024		Agricultural-Residential 1-10 ac/du
1540070026		Agricultural-Residential 1-10 ac/du
1540070027		Agricultural-Residential 1-10 ac/du
1540070028		Agricultural-Residential 1-10 ac/du
1540070029		Agricultural-Residential 1-10 ac/du
1540070031		Agricultural-Residential 1-10 ac/du
1540070032		Agricultural-Residential 1-10 ac/du
1540070033		Agricultural-Residential 1-10 ac/du
1540070034		Agricultural-Residential 1-10 ac/du
0650051008		Agricultural-Residential 1-10 ac/du
0650051009		Agricultural-Residential 1-10 ac/du
0650051018		Agricultural-Residential 1-10 ac/du
0650051021		Agricultural-Residential 1-10 ac/du
0650051022		Agricultural-Residential 1-10 ac/du
0650051024		Agricultural-Residential 1-10 ac/du
0650051025		Agricultural-Residential 1-10 ac/du
0650051030		Agricultural-Residential 1-10 ac/du

0650051032		Agricultural-Residential 1-10 ac/du
0650051045		Agricultural-Residential 1-10 ac/du
0650051047		Agricultural-Residential 1-10 ac/du
0650052013		Agricultural-Residential 1-10 ac/du
0650052028		Agricultural-Residential 1-10 ac/du
0650080034		Agricultural-Residential 1-10 ac/du
0650290001		Agricultural-Residential 1-10 ac/du
0650290003		Agricultural-Residential 1-10 ac/du
0650290006		Agricultural-Residential 1-10 ac/du
0650290010		Agricultural-Residential 1-10 ac/du
0650290011		Agricultural-Residential 1-10 ac/du
0650290017		Agricultural-Residential 1-10 ac/du
0650290019		Agricultural-Residential 1-10 ac/du
0660090015		Agricultural-Residential 1-10 ac/du
0660100091		Agricultural-Residential 1-10 ac/du
0660100102		Agricultural-Residential 1-10 ac/du
0660110006		Agricultural-Residential 1-10 ac/du
0660110007		Agricultural-Residential 1-10 ac/du
0660110008		Agricultural-Residential 1-10 ac/du
0660110009		Agricultural-Residential 1-10 ac/du
0660110010		Agricultural-Residential 1-10 ac/du
0660110011		Agricultural-Residential 1-10 ac/du
0660110012		Agricultural-Residential 1-10 ac/du
0660110013		Agricultural-Residential 1-10 ac/du
0660110020		Agricultural-Residential 1-10 ac/du
1150142002		Agricultural-Residential 1-10 ac/du
1150142012		Agricultural-Residential 1-10 ac/du
1210010015		Agricultural-Residential 1-10 ac/du
1210010030		Agricultural-Residential 1-10 ac/du
1210010051		Agricultural-Residential 1-10 ac/du
1210040016		Agricultural-Residential 1-10 ac/du
1210040017		Agricultural-Residential 1-10 ac/du
1210040019		Agricultural-Residential 1-10 ac/du
1210040020		Agricultural-Residential 1-10 ac/du
1210050001		Agricultural-Residential 1-10 ac/du
1210050013		Agricultural-Residential 1-10 ac/du
1210050021		Agricultural-Residential 1-10 ac/du
1210050024		Agricultural-Residential 1-10 ac/du
1210050043		Agricultural-Residential 1-10 ac/du
1210050044		Agricultural-Residential 1-10 ac/du
1210050046		Agricultural-Residential 1-10 ac/du
1210050049		Agricultural-Residential 1-10 ac/du
1210050050		Agricultural-Residential 1-10 ac/du
1210050054		Agricultural-Residential 1-10 ac/du

1210060020		Agricultural-Residential 1-10 ac/du
1210060022		Agricultural-Residential 1-10 ac/du
1210070005		Agricultural-Residential 1-10 ac/du
1210070007		Agricultural-Residential 1-10 ac/du
1210070008		Agricultural-Residential 1-10 ac/du
1210070018		Agricultural-Residential 1-10 ac/du
1210070022		Agricultural-Residential 1-10 ac/du
1210080002		Agricultural-Residential 1-10 ac/du
1210080004		Agricultural-Residential 1-10 ac/du
1210080006		Agricultural-Residential 1-10 ac/du
1210080007		Agricultural-Residential 1-10 ac/du
1210080008		Agricultural-Residential 1-10 ac/du
1210080023		Agricultural-Residential 1-10 ac/du
1210080028		Agricultural-Residential 1-10 ac/du
1220010011		Agricultural-Residential 1-10 ac/du
1220010013		Agricultural-Residential 1-10 ac/du
1220010014		Agricultural-Residential 1-10 ac/du
1220020009		Agricultural-Residential 1-10 ac/du
1220020013		Agricultural-Residential 1-10 ac/du
1220050033		Agricultural-Residential 1-10 ac/du
1220080001		Agricultural-Residential 1-10 ac/du
1220080010		Agricultural-Residential 1-10 ac/du
1220100001		Agricultural-Residential 1-10 ac/du
1220790002		Agricultural-Residential 1-10 ac/du
1320181023		Agricultural-Residential 1-10 ac/du
1320181024		Agricultural-Residential 1-10 ac/du
1320261008		Agricultural-Residential 1-10 ac/du
1320261009		Agricultural-Residential 1-10 ac/du
1320261010		Agricultural-Residential 1-10 ac/du
1320261011		Agricultural-Residential 1-10 ac/du
1480041001		Agricultural-Residential 1-10 ac/du
1480041004		Agricultural-Residential 1-10 ac/du
1480041026		Agricultural-Residential 1-10 ac/du
1480042006		Agricultural-Residential 1-10 ac/du
1480042024		Agricultural-Residential 1-10 ac/du
1480064002		Agricultural-Residential 1-10 ac/du
1480064003		Agricultural-Residential 1-10 ac/du
1480064004		Agricultural-Residential 1-10 ac/du
1480064009		Agricultural-Residential 1-10 ac/du
1480064012		Agricultural-Residential 1-10 ac/du
1480065013		Agricultural-Residential 1-10 ac/du
1520280003		Agricultural-Residential 1-10 ac/du
1520280005		Agricultural-Residential 1-10 ac/du
2010110024		Agricultural-Residential 1-10 ac/du

2020010025		Agricultural-Residential 1-10 ac/du
2020010026		Agricultural-Residential 1-10 ac/du
2020010027		Agricultural-Residential 1-10 ac/du
2020010034		Agricultural-Residential 1-10 ac/du
2020010047		Agricultural-Residential 1-10 ac/du
2020030030		Agricultural-Residential 1-10 ac/du
1150112026		Low Density Residential 1-12 du/ac
1420080061		Low Density Residential 1-12 du/ac
1420080092		Low Density Residential 1-12 du/ac
1580060001		Low Density Residential 1-12 du/ac
1580060011		Low Density Residential 1-12 du/ac
1580060013		Low Density Residential 1-12 du/ac
1580060014		Low Density Residential 1-12 du/ac
1580060025		Low Density Residential 1-12 du/ac
1580060038		Low Density Residential 1-12 du/ac
1580060047		Low Density Residential 1-12 du/ac
2360070018		Low Density Residential 1-12 du/ac
2460121027		Low Density Residential 1-12 du/ac
2600120070		Low Density Residential 1-12 du/ac
2600120071		Low Density Residential 1-12 du/ac
2600120072		Low Density Residential 1-12 du/ac
2600410011		Low Density Residential 1-12 du/ac
2600410013		Low Density Residential 1-12 du/ac
2600410021		Low Density Residential 1-12 du/ac
2600460003		Low Density Residential 1-12 du/ac
2710193002		Low Density Residential 1-12 du/ac
2730030048		Low Density Residential 1-12 du/ac
2730250048		Low Density Residential 1-12 du/ac
2730400002		Low Density Residential 1-12 du/ac
2730030048		Low Density Residential 1-12 du/ac
2740220063		Low Density Residential 1-12 du/ac
2740220065		Low Density Residential 1-12 du/ac
2920200078		Low Density Residential 1-12 du/ac
0500301044		Low Density Residential 1-12 du/ac
0510062026		Low Density Residential 1-12 du/ac
0510062028		Low Density Residential 1-12 du/ac
0510071008		Low Density Residential 1-12 du/ac
0510111021		Low Density Residential 1-12 du/ac
0510111039		Low Density Residential 1-12 du/ac
1420180014		Low Density Residential 1-12 du/ac
1420180019		Low Density Residential 1-12 du/ac
1500333022		Low Density Residential 1-12 du/ac
1500333023		Low Density Residential 1-12 du/ac
1570081024		Low Density Residential 1-12 du/ac

1570081017		Low Density Residential 1-12 du/ac
1570211006		Low Density Residential 1-12 du/ac
1570212001		Low Density Residential 1-12 du/ac
1570212006		Low Density Residential 1-12 du/ac
1570221001		Low Density Residential 1-12 du/ac
1570221002		Low Density Residential 1-12 du/ac
1570221004		Low Density Residential 1-12 du/ac
1570222007		Low Density Residential 1-12 du/ac
1570222013		Low Density Residential 1-12 du/ac
1570222014		Low Density Residential 1-12 du/ac
2010250004		Low Density Residential 1-12 du/ac
2010250005		Low Density Residential 1-12 du/ac
2010250031		Low Density Residential 1-12 du/ac
2010260017		Low Density Residential 1-12 du/ac
2010260033		Low Density Residential 1-12 du/ac
2010260035		Low Density Residential 1-12 du/ac
2010260038		Low Density Residential 1-12 du/ac
2010270026		Low Density Residential 1-12 du/ac
2010270061		Low Density Residential 1-12 du/ac
2010280067		Low Density Residential 1-12 du/ac
2010330021		Low Density Residential 1-12 du/ac
2010330023		Low Density Residential 1-12 du/ac
2010330025		Low Density Residential 1-12 du/ac
2010330040		Low Density Residential 1-12 du/ac
2020101023		Low Density Residential 1-12 du/ac
2020111040		Low Density Residential 1-12 du/ac
2020141015		Low Density Residential 1-12 du/ac
2020141022		Low Density Residential 1-12 du/ac
2020170024		Low Density Residential 1-12 du/ac
2020360001		Low Density Residential 1-12 du/ac
2020360003		Low Density Residential 1-12 du/ac
2130201080		Low Density Residential 1-12 du/ac
2130211001		Low Density Residential 1-12 du/ac
2130211020		Low Density Residential 1-12 du/ac
2130211031		Low Density Residential 1-12 du/ac
2130211033		Low Density Residential 1-12 du/ac
2130212011		Low Density Residential 1-12 du/ac
2130241034		Low Density Residential 1-12 du/ac
2130241035		Low Density Residential 1-12 du/ac
2130253042		Low Density Residential 1-12 du/ac
2130373061		Low Density Residential 1-12 du/ac
2130430015		Low Density Residential 1-12 du/ac
2130450039		Low Density Residential 1-12 du/ac
2130450043		Low Density Residential 1-12 du/ac

2130460055		Low Density Residential 1-12 du/ac
2130470046		Low Density Residential 1-12 du/ac
2200023004		Low Density Residential 1-12 du/ac
2200023005		Low Density Residential 1-12 du/ac
2200023006		Low Density Residential 1-12 du/ac
2200032049		Low Density Residential 1-12 du/ac
2200032050		Low Density Residential 1-12 du/ac
2200032060		Low Density Residential 1-12 du/ac
2230012008		Low Density Residential 1-12 du/ac
2230030037		Low Density Residential 1-12 du/ac
2230042030		Low Density Residential 1-12 du/ac
2230042066		Low Density Residential 1-12 du/ac
2230091010		Low Density Residential 1-12 du/ac
2230092028		Low Density Residential 1-12 du/ac
2230092031		Low Density Residential 1-12 du/ac
2230092040		Low Density Residential 1-12 du/ac
2230101047		Low Density Residential 1-12 du/ac
2230690005		Low Density Residential 1-12 du/ac
2250090047		Low Density Residential 1-12 du/ac
2250090048		Low Density Residential 1-12 du/ac
2250190010		Low Density Residential 1-12 du/ac
2250200012		Low Density Residential 1-12 du/ac
2250210032		Low Density Residential 1-12 du/ac
2250210036		Low Density Residential 1-12 du/ac
2250210046		Low Density Residential 1-12 du/ac
2250210047		Low Density Residential 1-12 du/ac
2250210048		Low Density Residential 1-12 du/ac
2250260002		Low Density Residential 1-12 du/ac
2250260006		Low Density Residential 1-12 du/ac
2250260008		Low Density Residential 1-12 du/ac
2250260009		Low Density Residential 1-12 du/ac
2250360003		Low Density Residential 1-12 du/ac
2250360013		Low Density Residential 1-12 du/ac
2300041009		Low Density Residential 1-12 du/ac
2300091043		Low Density Residential 1-12 du/ac
2300092003		Low Density Residential 1-12 du/ac
2300092023		Low Density Residential 1-12 du/ac
2300203026		Low Density Residential 1-12 du/ac
2300203027		Low Density Residential 1-12 du/ac
2300211010		Low Density Residential 1-12 du/ac
2300211016		Low Density Residential 1-12 du/ac
2300230011		Low Density Residential 1-12 du/ac
2300321033		Low Density Residential 1-12 du/ac
2300474013		Low Density Residential 1-12 du/ac

2300880004		Low Density Residential 1-12 du/ac
2400081002		Low Density Residential 1-12 du/ac
2400084009		Low Density Residential 1-12 du/ac
2400111012		Low Density Residential 1-12 du/ac
2400111024		Low Density Residential 1-12 du/ac
2400111075		Low Density Residential 1-12 du/ac
2400111084		Low Density Residential 1-12 du/ac
2400131104		Low Density Residential 1-12 du/ac
2400131105		Low Density Residential 1-12 du/ac
2400222002		Low Density Residential 1-12 du/ac
2400222015		Low Density Residential 1-12 du/ac
2400222034		Low Density Residential 1-12 du/ac
2400222057		Low Density Residential 1-12 du/ac
2400223036		Low Density Residential 1-12 du/ac
2400223037		Low Density Residential 1-12 du/ac
2400223042		Low Density Residential 1-12 du/ac
2400223046		Low Density Residential 1-12 du/ac
2400262042		Low Density Residential 1-12 du/ac
2400262044		Low Density Residential 1-12 du/ac
2400262045		Low Density Residential 1-12 du/ac
2400262046		Low Density Residential 1-12 du/ac
2400312016		Low Density Residential 1-12 du/ac
2400320010		Low Density Residential 1-12 du/ac
2400320051		Low Density Residential 1-12 du/ac
2400320076		Low Density Residential 1-12 du/ac
2400512003		Low Density Residential 1-12 du/ac
2400560085		Low Density Residential 1-12 du/ac
2400560086		Low Density Residential 1-12 du/ac
2400560094		Low Density Residential 1-12 du/ac
2400560095		Low Density Residential 1-12 du/ac
2400560096		Low Density Residential 1-12 du/ac
2400560098		Low Density Residential 1-12 du/ac
2400560099		Low Density Residential 1-12 du/ac
2400630001		Low Density Residential 1-12 du/ac
2400680007		Low Density Residential 1-12 du/ac
2400690022		Low Density Residential 1-12 du/ac
2400690023		Low Density Residential 1-12 du/ac
2400690024		Low Density Residential 1-12 du/ac
2420172005		Low Density Residential 1-12 du/ac
2420175015		Low Density Residential 1-12 du/ac
2420175018		Low Density Residential 1-12 du/ac
2420175025		Low Density Residential 1-12 du/ac
2420221024		Low Density Residential 1-12 du/ac
2420221042		Low Density Residential 1-12 du/ac

2420222037		Low Density Residential 1-12 du/ac
2420222038		Low Density Residential 1-12 du/ac
2420251025		Low Density Residential 1-12 du/ac
2420364017		Low Density Residential 1-12 du/ac
2420460017		Low Density Residential 1-12 du/ac
2420460018		Low Density Residential 1-12 du/ac
2420590004		Low Density Residential 1-12 du/ac
2440110044		Low Density Residential 1-12 du/ac
2440110047		Low Density Residential 1-12 du/ac
2450121010		Low Density Residential 1-12 du/ac
2450132030		Low Density Residential 1-12 du/ac
2450140019		Low Density Residential 1-12 du/ac
2450240008		Low Density Residential 1-12 du/ac
2450240009		Low Density Residential 1-12 du/ac
2460030023		Low Density Residential 1-12 du/ac
2460080055		Low Density Residential 1-12 du/ac
2460093030		Low Density Residential 1-12 du/ac
2460111011		Low Density Residential 1-12 du/ac
2460111015		Low Density Residential 1-12 du/ac
2460111035		Low Density Residential 1-12 du/ac
2460111057		Low Density Residential 1-12 du/ac
2460130100		Low Density Residential 1-12 du/ac
2460142023		Low Density Residential 1-12 du/ac
2460142030		Low Density Residential 1-12 du/ac
2460152008		Low Density Residential 1-12 du/ac
2460170057		Low Density Residential 1-12 du/ac
2460170075		Low Density Residential 1-12 du/ac
2460170076		Low Density Residential 1-12 du/ac
2460192087		Low Density Residential 1-12 du/ac
2460192088		Low Density Residential 1-12 du/ac
2460192090		Low Density Residential 1-12 du/ac
2460192096		Low Density Residential 1-12 du/ac
2460192097		Low Density Residential 1-12 du/ac
2460200116		Low Density Residential 1-12 du/ac
2460212020		Low Density Residential 1-12 du/ac
2460221019		Low Density Residential 1-12 du/ac
2460233019		Low Density Residential 1-12 du/ac
2460312027		Low Density Residential 1-12 du/ac
2460402033		Low Density Residential 1-12 du/ac
2460441004		Low Density Residential 1-12 du/ac
2460441020		Low Density Residential 1-12 du/ac
2460441027		Low Density Residential 1-12 du/ac
2460580005		Low Density Residential 1-12 du/ac
2460650016		Low Density Residential 1-12 du/ac

2460770007		Low Density Residential 1-12 du/ac
2460770013		Low Density Residential 1-12 du/ac
2470171009		Low Density Residential 1-12 du/ac
2470220026		Low Density Residential 1-12 du/ac
2470232031		Low Density Residential 1-12 du/ac
2470232033		Low Density Residential 1-12 du/ac
2470240040		Low Density Residential 1-12 du/ac
2480020029		Low Density Residential 1-12 du/ac
2480020057		Low Density Residential 1-12 du/ac
2490170046		Low Density Residential 1-12 du/ac
2490170048		Low Density Residential 1-12 du/ac
2490170050		Low Density Residential 1-12 du/ac
2530210059		Low Density Residential 1-12 du/ac
2530360005		Low Density Residential 1-12 du/ac
2560360016		Low Density Residential 1-12 du/ac
2580130070		Low Density Residential 1-12 du/ac
2590250054		Low Density Residential 1-12 du/ac
2590250062		Low Density Residential 1-12 du/ac
2590250063		Low Density Residential 1-12 du/ac
2590291026		Low Density Residential 1-12 du/ac
2590340006		Low Density Residential 1-12 du/ac
2590380008		Low Density Residential 1-12 du/ac
2600031034		Low Density Residential 1-12 du/ac
2600113032		Low Density Residential 1-12 du/ac
2600113037		Low Density Residential 1-12 du/ac
2600120002		Low Density Residential 1-12 du/ac
2600120055		Low Density Residential 1-12 du/ac
2600120073		Low Density Residential 1-12 du/ac
2600200045		Low Density Residential 1-12 du/ac
2600200049		Low Density Residential 1-12 du/ac
2600200050		Low Density Residential 1-12 du/ac
2600200051		Low Density Residential 1-12 du/ac
2600250041		Low Density Residential 1-12 du/ac
2600250067		Low Density Residential 1-12 du/ac
2600250070		Low Density Residential 1-12 du/ac
2600250077		Low Density Residential 1-12 du/ac
2600270028		Low Density Residential 1-12 du/ac
2600340014		Low Density Residential 1-12 du/ac
2600400008		Low Density Residential 1-12 du/ac
2610040007		Low Density Residential 1-12 du/ac
2610160030		Low Density Residential 1-12 du/ac
2610170077		Low Density Residential 1-12 du/ac
2610210001		Low Density Residential 1-12 du/ac
2610220001		Low Density Residential 1-12 du/ac

2610320013		Low Density Residential 1-12 du/ac
2730030010		Low Density Residential 1-12 du/ac
2730051042		Low Density Residential 1-12 du/ac
2730142028		Low Density Residential 1-12 du/ac
2730150004		Low Density Residential 1-12 du/ac
2730170049		Low Density Residential 1-12 du/ac
2730170051		Low Density Residential 1-12 du/ac
2730170080		Low Density Residential 1-12 du/ac
2730170092		Low Density Residential 1-12 du/ac
2730183032		Low Density Residential 1-12 du/ac
2730220031		Low Density Residential 1-12 du/ac
2730220039		Low Density Residential 1-12 du/ac
2730230029		Low Density Residential 1-12 du/ac
2730284022		Low Density Residential 1-12 du/ac
2730284039		Low Density Residential 1-12 du/ac
2730370001		Low Density Residential 1-12 du/ac
2730370002		Low Density Residential 1-12 du/ac
2740021007		Low Density Residential 1-12 du/ac
2740250029		Low Density Residential 1-12 du/ac
2740690002		Low Density Residential 1-12 du/ac
2810222028		Low Density Residential 1-12 du/ac
2810281006		Low Density Residential 1-12 du/ac
2810281008		Low Density Residential 1-12 du/ac
2810292019		Low Density Residential 1-12 du/ac
2830090011		Low Density Residential 1-12 du/ac
2830090029		Low Density Residential 1-12 du/ac
2830090068		Low Density Residential 1-12 du/ac
2830242003		Low Density Residential 1-12 du/ac
2830242005		Low Density Residential 1-12 du/ac
2830321019		Low Density Residential 1-12 du/ac
2830570003		Low Density Residential 1-12 du/ac
2830570004		Low Density Residential 1-12 du/ac
2830570007		Low Density Residential 1-12 du/ac
2890042005		Low Density Residential 1-12 du/ac
2890140022		Low Density Residential 1-12 du/ac
2940031008		Low Density Residential 1-12 du/ac
2940047004		Low Density Residential 1-12 du/ac
2890162013		Low Density Residential 1-12 du/ac
0660080009		Low Density Residential 1-12 du/ac
0660100024		Low Density Residential 1-12 du/ac
0730190047		Low Density Residential 1-12 du/ac
1220040012		Low Density Residential 1-12 du/ac
1220770001		Low Density Residential 1-12 du/ac
1220770002		Low Density Residential 1-12 du/ac

1220770003		Low Density Residential 1-12 du/ac
1220770004		Low Density Residential 1-12 du/ac
1220770005		Low Density Residential 1-12 du/ac
1220770006		Low Density Residential 1-12 du/ac
1220770007		Low Density Residential 1-12 du/ac
1220770008		Low Density Residential 1-12 du/ac
1220770009		Low Density Residential 1-12 du/ac
1220770010		Low Density Residential 1-12 du/ac
1220770011		Low Density Residential 1-12 du/ac
1220770012		Low Density Residential 1-12 du/ac
1220770013		Low Density Residential 1-12 du/ac
1220770014		Low Density Residential 1-12 du/ac
1220770015		Low Density Residential 1-12 du/ac
1220770016		Low Density Residential 1-12 du/ac
1220770017		Low Density Residential 1-12 du/ac
1220770018		Low Density Residential 1-12 du/ac
1220770019		Low Density Residential 1-12 du/ac
1220770020		Low Density Residential 1-12 du/ac
1220770021		Low Density Residential 1-12 du/ac
1220770022		Low Density Residential 1-12 du/ac
1220770023		Low Density Residential 1-12 du/ac
1220770024		Low Density Residential 1-12 du/ac
1220770025		Low Density Residential 1-12 du/ac
1420140003		Low Density Residential 1-12 du/ac
1420140024		Low Density Residential 1-12 du/ac
1420140028		Low Density Residential 1-12 du/ac
2030700022		Low Density Residential 1-12 du/ac
2130201063		Low Density Residential 1-12 du/ac
2130260050		Low Density Residential 1-12 du/ac
2130271004		Low Density Residential 1-12 du/ac
2130343025		Low Density Residential 1-12 du/ac
2130343026		Low Density Residential 1-12 du/ac
2130343027		Low Density Residential 1-12 du/ac
2130460003		Low Density Residential 1-12 du/ac
2130460016		Low Density Residential 1-12 du/ac
2130460018		Low Density Residential 1-12 du/ac
2130460066		Low Density Residential 1-12 du/ac
2130460020		Low Density Residential 1-12 du/ac
2130460077		Low Density Residential 1-12 du/ac
2131060001		Low Density Residential 1-12 du/ac
2131060002		Low Density Residential 1-12 du/ac
2131060004		Low Density Residential 1-12 du/ac
2230042003		Low Density Residential 1-12 du/ac
2300201051		Low Density Residential 1-12 du/ac

2300870024		Low Density Residential 1-12 du/ac
2350640017		Low Density Residential 1-12 du/ac
2390113007		Low Density Residential 1-12 du/ac
2400700005		Low Density Residential 1-12 du/ac
2460200117		Low Density Residential 1-12 du/ac
2460321016		Low Density Residential 1-12 du/ac
2460402038		Low Density Residential 1-12 du/ac
2460511021		Low Density Residential 1-12 du/ac
2460530016		Low Density Residential 1-12 du/ac
2490142071		Low Density Residential 1-12 du/ac
2490142075		Low Density Residential 1-12 du/ac
2490150001		Low Density Residential 1-12 du/ac
2490170032		Low Density Residential 1-12 du/ac
2490360008		Low Density Residential 1-12 du/ac
2490360010		Low Density Residential 1-12 du/ac
2530160066		Low Density Residential 1-12 du/ac
2530172077		Low Density Residential 1-12 du/ac
2530172085		Low Density Residential 1-12 du/ac
2530172087		Low Density Residential 1-12 du/ac
2530182049		Low Density Residential 1-12 du/ac
2530182051		Low Density Residential 1-12 du/ac
2530182053		Low Density Residential 1-12 du/ac
2530220044		Low Density Residential 1-12 du/ac
2530233037		Low Density Residential 1-12 du/ac
2530250041		Low Density Residential 1-12 du/ac
2530250043		Low Density Residential 1-12 du/ac
2530250044		Low Density Residential 1-12 du/ac
2530390001		Low Density Residential 1-12 du/ac
2530390002		Low Density Residential 1-12 du/ac
2530390003		Low Density Residential 1-12 du/ac
2530390004		Low Density Residential 1-12 du/ac
2540241037		Low Density Residential 1-12 du/ac
2600063059		Low Density Residential 1-12 du/ac
2600303002		Low Density Residential 1-12 du/ac
2680104039		Low Density Residential 1-12 du/ac
2680104040		Low Density Residential 1-12 du/ac
2730220058		Low Density Residential 1-12 du/ac
2730350008		Low Density Residential 1-12 du/ac
2790183009		Low Density Residential 1-12 du/ac
2880010012		Low Density Residential 1-12 du/ac
2890171010		Low Density Residential 1-12 du/ac
2890210032		Low Density Residential 1-12 du/ac
2920111022		Low Density Residential 1-12 du/ac
0640072034		Low Density Residential 1-12 du/ac

0640071045		Low Density Residential 1-12 du/ac
0650070007		Low Density Residential 1-12 du/ac
0730790044		Low Density Residential 1-12 du/ac
1220040012		Low Density Residential 1-12 du/ac
1220120045		Low Density Residential 1-12 du/ac
1220150062		Low Density Residential 1-12 du/ac
1220150063		Low Density Residential 1-12 du/ac
1220150064		Low Density Residential 1-12 du/ac
1220150065		Low Density Residential 1-12 du/ac
1220150066		Low Density Residential 1-12 du/ac
1220150067		Low Density Residential 1-12 du/ac
1220150068		Low Density Residential 1-12 du/ac
1220150069		Low Density Residential 1-12 du/ac
1220150070		Low Density Residential 1-12 du/ac
1220150071		Low Density Residential 1-12 du/ac
1220150072		Low Density Residential 1-12 du/ac
1220150073		Low Density Residential 1-12 du/ac
1220150074		Low Density Residential 1-12 du/ac
1220150075		Low Density Residential 1-12 du/ac
1220150076		Low Density Residential 1-12 du/ac
1220150077		Low Density Residential 1-12 du/ac
1220150078		Low Density Residential 1-12 du/ac
1220150079		Low Density Residential 1-12 du/ac
1220150080		Low Density Residential 1-12 du/ac
1220690022		Low Density Residential 1-12 du/ac
1220790007		Low Density Residential 1-12 du/ac
1220790008		Low Density Residential 1-12 du/ac
1220790009		Low Density Residential 1-12 du/ac
1220790010		Low Density Residential 1-12 du/ac
1220790011		Low Density Residential 1-12 du/ac
1220790017		Low Density Residential 1-12 du/ac
1220790018		Low Density Residential 1-12 du/ac
2230232039		Low Density Residential 1-12 du/ac
2350180079		Low Density Residential 1-12 du/ac
2350180080		Low Density Residential 1-12 du/ac
2350180081		Low Density Residential 1-12 du/ac
2350180082		Low Density Residential 1-12 du/ac
2350180083		Low Density Residential 1-12 du/ac
2400092044		Low Density Residential 1-12 du/ac
2490410001		Low Density Residential 1-12 du/ac
2490410002		Low Density Residential 1-12 du/ac
2490410003		Low Density Residential 1-12 du/ac
2490410004		Low Density Residential 1-12 du/ac
2490410005		Low Density Residential 1-12 du/ac

2490410006		Low Density Residential 1-12 du/ac
2490410007		Low Density Residential 1-12 du/ac
2490410008		Low Density Residential 1-12 du/ac
2490410009		Low Density Residential 1-12 du/ac
2490410010		Low Density Residential 1-12 du/ac
2490410011		Low Density Residential 1-12 du/ac
2490410012		Low Density Residential 1-12 du/ac
2490410013		Low Density Residential 1-12 du/ac
2490410014		Low Density Residential 1-12 du/ac
2490410015		Low Density Residential 1-12 du/ac
2490410016		Low Density Residential 1-12 du/ac
2490410017		Low Density Residential 1-12 du/ac
2490410018		Low Density Residential 1-12 du/ac
2490410019		Low Density Residential 1-12 du/ac
2490410020		Low Density Residential 1-12 du/ac
2490410021		Low Density Residential 1-12 du/ac
2490410022		Low Density Residential 1-12 du/ac
2490410023		Low Density Residential 1-12 du/ac
2490410024		Low Density Residential 1-12 du/ac
2490410025		Low Density Residential 1-12 du/ac
2490410026		Low Density Residential 1-12 du/ac
2490410027		Low Density Residential 1-12 du/ac
2490410028		Low Density Residential 1-12 du/ac
2490410029		Low Density Residential 1-12 du/ac
2490410030		Low Density Residential 1-12 du/ac
2490410031		Low Density Residential 1-12 du/ac
2490410032		Low Density Residential 1-12 du/ac
2490410033		Low Density Residential 1-12 du/ac
2490410034		Low Density Residential 1-12 du/ac
2490410035		Low Density Residential 1-12 du/ac
2490410036		Low Density Residential 1-12 du/ac
2490410037		Low Density Residential 1-12 du/ac
2490410038		Low Density Residential 1-12 du/ac
2490410039		Low Density Residential 1-12 du/ac
2490410040		Low Density Residential 1-12 du/ac
2490410041		Low Density Residential 1-12 du/ac
2490410042		Low Density Residential 1-12 du/ac
2490410043		Low Density Residential 1-12 du/ac
2490410044		Low Density Residential 1-12 du/ac
2490410045		Low Density Residential 1-12 du/ac
2490410046		Low Density Residential 1-12 du/ac
2490410047		Low Density Residential 1-12 du/ac
2490410048		Low Density Residential 1-12 du/ac
2490410049		Low Density Residential 1-12 du/ac

2490410050		Low Density Residential 1-12 du/ac
2490410051		Low Density Residential 1-12 du/ac
2490410052		Low Density Residential 1-12 du/ac
2490410053		Low Density Residential 1-12 du/ac
2490410054		Low Density Residential 1-12 du/ac
2490410055		Low Density Residential 1-12 du/ac
2490410056		Low Density Residential 1-12 du/ac
2490410057		Low Density Residential 1-12 du/ac
2490410058		Low Density Residential 1-12 du/ac
2490410059		Low Density Residential 1-12 du/ac
2490410060		Low Density Residential 1-12 du/ac
2490410061		Low Density Residential 1-12 du/ac
2490410062		Low Density Residential 1-12 du/ac
2490410063		Low Density Residential 1-12 du/ac
2490410064		Low Density Residential 1-12 du/ac
2490410065		Low Density Residential 1-12 du/ac
2490410066		Low Density Residential 1-12 du/ac
2490410067		Low Density Residential 1-12 du/ac
2490410068		Low Density Residential 1-12 du/ac
2490410069		Low Density Residential 1-12 du/ac
2490410070		Low Density Residential 1-12 du/ac
2490410071		Low Density Residential 1-12 du/ac
2490410072		Low Density Residential 1-12 du/ac
2490410073		Low Density Residential 1-12 du/ac
2490410074		Low Density Residential 1-12 du/ac
2490410075		Low Density Residential 1-12 du/ac
2490410076		Low Density Residential 1-12 du/ac
2490410077		Low Density Residential 1-12 du/ac
2490410078		Low Density Residential 1-12 du/ac
2490410079		Low Density Residential 1-12 du/ac
2490420001		Low Density Residential 1-12 du/ac
2490420002		Low Density Residential 1-12 du/ac
2490420003		Low Density Residential 1-12 du/ac
2490420004		Low Density Residential 1-12 du/ac
2490420005		Low Density Residential 1-12 du/ac
2490420006		Low Density Residential 1-12 du/ac
2490420007		Low Density Residential 1-12 du/ac
2490420008		Low Density Residential 1-12 du/ac
2490420009		Low Density Residential 1-12 du/ac
2490420010		Low Density Residential 1-12 du/ac
2490420011		Low Density Residential 1-12 du/ac
2490420012		Low Density Residential 1-12 du/ac
2490420013		Low Density Residential 1-12 du/ac
2490420014		Low Density Residential 1-12 du/ac

2490420015		Low Density Residential 1-12 du/ac
2490420016		Low Density Residential 1-12 du/ac
2490420017		Low Density Residential 1-12 du/ac
2490420018		Low Density Residential 1-12 du/ac
2490420019		Low Density Residential 1-12 du/ac
2490420020		Low Density Residential 1-12 du/ac
2490420021		Low Density Residential 1-12 du/ac
2490420022		Low Density Residential 1-12 du/ac
2490420023		Low Density Residential 1-12 du/ac
2490420024		Low Density Residential 1-12 du/ac
2490420025		Low Density Residential 1-12 du/ac
2490420026		Low Density Residential 1-12 du/ac
2490420027		Low Density Residential 1-12 du/ac
2490420028		Low Density Residential 1-12 du/ac
2490420029		Low Density Residential 1-12 du/ac
2490420030		Low Density Residential 1-12 du/ac
2490420031		Low Density Residential 1-12 du/ac
2490420032		Low Density Residential 1-12 du/ac
2490420033		Low Density Residential 1-12 du/ac
2490420034		Low Density Residential 1-12 du/ac
2490420035		Low Density Residential 1-12 du/ac
2490420036		Low Density Residential 1-12 du/ac
2490420037		Low Density Residential 1-12 du/ac
2490420038		Low Density Residential 1-12 du/ac
2490420039		Low Density Residential 1-12 du/ac
2490420040		Low Density Residential 1-12 du/ac
2490420041		Low Density Residential 1-12 du/ac
2490420042		Low Density Residential 1-12 du/ac
2490420043		Low Density Residential 1-12 du/ac
2490420044		Low Density Residential 1-12 du/ac
2490420045		Low Density Residential 1-12 du/ac
2490420046		Low Density Residential 1-12 du/ac
2490420047		Low Density Residential 1-12 du/ac
2490420048		Low Density Residential 1-12 du/ac
2490420049		Low Density Residential 1-12 du/ac
2490420050		Low Density Residential 1-12 du/ac
2490420051		Low Density Residential 1-12 du/ac
2490420052		Low Density Residential 1-12 du/ac
2490420053		Low Density Residential 1-12 du/ac
2490420054		Low Density Residential 1-12 du/ac
2490420055		Low Density Residential 1-12 du/ac
2490420056		Low Density Residential 1-12 du/ac
2490420057		Low Density Residential 1-12 du/ac
2490420058		Low Density Residential 1-12 du/ac

2490420059		Low Density Residential 1-12 du/ac
2490420060		Low Density Residential 1-12 du/ac
2490380001		Low Density Residential 1-12 du/ac
2490380002		Low Density Residential 1-12 du/ac
2490380003		Low Density Residential 1-12 du/ac
2490380004		Low Density Residential 1-12 du/ac
2490380005		Low Density Residential 1-12 du/ac
2490380006		Low Density Residential 1-12 du/ac
2490380007		Low Density Residential 1-12 du/ac
2490380008		Low Density Residential 1-12 du/ac
2490380009		Low Density Residential 1-12 du/ac
2490380010		Low Density Residential 1-12 du/ac
2490380011		Low Density Residential 1-12 du/ac
2490380012		Low Density Residential 1-12 du/ac
2490380013		Low Density Residential 1-12 du/ac
2490380014		Low Density Residential 1-12 du/ac
2490380015		Low Density Residential 1-12 du/ac
2490380016		Low Density Residential 1-12 du/ac
2490380017		Low Density Residential 1-12 du/ac
2490380018		Low Density Residential 1-12 du/ac
2490380019		Low Density Residential 1-12 du/ac
2490380020		Low Density Residential 1-12 du/ac
2490380021		Low Density Residential 1-12 du/ac
2490380022		Low Density Residential 1-12 du/ac
2490380023		Low Density Residential 1-12 du/ac
2490380024		Low Density Residential 1-12 du/ac
2490380025		Low Density Residential 1-12 du/ac
2490380026		Low Density Residential 1-12 du/ac
2490380027		Low Density Residential 1-12 du/ac
2490380028		Low Density Residential 1-12 du/ac
2490380029		Low Density Residential 1-12 du/ac
2490380030		Low Density Residential 1-12 du/ac
2490380031		Low Density Residential 1-12 du/ac
2490380032		Low Density Residential 1-12 du/ac
2490380033		Low Density Residential 1-12 du/ac
2490380034		Low Density Residential 1-12 du/ac
2490380035		Low Density Residential 1-12 du/ac
2490380036		Low Density Residential 1-12 du/ac
2490380037		Low Density Residential 1-12 du/ac
2530072004		Low Density Residential 1-12 du/ac
2550082046		Low Density Residential 1-12 du/ac
2550082051		Low Density Residential 1-12 du/ac
2550091100		Low Density Residential 1-12 du/ac
2550205010		Low Density Residential 1-12 du/ac

2550355010		Low Density Residential 1-12 du/ac
2560031076		Low Density Residential 1-12 du/ac
2560031079		Low Density Residential 1-12 du/ac
2560080042		Low Density Residential 1-12 du/ac
2560080044		Low Density Residential 1-12 du/ac
2560102019		Low Density Residential 1-12 du/ac
2560211026		Low Density Residential 1-12 du/ac
2560211027		Low Density Residential 1-12 du/ac
2610250040		Low Density Residential 1-12 du/ac
2610270023		Low Density Residential 1-12 du/ac
2710141018		Low Density Residential 1-12 du/ac
2890150024		Low Density Residential 1-12 du/ac
2890210038		Low Density Residential 1-12 du/ac
2890210037		Low Density Residential 1-12 du/ac
2890440043		Low Density Residential 1-12 du/ac
2890472010		Low Density Residential 1-12 du/ac
2890600012		Low Density Residential 1-12 du/ac
2920210033		Low Density Residential 1-12 du/ac
2920342003		Low Density Residential 1-12 du/ac
2920374001		Low Density Residential 1-12 du/ac
2920580007		Low Density Residential 1-12 du/ac
1220790009		Low Density Residential 1-12 du/ac
2920580016		Low Density Residential 1-12 du/ac
0200081013		Low Density Residential 1-12 du/ac
0200081015		Low Density Residential 1-12 du/ac
0200081016		Low Density Residential 1-12 du/ac
0200081017		Low Density Residential 1-12 du/ac
0200082015		Low Density Residential 1-12 du/ac
0200083016		Low Density Residential 1-12 du/ac
0200085018		Low Density Residential 1-12 du/ac
0200086007		Low Density Residential 1-12 du/ac
0200088002		Low Density Residential 1-12 du/ac
0200102005		Low Density Residential 1-12 du/ac
0200103006		Low Density Residential 1-12 du/ac
0200151004		Low Density Residential 1-12 du/ac
0200155005		Low Density Residential 1-12 du/ac
0200159001		Low Density Residential 1-12 du/ac
0200159006		Low Density Residential 1-12 du/ac
0200159017		Low Density Residential 1-12 du/ac
0200191005		Low Density Residential 1-12 du/ac
0200192016		Low Density Residential 1-12 du/ac
0200192017		Low Density Residential 1-12 du/ac
0200193003		Low Density Residential 1-12 du/ac
0200194008		Low Density Residential 1-12 du/ac

0200194024		Low Density Residential 1-12 du/ac
0200301003		Low Density Residential 1-12 du/ac
0200301011		Low Density Residential 1-12 du/ac
0200301013		Low Density Residential 1-12 du/ac
0200302002		Low Density Residential 1-12 du/ac
0200302009		Low Density Residential 1-12 du/ac
0220041007		Low Density Residential 1-12 du/ac
0220043019		Low Density Residential 1-12 du/ac
0220043029		Low Density Residential 1-12 du/ac
0220111012		Low Density Residential 1-12 du/ac
0220111026		Low Density Residential 1-12 du/ac
0220113006		Low Density Residential 1-12 du/ac
0220113033		Low Density Residential 1-12 du/ac
0220122001		Low Density Residential 1-12 du/ac
0220171004		Low Density Residential 1-12 du/ac
0220172023		Low Density Residential 1-12 du/ac
0220172024		Low Density Residential 1-12 du/ac
0220173011		Low Density Residential 1-12 du/ac
0220181006		Low Density Residential 1-12 du/ac
0220182009		Low Density Residential 1-12 du/ac
0220193008		Low Density Residential 1-12 du/ac
0260021046		Low Density Residential 1-12 du/ac
0260021047		Low Density Residential 1-12 du/ac
0260021048		Low Density Residential 1-12 du/ac
0260095013		Low Density Residential 1-12 du/ac
0260163015		Low Density Residential 1-12 du/ac
0260163022		Low Density Residential 1-12 du/ac
0260164030		Low Density Residential 1-12 du/ac
0260164031		Low Density Residential 1-12 du/ac
0260164032		Low Density Residential 1-12 du/ac
0260164033		Low Density Residential 1-12 du/ac
0260206030		Low Density Residential 1-12 du/ac
0260223015		Low Density Residential 1-12 du/ac
0370025003		Low Density Residential 1-12 du/ac
0370025004		Low Density Residential 1-12 du/ac
0370061041		Low Density Residential 1-12 du/ac
0370061042		Low Density Residential 1-12 du/ac
0370061043		Low Density Residential 1-12 du/ac
0370071012		Low Density Residential 1-12 du/ac
0370141016		Low Density Residential 1-12 du/ac
0370151058		Low Density Residential 1-12 du/ac
0370322015		Low Density Residential 1-12 du/ac
0390011013		Low Density Residential 1-12 du/ac
0390242009		Low Density Residential 1-12 du/ac

0420032006		Low Density Residential 1-12 du/ac
0420042014		Low Density Residential 1-12 du/ac
0430011004		Low Density Residential 1-12 du/ac
0430032001		Low Density Residential 1-12 du/ac
0430033039		Low Density Residential 1-12 du/ac
0430191001		Low Density Residential 1-12 du/ac
0500301006		Low Density Residential 1-12 du/ac
0500301034		Low Density Residential 1-12 du/ac
0500301035		Low Density Residential 1-12 du/ac
0500301036		Low Density Residential 1-12 du/ac
0500301044		Low Density Residential 1-12 du/ac
0500311031		Low Density Residential 1-12 du/ac
0500600014		Low Density Residential 1-12 du/ac
0500600015		Low Density Residential 1-12 du/ac
0500600016		Low Density Residential 1-12 du/ac
0500600013		Low Density Residential 1-12 du/ac
0500600019		Low Density Residential 1-12 du/ac
0500600020		Low Density Residential 1-12 du/ac
0500600021		Low Density Residential 1-12 du/ac
0500600017		Low Density Residential 1-12 du/ac
0500600018		Low Density Residential 1-12 du/ac
0500322049		Low Density Residential 1-12 du/ac
0500322050		Low Density Residential 1-12 du/ac
0500322051		Low Density Residential 1-12 du/ac
0500322052		Low Density Residential 1-12 du/ac
0500331002		Low Density Residential 1-12 du/ac
0500331003		Low Density Residential 1-12 du/ac
0500331022		Low Density Residential 1-12 du/ac
0500331023		Low Density Residential 1-12 du/ac
0500331024		Low Density Residential 1-12 du/ac
0500331025		Low Density Residential 1-12 du/ac
0500331026		Low Density Residential 1-12 du/ac
0500331059		Low Density Residential 1-12 du/ac
0500331060		Low Density Residential 1-12 du/ac
0500331061		Low Density Residential 1-12 du/ac
0500351017		Low Density Residential 1-12 du/ac
0500351030		Low Density Residential 1-12 du/ac
0500351031		Low Density Residential 1-12 du/ac
0500351032		Low Density Residential 1-12 du/ac
0500391006		Low Density Residential 1-12 du/ac
0500401002		Low Density Residential 1-12 du/ac
0500401008		Low Density Residential 1-12 du/ac
0500401009		Low Density Residential 1-12 du/ac
0500500085		Low Density Residential 1-12 du/ac

0500500088		Low Density Residential 1-12 du/ac
0500500089		Low Density Residential 1-12 du/ac
0500500090		Low Density Residential 1-12 du/ac
0500600001		Low Density Residential 1-12 du/ac
0500600002		Low Density Residential 1-12 du/ac
0500600008		Low Density Residential 1-12 du/ac
0500600012		Low Density Residential 1-12 du/ac
0500620001		Low Density Residential 1-12 du/ac
0500620002		Low Density Residential 1-12 du/ac
0500620003		Low Density Residential 1-12 du/ac
0500620004		Low Density Residential 1-12 du/ac
0510120035		Low Density Residential 1-12 du/ac
0510150091		Low Density Residential 1-12 du/ac
0600290056		Low Density Residential 1-12 du/ac
0600290066		Low Density Residential 1-12 du/ac
0600400001		Low Density Residential 1-12 du/ac
0640072040		Low Density Residential 1-12 du/ac
0650310004		Low Density Residential 1-12 du/ac
0650060022		Low Density Residential 1-12 du/ac
0650290022		Low Density Residential 1-12 du/ac
0650260018		Low Density Residential 1-12 du/ac
0650260017		Low Density Residential 1-12 du/ac
0650080109		Low Density Residential 1-12 du/ac
0650111007		Low Density Residential 1-12 du/ac
0650260005		Low Density Residential 1-12 du/ac
0650260006		Low Density Residential 1-12 du/ac
0650260015		Low Density Residential 1-12 du/ac
0650270020		Low Density Residential 1-12 du/ac
0650350081		Low Density Residential 1-12 du/ac
0650350080		Low Density Residential 1-12 du/ac
0650360027		Low Density Residential 1-12 du/ac
0650360026		Low Density Residential 1-12 du/ac
0660070018		Low Density Residential 1-12 du/ac
0660070049		Low Density Residential 1-12 du/ac
0660070050		Low Density Residential 1-12 du/ac
0670090005		Low Density Residential 1-12 du/ac
0670090019		Low Density Residential 1-12 du/ac
0670090021		Low Density Residential 1-12 du/ac
0670030072, 074, 076		Low Density Residential 1-12 du/ac
0670030072, 074, 076		Low Density Residential 1-12 du/ac
0670030072, 074, 076		Low Density Residential 1-12 du/ac
0670030072, 074, 076		Low Density Residential 1-12 du/ac
0670030072, 074, 076		Low Density Residential 1-12 du/ac
0670030072, 074, 076		Low Density Residential 1-12 du/ac

0660100024		Low Density Residential 1-12 du/ac
0730190025		Low Density Residential 1-12 du/ac
0730410022		Low Density Residential 1-12 du/ac
0730530038		Low Density Residential 1-12 du/ac
0730530039		Low Density Residential 1-12 du/ac
0730540012		Low Density Residential 1-12 du/ac
0730540057		Low Density Residential 1-12 du/ac
0730620058		Low Density Residential 1-12 du/ac
0730640016		Low Density Residential 1-12 du/ac
0730690019		Low Density Residential 1-12 du/ac
0730690021		Low Density Residential 1-12 du/ac
0730710012		Low Density Residential 1-12 du/ac
0730820011		Low Density Residential 1-12 du/ac
0730820016		Low Density Residential 1-12 du/ac
0730820017		Low Density Residential 1-12 du/ac
0730820025		Low Density Residential 1-12 du/ac
0730820032		Low Density Residential 1-12 du/ac
0730830007		Low Density Residential 1-12 du/ac
0730830010		Low Density Residential 1-12 du/ac
0730830028		Low Density Residential 1-12 du/ac
0730830033		Low Density Residential 1-12 du/ac
0730860019		Low Density Residential 1-12 du/ac
0730870011		Low Density Residential 1-12 du/ac
0730870018		Low Density Residential 1-12 du/ac
0740300056		Low Density Residential 1-12 du/ac
0740316024		Low Density Residential 1-12 du/ac
0750010087		Low Density Residential 1-12 du/ac
0750010088		Low Density Residential 1-12 du/ac
0750010089		Low Density Residential 1-12 du/ac
1150020013		Low Density Residential 1-12 du/ac
1150020014		Low Density Residential 1-12 du/ac
1150020015		Low Density Residential 1-12 du/ac
1150020016		Low Density Residential 1-12 du/ac
1150020017		Low Density Residential 1-12 du/ac
1150020018		Low Density Residential 1-12 du/ac
1150040080		Low Density Residential 1-12 du/ac
1150061006		Low Density Residential 1-12 du/ac
1150061007		Low Density Residential 1-12 du/ac
1150061025		Low Density Residential 1-12 du/ac
1150061034		Low Density Residential 1-12 du/ac
1150062023		Low Density Residential 1-12 du/ac
1150062024		Low Density Residential 1-12 du/ac
1150062025		Low Density Residential 1-12 du/ac
1150062026		Low Density Residential 1-12 du/ac

1150073001		Low Density Residential 1-12 du/ac
1150073010		Low Density Residential 1-12 du/ac
1150073011		Low Density Residential 1-12 du/ac
1150073012		Low Density Residential 1-12 du/ac
1150073013		Low Density Residential 1-12 du/ac
1150091014		Low Density Residential 1-12 du/ac
1150091016		Low Density Residential 1-12 du/ac
1150091017		Low Density Residential 1-12 du/ac
1150120017		Low Density Residential 1-12 du/ac
1150120024		Low Density Residential 1-12 du/ac
1150120025		Low Density Residential 1-12 du/ac
1150191005		Low Density Residential 1-12 du/ac
1151810046		Low Density Residential 1-12 du/ac
1151810048		Low Density Residential 1-12 du/ac
1151950018		Low Density Residential 1-12 du/ac
1151950019		Low Density Residential 1-12 du/ac
1150201008		Low Density Residential 1-12 du/ac
1150201011		Low Density Residential 1-12 du/ac
1150201018		Low Density Residential 1-12 du/ac
1150202008		Low Density Residential 1-12 du/ac
1150202019		Low Density Residential 1-12 du/ac
1150210003		Low Density Residential 1-12 du/ac
1150210004		Low Density Residential 1-12 du/ac
1150210010		Low Density Residential 1-12 du/ac
1150210018		Low Density Residential 1-12 du/ac
1150210019		Low Density Residential 1-12 du/ac
1150210020		Low Density Residential 1-12 du/ac
1150210021		Low Density Residential 1-12 du/ac
1150210035		Low Density Residential 1-12 du/ac
1150261001		Low Density Residential 1-12 du/ac
1150112050		Low Density Residential 1-12 du/ac
1151890009		Low Density Residential 1-12 du/ac
1151970001		Low Density Residential 1-12 du/ac
1151970003		Low Density Residential 1-12 du/ac
1151970004		Low Density Residential 1-12 du/ac
1190030016		Low Density Residential 1-12 du/ac
1210070014		Low Density Residential 1-12 du/ac
1211250001		Low Density Residential 1-12 du/ac
1211250002		Low Density Residential 1-12 du/ac
1211250003		Low Density Residential 1-12 du/ac
1211250004		Low Density Residential 1-12 du/ac
1211250005		Low Density Residential 1-12 du/ac
1211250006		Low Density Residential 1-12 du/ac
1211250007		Low Density Residential 1-12 du/ac

1211250008		Low Density Residential 1-12 du/ac
1211250009		Low Density Residential 1-12 du/ac
1211250010		Low Density Residential 1-12 du/ac
1211250011		Low Density Residential 1-12 du/ac
1211250012		Low Density Residential 1-12 du/ac
1211250013		Low Density Residential 1-12 du/ac
1211250014		Low Density Residential 1-12 du/ac
1211250015		Low Density Residential 1-12 du/ac
1211250016		Low Density Residential 1-12 du/ac
1211250017		Low Density Residential 1-12 du/ac
1211250018		Low Density Residential 1-12 du/ac
1211250019		Low Density Residential 1-12 du/ac
1211250020		Low Density Residential 1-12 du/ac
1211250021		Low Density Residential 1-12 du/ac
1211250022		Low Density Residential 1-12 du/ac
1211250023		Low Density Residential 1-12 du/ac
1211250024		Low Density Residential 1-12 du/ac
1211250025		Low Density Residential 1-12 du/ac
1211250026		Low Density Residential 1-12 du/ac
1211250027		Low Density Residential 1-12 du/ac
1211250028		Low Density Residential 1-12 du/ac
1211250029		Low Density Residential 1-12 du/ac
1211250030		Low Density Residential 1-12 du/ac
1211250031		Low Density Residential 1-12 du/ac
1211250032		Low Density Residential 1-12 du/ac
1211250033		Low Density Residential 1-12 du/ac
1211250034		Low Density Residential 1-12 du/ac
1211250035		Low Density Residential 1-12 du/ac
1211250036		Low Density Residential 1-12 du/ac
1211250037		Low Density Residential 1-12 du/ac
1211250038		Low Density Residential 1-12 du/ac
1211250039		Low Density Residential 1-12 du/ac
1211250040		Low Density Residential 1-12 du/ac
1211250041		Low Density Residential 1-12 du/ac
1211250042		Low Density Residential 1-12 du/ac
1211250043		Low Density Residential 1-12 du/ac
1211250044		Low Density Residential 1-12 du/ac
1211250045		Low Density Residential 1-12 du/ac
1211250046		Low Density Residential 1-12 du/ac
1211250047		Low Density Residential 1-12 du/ac
1211260001		Low Density Residential 1-12 du/ac
1211260002		Low Density Residential 1-12 du/ac
1211260003		Low Density Residential 1-12 du/ac
1211260004		Low Density Residential 1-12 du/ac

1211260005		Low Density Residential 1-12 du/ac
1211260006		Low Density Residential 1-12 du/ac
1211260007		Low Density Residential 1-12 du/ac
1211260008		Low Density Residential 1-12 du/ac
1211260009		Low Density Residential 1-12 du/ac
1211260010		Low Density Residential 1-12 du/ac
1211260011		Low Density Residential 1-12 du/ac
1211260012		Low Density Residential 1-12 du/ac
1211260013		Low Density Residential 1-12 du/ac
1211260014		Low Density Residential 1-12 du/ac
1211260015		Low Density Residential 1-12 du/ac
1211260016		Low Density Residential 1-12 du/ac
1211260017		Low Density Residential 1-12 du/ac
1211260018		Low Density Residential 1-12 du/ac
1211260019		Low Density Residential 1-12 du/ac
1211260020		Low Density Residential 1-12 du/ac
1211260021		Low Density Residential 1-12 du/ac
1211260022		Low Density Residential 1-12 du/ac
1211260023		Low Density Residential 1-12 du/ac
1211260024		Low Density Residential 1-12 du/ac
1211260025		Low Density Residential 1-12 du/ac
1211260026		Low Density Residential 1-12 du/ac
1211260027		Low Density Residential 1-12 du/ac
1211260028		Low Density Residential 1-12 du/ac
1211260029		Low Density Residential 1-12 du/ac
1211260030		Low Density Residential 1-12 du/ac
1211260031		Low Density Residential 1-12 du/ac
1211260032		Low Density Residential 1-12 du/ac
1211260033		Low Density Residential 1-12 du/ac
1211260034		Low Density Residential 1-12 du/ac
1210110061		Low Density Residential 1-12 du/ac
1210290088		Low Density Residential 1-12 du/ac
1211050043		Low Density Residential 1-12 du/ac
1220050018		Low Density Residential 1-12 du/ac
1220120010		Low Density Residential 1-12 du/ac
1220690066		Low Density Residential 1-12 du/ac
1220700088		Low Density Residential 1-12 du/ac
1220790003		Low Density Residential 1-12 du/ac
1220790004		Low Density Residential 1-12 du/ac
1220790005		Low Density Residential 1-12 du/ac
1220790006		Low Density Residential 1-12 du/ac
1220790007		Low Density Residential 1-12 du/ac
1220790008		Low Density Residential 1-12 du/ac
1220790012		Low Density Residential 1-12 du/ac

1220790013		Low Density Residential 1-12 du/ac
1280230045		Low Density Residential 1-12 du/ac
1280260049		Low Density Residential 1-12 du/ac
1320093011		Low Density Residential 1-12 du/ac
1320093012		Low Density Residential 1-12 du/ac
1320093013		Low Density Residential 1-12 du/ac
1320093014		Low Density Residential 1-12 du/ac
1320094004		Low Density Residential 1-12 du/ac
1320094007		Low Density Residential 1-12 du/ac
1320094024		Low Density Residential 1-12 du/ac
1320095006		Low Density Residential 1-12 du/ac
1320095019		Low Density Residential 1-12 du/ac
1320101002		Low Density Residential 1-12 du/ac
1320101014		Low Density Residential 1-12 du/ac
1320101018		Low Density Residential 1-12 du/ac
1320102002		Low Density Residential 1-12 du/ac
1320102003		Low Density Residential 1-12 du/ac
1320102013		Low Density Residential 1-12 du/ac
1320102016		Low Density Residential 1-12 du/ac
1320104008		Low Density Residential 1-12 du/ac
1320104011		Low Density Residential 1-12 du/ac
1320104015		Low Density Residential 1-12 du/ac
1320104021		Low Density Residential 1-12 du/ac
1320112006		Low Density Residential 1-12 du/ac
1320106007		Low Density Residential 1-12 du/ac
1320112006		Low Density Residential 1-12 du/ac
1320113005		Low Density Residential 1-12 du/ac
1320113006		Low Density Residential 1-12 du/ac
1320162019		Low Density Residential 1-12 du/ac
1320162020		Low Density Residential 1-12 du/ac
1320175003		Low Density Residential 1-12 du/ac
1420092018		Low Density Residential 1-12 du/ac
1420092025		Low Density Residential 1-12 du/ac
1420172011		Low Density Residential 1-12 du/ac
1420172017		Low Density Residential 1-12 du/ac
1420173051		Low Density Residential 1-12 du/ac
2020070015		Low Density Residential 1-12 du/ac
2020080038		Low Density Residential 1-12 du/ac
2020080047		Low Density Residential 1-12 du/ac
2020080048		Low Density Residential 1-12 du/ac
2020112005		Low Density Residential 1-12 du/ac
2020112021		Low Density Residential 1-12 du/ac
2020112034		Low Density Residential 1-12 du/ac
2020114003		Low Density Residential 1-12 du/ac

2020114004		Low Density Residential 1-12 du/ac
2020114005		Low Density Residential 1-12 du/ac
2020114006		Low Density Residential 1-12 du/ac
2020114007		Low Density Residential 1-12 du/ac
2020114011		Low Density Residential 1-12 du/ac
2020114012		Low Density Residential 1-12 du/ac
2020114013		Low Density Residential 1-12 du/ac
2020115002		Low Density Residential 1-12 du/ac
2020115003		Low Density Residential 1-12 du/ac
2020115016		Low Density Residential 1-12 du/ac
2020115018		Low Density Residential 1-12 du/ac
2020115019		Low Density Residential 1-12 du/ac
2020115020		Low Density Residential 1-12 du/ac
2020115021		Low Density Residential 1-12 du/ac
2020115022		Low Density Residential 1-12 du/ac
2020115025		Low Density Residential 1-12 du/ac
2020115030		Low Density Residential 1-12 du/ac
2020115032		Low Density Residential 1-12 du/ac
2020116006		Low Density Residential 1-12 du/ac
2020116011		Low Density Residential 1-12 du/ac
2860370002		Low Density Residential 1-12 du/ac
2860300080		Low Density Residential 1-12 du/ac
2860300079		Low Density Residential 1-12 du/ac
2860300062		Low Density Residential 1-12 du/ac
2860180037		Low Density Residential 1-12 du/ac
2860180036		Low Density Residential 1-12 du/ac
2860092020		Low Density Residential 1-12 du/ac
2830300076		Low Density Residential 1-12 du/ac
2830300075		Low Density Residential 1-12 du/ac
2830272027		Low Density Residential 1-12 du/ac
2830221009		Low Density Residential 1-12 du/ac
2830102012		Low Density Residential 1-12 du/ac
2830090055		Low Density Residential 1-12 du/ac
2830090054		Low Density Residential 1-12 du/ac
2830081009		Low Density Residential 1-12 du/ac
2820211047		Low Density Residential 1-12 du/ac
2820211045		Low Density Residential 1-12 du/ac
2820211044		Low Density Residential 1-12 du/ac
2820141013		Low Density Residential 1-12 du/ac
2820062028		Low Density Residential 1-12 du/ac
2810051003		Low Density Residential 1-12 du/ac
2790203007		Low Density Residential 1-12 du/ac
2790201032		Low Density Residential 1-12 du/ac
2790191024		Low Density Residential 1-12 du/ac

2790122020		Low Density Residential 1-12 du/ac
2790122019		Low Density Residential 1-12 du/ac
2790122018		Low Density Residential 1-12 du/ac
2790122017		Low Density Residential 1-12 du/ac
2790110071		Low Density Residential 1-12 du/ac
2780182036		Low Density Residential 1-12 du/ac
2780182035		Low Density Residential 1-12 du/ac
2780111006		Low Density Residential 1-12 du/ac
2730311085		Low Density Residential 1-12 du/ac
2730311056		Low Density Residential 1-12 du/ac
2730091078		Low Density Residential 1-12 du/ac
2730070029		Low Density Residential 1-12 du/ac
2730030028		Low Density Residential 1-12 du/ac
2730030024		Low Density Residential 1-12 du/ac
2720271031		Low Density Residential 1-12 du/ac
2720220051		Low Density Residential 1-12 du/ac
2720210095		Low Density Residential 1-12 du/ac
2720210094		Low Density Residential 1-12 du/ac
2720210093		Low Density Residential 1-12 du/ac
2720210092		Low Density Residential 1-12 du/ac
2720190034		Low Density Residential 1-12 du/ac
2720171027		Low Density Residential 1-12 du/ac
2720171024		Low Density Residential 1-12 du/ac
2720130067		Low Density Residential 1-12 du/ac
2720130065		Low Density Residential 1-12 du/ac
2720130064		Low Density Residential 1-12 du/ac
2720130063		Low Density Residential 1-12 du/ac
2720130023		Low Density Residential 1-12 du/ac
2720121062		Low Density Residential 1-12 du/ac
2720121050		Low Density Residential 1-12 du/ac
2720090128		Low Density Residential 1-12 du/ac
2720070060		Low Density Residential 1-12 du/ac
2720020116		Low Density Residential 1-12 du/ac
2720020111		Low Density Residential 1-12 du/ac
2720020055		Low Density Residential 1-12 du/ac
2710313073		Low Density Residential 1-12 du/ac
2710033077		Low Density Residential 1-12 du/ac
2710033076		Low Density Residential 1-12 du/ac
2710033075		Low Density Residential 1-12 du/ac
2710033074		Low Density Residential 1-12 du/ac
2610470017		Low Density Residential 1-12 du/ac
2610470001		Low Density Residential 1-12 du/ac
2600500003		Low Density Residential 1-12 du/ac
2600500002		Low Density Residential 1-12 du/ac

2600370026		Low Density Residential 1-12 du/ac
2600360058		Low Density Residential 1-12 du/ac
2600360057		Low Density Residential 1-12 du/ac
2600350052		Low Density Residential 1-12 du/ac
2600212019		Low Density Residential 1-12 du/ac
2600164004		Low Density Residential 1-12 du/ac
2600163045		Low Density Residential 1-12 du/ac
2590113030		Low Density Residential 1-12 du/ac
2580212077		Low Density Residential 1-12 du/ac
2580110052		Low Density Residential 1-12 du/ac
2580110036		Low Density Residential 1-12 du/ac
2580091036		Low Density Residential 1-12 du/ac
2580091026		Low Density Residential 1-12 du/ac
2580091008		Low Density Residential 1-12 du/ac
2580052012		Low Density Residential 1-12 du/ac
2550290029		Low Density Residential 1-12 du/ac
2550182032		Low Density Residential 1-12 du/ac
2540123005		Low Density Residential 1-12 du/ac
2530310043		Low Density Residential 1-12 du/ac
2480140012		Low Density Residential 1-12 du/ac
2480140003		Low Density Residential 1-12 du/ac
2480072007		Low Density Residential 1-12 du/ac
2480011043		Low Density Residential 1-12 du/ac
2480011010		Low Density Residential 1-12 du/ac
2470260019		Low Density Residential 1-12 du/ac
2470060038		Low Density Residential 1-12 du/ac
2460250020		Low Density Residential 1-12 du/ac
2460213024		Low Density Residential 1-12 du/ac
2450232015		Low Density Residential 1-12 du/ac
2440302018		Low Density Residential 1-12 du/ac
2440301002		Low Density Residential 1-12 du/ac
2440293015		Low Density Residential 1-12 du/ac
2440283012		Low Density Residential 1-12 du/ac
2440283011		Low Density Residential 1-12 du/ac
2440283008		Low Density Residential 1-12 du/ac
2440283007		Low Density Residential 1-12 du/ac
2440282024		Low Density Residential 1-12 du/ac
2440282023		Low Density Residential 1-12 du/ac
2440275020		Low Density Residential 1-12 du/ac
2440274003		Low Density Residential 1-12 du/ac
2440271009		Low Density Residential 1-12 du/ac
2440263026		Low Density Residential 1-12 du/ac
2440263008		Low Density Residential 1-12 du/ac
2440262018		Low Density Residential 1-12 du/ac

2440242011		Low Density Residential 1-12 du/ac
2440242007		Low Density Residential 1-12 du/ac
2440241033		Low Density Residential 1-12 du/ac
2440220026		Low Density Residential 1-12 du/ac
2440220017		Low Density Residential 1-12 du/ac
2440215018		Low Density Residential 1-12 du/ac
2440190017		Low Density Residential 1-12 du/ac
2440190014		Low Density Residential 1-12 du/ac
2440190013		Low Density Residential 1-12 du/ac
2440183017		Low Density Residential 1-12 du/ac
2440182008		Low Density Residential 1-12 du/ac
2440174035		Low Density Residential 1-12 du/ac
2440142005		Low Density Residential 1-12 du/ac
2440141018		Low Density Residential 1-12 du/ac
2440092030		Low Density Residential 1-12 du/ac
2440082009		Low Density Residential 1-12 du/ac
2440041039		Low Density Residential 1-12 du/ac
2440041025		Low Density Residential 1-12 du/ac
2440022017		Low Density Residential 1-12 du/ac
2420640004		Low Density Residential 1-12 du/ac
2420640001		Low Density Residential 1-12 du/ac
2420630002		Low Density Residential 1-12 du/ac
2420480021		Low Density Residential 1-12 du/ac
2420450031		Low Density Residential 1-12 du/ac
2420450025		Low Density Residential 1-12 du/ac
2420440023		Low Density Residential 1-12 du/ac
2420410077		Low Density Residential 1-12 du/ac
2420410076		Low Density Residential 1-12 du/ac
2420400013		Low Density Residential 1-12 du/ac
2420372002		Low Density Residential 1-12 du/ac
2420321009		Low Density Residential 1-12 du/ac
2420310009		Low Density Residential 1-12 du/ac
2420273009		Low Density Residential 1-12 du/ac
2420440023		Low Density Residential 1-12 du/ac
2420410077		Low Density Residential 1-12 du/ac
2420410076		Low Density Residential 1-12 du/ac
2420400013		Low Density Residential 1-12 du/ac
2420372002		Low Density Residential 1-12 du/ac
2420321009		Low Density Residential 1-12 du/ac
2420310009		Low Density Residential 1-12 du/ac
2420273005		Low Density Residential 1-12 du/ac
2420273004		Low Density Residential 1-12 du/ac
2420273001		Low Density Residential 1-12 du/ac
2420231062		Low Density Residential 1-12 du/ac

2420203019		Low Density Residential 1-12 du/ac
2420195011 split		Low Density Residential 1-12 du/ac
2420195004		Low Density Residential 1-12 du/ac
2420193041		Low Density Residential 1-12 du/ac
2420193037		Low Density Residential 1-12 du/ac
2420182017		Low Density Residential 1-12 du/ac
2420181036 split		Low Density Residential 1-12 du/ac
2420173051		Low Density Residential 1-12 du/ac
2420173018		Low Density Residential 1-12 du/ac
2420102030		Low Density Residential 1-12 du/ac
2420101044		Low Density Residential 1-12 du/ac
2420095068		Low Density Residential 1-12 du/ac
2420042027		Low Density Residential 1-12 du/ac
2400240011		Low Density Residential 1-12 du/ac
2400062089		Low Density Residential 1-12 du/ac
2400050052		Low Density Residential 1-12 du/ac
2400050051		Low Density Residential 1-12 du/ac
2400050050		Low Density Residential 1-12 du/ac
2390330008		Low Density Residential 1-12 du/ac
2390330007		Low Density Residential 1-12 du/ac
2390081034		Low Density Residential 1-12 du/ac
2390070042		Low Density Residential 1-12 du/ac
2360281019		Low Density Residential 1-12 du/ac
2360060022		Low Density Residential 1-12 du/ac
2360051073		Low Density Residential 1-12 du/ac
2360022001		Low Density Residential 1-12 du/ac
2350490037		Low Density Residential 1-12 du/ac
2350261050		Low Density Residential 1-12 du/ac
2350261049		Low Density Residential 1-12 du/ac
2350212029		Low Density Residential 1-12 du/ac
2350191057		Low Density Residential 1-12 du/ac
2350091031		Low Density Residential 1-12 du/ac
2350034065		Low Density Residential 1-12 du/ac
2350034018		Low Density Residential 1-12 du/ac
2330690007		Low Density Residential 1-12 du/ac
2330142066		Low Density Residential 1-12 du/ac
2300532017		Low Density Residential 1-12 du/ac
2300491001		Low Density Residential 1-12 du/ac
2300134029		Low Density Residential 1-12 du/ac
2300134028		Low Density Residential 1-12 du/ac
2300021009		Low Density Residential 1-12 du/ac
2280670017		Low Density Residential 1-12 du/ac
2280670016		Low Density Residential 1-12 du/ac
2280460076		Low Density Residential 1-12 du/ac

2280480043		Low Density Residential 1-12 du/ac
2280431040		Low Density Residential 1-12 du/ac
2280431038		Low Density Residential 1-12 du/ac
2280402022		Low Density Residential 1-12 du/ac
2280402020		Low Density Residential 1-12 du/ac
2280402019		Low Density Residential 1-12 du/ac
2280393003		Low Density Residential 1-12 du/ac
2280332019		Low Density Residential 1-12 du/ac
2280252029		Low Density Residential 1-12 du/ac
2280233006		Low Density Residential 1-12 du/ac
2280233005		Low Density Residential 1-12 du/ac
2230012083		Low Density Residential 1-12 du/ac
2230012082		Low Density Residential 1-12 du/ac
2230012060		Low Density Residential 1-12 du/ac
2230012053		Low Density Residential 1-12 du/ac
2230012047		Low Density Residential 1-12 du/ac
2200414016		Low Density Residential 1-12 du/ac
2200025002		Low Density Residential 1-12 du/ac
2190051010		Low Density Residential 1-12 du/ac
2180262001		Low Density Residential 1-12 du/ac
2140280009		Low Density Residential 1-12 du/ac
2140092001		Low Density Residential 1-12 du/ac
2140062040		Low Density Residential 1-12 du/ac
2140061040		Low Density Residential 1-12 du/ac
2070279004		Low Density Residential 1-12 du/ac
2070100020		Low Density Residential 1-12 du/ac
2070100016		Low Density Residential 1-12 du/ac
2070080066		Low Density Residential 1-12 du/ac
2070070029		Low Density Residential 1-12 du/ac
2070070028		Low Density Residential 1-12 du/ac
2070070003		Low Density Residential 1-12 du/ac
2070030012		Low Density Residential 1-12 du/ac
2070030006		Low Density Residential 1-12 du/ac
2070022009		Low Density Residential 1-12 du/ac
2060450003		Low Density Residential 1-12 du/ac
2060450002		Low Density Residential 1-12 du/ac
2060430002		Low Density Residential 1-12 du/ac
2060430001		Low Density Residential 1-12 du/ac
2060420009		Low Density Residential 1-12 du/ac
2060420002		Low Density Residential 1-12 du/ac
2060410060		Low Density Residential 1-12 du/ac
2060410059		Low Density Residential 1-12 du/ac
2060410058		Low Density Residential 1-12 du/ac
2060410057		Low Density Residential 1-12 du/ac

2060410056		Low Density Residential 1-12 du/ac
2060410055		Low Density Residential 1-12 du/ac
2060410054		Low Density Residential 1-12 du/ac
2060410053		Low Density Residential 1-12 du/ac
2060410052		Low Density Residential 1-12 du/ac
2060410051		Low Density Residential 1-12 du/ac
2060410050		Low Density Residential 1-12 du/ac
2060410049		Low Density Residential 1-12 du/ac
2060410048		Low Density Residential 1-12 du/ac
2060410047		Low Density Residential 1-12 du/ac
2060410046		Low Density Residential 1-12 du/ac
2060410045		Low Density Residential 1-12 du/ac
2060410044		Low Density Residential 1-12 du/ac
2060410043		Low Density Residential 1-12 du/ac
2060410042		Low Density Residential 1-12 du/ac
2060410041		Low Density Residential 1-12 du/ac
2060410040		Low Density Residential 1-12 du/ac
2060410039		Low Density Residential 1-12 du/ac
2060410038		Low Density Residential 1-12 du/ac
2060410037		Low Density Residential 1-12 du/ac
2060410036		Low Density Residential 1-12 du/ac
2060410035		Low Density Residential 1-12 du/ac
2060410034		Low Density Residential 1-12 du/ac
2060410033		Low Density Residential 1-12 du/ac
2060360078		Low Density Residential 1-12 du/ac
2060360077		Low Density Residential 1-12 du/ac
2060360076		Low Density Residential 1-12 du/ac
2060304023		Low Density Residential 1-12 du/ac
2060304022		Low Density Residential 1-12 du/ac
2060304019		Low Density Residential 1-12 du/ac
2060291013		Low Density Residential 1-12 du/ac
2060291005		Low Density Residential 1-12 du/ac
2060271053		Low Density Residential 1-12 du/ac
2060271043		Low Density Residential 1-12 du/ac
2060253022		Low Density Residential 1-12 du/ac
2060210052		Low Density Residential 1-12 du/ac
2060070022		Low Density Residential 1-12 du/ac
2060061015		Low Density Residential 1-12 du/ac
2060050008		Low Density Residential 1-12 du/ac
2060050007		Low Density Residential 1-12 du/ac
2060050006		Low Density Residential 1-12 du/ac
2060050005		Low Density Residential 1-12 du/ac
2060036032		Low Density Residential 1-12 du/ac
2060036031		Low Density Residential 1-12 du/ac

2060036030		Low Density Residential 1-12 du/ac
2060036027		Low Density Residential 1-12 du/ac
2060036026		Low Density Residential 1-12 du/ac
2060035061		Low Density Residential 1-12 du/ac
2060035002		Low Density Residential 1-12 du/ac
2031590119		Low Density Residential 1-12 du/ac
2030392045		Low Density Residential 1-12 du/ac
2030100085		Low Density Residential 1-12 du/ac
2030080039		Low Density Residential 1-12 du/ac
2030080038		Low Density Residential 1-12 du/ac
2030080021		Low Density Residential 1-12 du/ac
2030040008		Low Density Residential 1-12 du/ac
2030040007		Low Density Residential 1-12 du/ac
2030010014		Low Density Residential 1-12 du/ac
2020261003		Low Density Residential 1-12 du/ac
2020261002		Low Density Residential 1-12 du/ac
2020261001		Low Density Residential 1-12 du/ac
2020170025		Low Density Residential 1-12 du/ac
2020170024		Low Density Residential 1-12 du/ac
2020170019		Low Density Residential 1-12 du/ac
2020123013		Low Density Residential 1-12 du/ac
2020122031		Low Density Residential 1-12 du/ac
2020122030		Low Density Residential 1-12 du/ac
2020122029		Low Density Residential 1-12 du/ac
2020122021		Low Density Residential 1-12 du/ac
2020122020		Low Density Residential 1-12 du/ac
2020122019		Low Density Residential 1-12 du/ac
2020118016		Low Density Residential 1-12 du/ac
2020116018		Low Density Residential 1-12 du/ac
2300710003	H	Transit Oriented Development
2300710004	H	Transit Oriented Development
2280210025	I	Commercial/Office
2280210034	I	Commercial/Office

Zoning Designation (Current)	Minimum Density Allowed (units/acre)
Enter the current zoning designation.	*Enter the minimum density currently allowed on each parcel expressed as units per acre. This is the density allowed after any zoning amendments are made.*
RD-20 and RD-5	5 and 15
SPA (Folsom Blvd.)	15
SPA (Folsom Blvd.)	15
SPA (North Watt Ave.)Elkhorn Di	30
SPA (North Watt Ave.)Elkhorn Di	30
SPA (North Watt Ave.)Elkhorn Di	30
SPA (North Watt Ave.)Elkhorn Di	30
SPA (North Highlands Town Cent	20
SPA (North Highlands Town Cent	20
SPA (North Highlands Town Cent	20
RD-30	22
RD-30	22
RD-30	22
RD-40	30
SPA North Watt Ave. (Elkhorn D	30
SPA (North Highlands Town Cent	20
SC	15
LC	15
LC	15
LC	15
LC	15
LC	15
LC	15
LC	15
LC	15
LC	15
LC	15
LC	15
LC	15
Greenback Lane SPA (LC)	15
SC	15
SC	15
SC	15
SC	15
SC	15
SC	15

SC	15
SC	15
SC	15
Fair Oaks Central SPA (SC)	15
GC	15
LC	15
GC	15
~~Calvine Rd/Highway 99 SPA (GC)~~	~~15~~
LC	15
LC	15
LC	15
LC	15
GC	15
GC	15
W. Auburn Blvd. SPA (Neighborh	15
TC	15
RD-30	22
SPA (Butterfield LightRail Station	96
RD-30	22
RD-30	22
Fair Oaks Blvd. Central SPA SC/LC	20
Fair Oaks Blvd. Central SPA LC	20
Fair Oaks Blvd. Main SPA RMU	20
Fair Oaks Blvd. Main SPA RMU	20
Fair Oaks Blvd. Main SPA CMU	20
Stockton Blvd. Central SPA (RM-1	15
Stockton Blvd. Central SPA (LC)	15
Easton Place Master Plan (RD-80	40,50
Glenborough at Easton Place Ma	12
SPA (Easton)	15,
Mather South Master Plan (EC)20	
NewBridge Specific Plan	23
Cordova Hills Master Plan (HDR2	30
RD-15/LC	11
RD-15/LC	11
LC	11
RD-15/LC	11
RD-15/LC	11
LC	11
RD-15/LC	11
RD-15/LC	11
RD-20	15
RD-20	15
RD-20	15
RD-20	15
RD-20	15

RD-20	15
RD-20	15
RD-20	15
RD-20	15
RD-20	15
RD-20	15
RD-20	15
RD-20	15
RD-20	15
RD-20	15
RD-20	15
RD-20	15
RD-20	15
RD-20/LC	15
RD-20/O	15
RD-20/O/RD-7	15
RD-20/RD-3/RD-5	15
SPA (Downtown Rio Linda)	15
SPA (Downtown Rio Linda)	15
SPA (Downtown Rio Linda) (RD-20)	15
SPA (Downtown Rio Linda) RD-20	15
SPA (North Watt Ave. Town	15
Stockton Blvd. North SPA (RD-20)	15
SPA (North Watt Ave.)Elkhorn Dist.	15
SPA (North Watt Ave.)Elkhorn Dist.	15
RD-20	15
RD-20	15
RD-20	15
RD-20	15
RD-20	15
RD-20	15
RD-20	15
RD-20/O	15
RD-25	19
RM-1	6
RM-1	6
RD-40	30
RD-40	1
RD-40	1
RD-40	1
RD-40	1
RD-40	1
RD-40	1
RD-40	30
RD-30	22
RD-30	1
RD-30	1
RD-30	1

RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-20/30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
RD-30	1
Fair Oaks Village SPA (RD-30)	22
Fair Oaks Village SPA (RD-30)	22
RD-25	19
SPA (North Watt Ave.)	19
Stockton Blvd. SPA (RD-20)	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1

RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
Old Florin Town SPA (RD-20)	15
Old Florin Town SPA (RD-20)	15
Old Florin Town SPA (RD-20)	15
RD-20	15
RD-20	15
RD-20	15
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	15
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1

RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	15
RD-20	1
RD-20	15
RD-20	15
RD-20	15
RD-20	1
RD-20	15
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	1
RD-20	15
RD-20	15
RD-20	15
RD-15	15
RD-15	11
RD-15	11
RD-15	11
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1

RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	7
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	7
RD-10	7
RD-10	1
RD-10	7
RD-10	7
RD-10	7
RD-10	7
RD-10	7
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1

RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1

RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
RD-10	1
SPA RD10	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1

RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
RD-7	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1

AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1

AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
AR-1	1
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5

A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5

A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
A-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5

AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5

AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5

AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5

AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5

AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5

AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
AR-2	0.5
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2

A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2

A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2

A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2

A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
A-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2

AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2

AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
AR-5	0.2
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1

A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1

A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1

A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1

A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
A-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1

AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1

AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1

AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
AR-10	0.1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-1	1
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2

RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2

RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2

RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2

RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2

RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2

RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-2	2
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3

RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3

RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-3	3
RD-4	4

RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4

RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4

RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4

RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4

RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4

RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-4	4
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5

RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
RD-5	5
LC	30
LC	30
TC	20
TC	20

Max Density Allowed (units/acre)	Parcel Size (Gross Acres)
Enter the maximum density allowed on each parcel expressed as units per acre. This is the density allowed after any zoning amendments are made.	*Enter the size of the parcel in acres.*
5 and 36	7.03
23	1.27
23	0.96
40	1.93
40	0.38
33	4.59
40	2.31
60	2.2
60	1.62
60	2.75
33	1.06
33	17.8
33	1.2
44	6.45
33	7.38
60	2.3
46	14.49
46	4.63
46	1.88
35	1.06
35	2.35
46	2.49
46	6.92
35	1.47
46	1.36
46	1.51
46	1.2
35	2.84
35	1.74
46	1.13
46	2.23
46	3.17
46	2.39
35	1.02
46	1.44
33	1.6
35	1.14

46	4.53
46	2.53
46	3.08
46	13.94
46	1.02
46	1.3
35	1.31
~~46~~	~~4.07~~
46	0.88
46	0.52
46	0.54
46	1.52
46	2.47
30	1.24
30	3.71
35	1.55
33	3.57
110	3.62
33	1.25
33	0.73
46	3.06
46	1.77
50	0.72
50	0.57
50	1.22
33	2.54
46	1.28
60,80	30.5
33	133
20,23	41.24
20	179
40	121.68
40	274, 352
15.2	1.88
15.2	4.71
15.2	0.33
15.2	1.88
15.2	1.56
15.2	0.28
15.2	2.19
15.2	2.5
23	1.68
23	2.14
23	1.32
23	2.45
20	2.26

23	1.39
23	1.52
23	1.32
23	0.89
23	1.67
23	3.51
23	4.39
23	3.64
20	10.46
20	2.13
23	3.54
23	2.08
23/46	1.1
23	9.39
23	40
23	39.69
20	4.34
20	5
20	3
23	11.2
27	1.53
23	0.89
25	3.06
25	4.62
23	3.21
23	8.4
23	15.64
23	6.92
23	9.69
23	0.85
23	0.78
23	14.65
28	6.9
8.5	4.22
8.5	9.7
40	0.84
40	0.31
40	0.31
40	0.17
40	0.19
40	0.81
40	0.12
40	0.71
30	0.85
30	0.17
30	0.18
30	0.08

30	0.08
30	0.08
30	0.10
30	0.09
30	0.10
30	0.08
30	0.08
30	0.08
30	0.06
30	0.19
30	0.17
30	0.27
30	0.45
30	0.52
30	0.42
30	0.41
30	0.50
30	0.17
30	0.45
30	0.12
30	0.30
30	0.57
30	0.73
30	0.08
30	0.19
30	0.17
30	0.59
30	0.16
30	0.45
30	1.36
30	0.84
25	19.90
25	2.13
20	0.26
20	0.30
20	0.57
20	0.29
20	0.17
20	0.19
20	0.22
20	0.20
20	0.24
20	0.20
20	0.46
20	0.17
20	0.46
20	0.14

20	0.59
20	0.06
20	0.13
20	0.13
20	0.14
20	0.55
20	0.40
20	0.75
20	2.80
20	15.93
20	2.43
20	4.70
20	7.55
20	2.26
20	0.22
20	0.71
20	0.72
20	0.07
20	0.23
20	0.14
20	0.09
20	0.17
20	0.14
20	2.45
20	0.38
20	0.20
20	0.20
20	0.21
20	0.56
20	0.15
20	0.50
20	0.11
20	0.45
20	0.04
20	0.77
20	0.55
20	0.05
20	0.05
20	0.05
20	0.05
20	0.06
20	0.03
20	0.05
20	0.05
20	0.05
20	0.05
20	0.05

20	0.05
20	0.05
20	0.05
20	0.05
20	0.05
20	0.05
20	0.08
20	0.03
20	0.05
20	0.05
20	0.05
20	0.05
20	0.06
20	0.06
20	0.05
20	0.06
20	0.41
20	0.41
20	0.40
20	0.29
20	0.23
20	0.41
20	0.24
20	0.89
20	0.12
20	1.89
20	1.61
20	1.16
20	0.29
20	1.31
20	0.15
20	0.15
20	0.41
20	0.40
20	0.23
20	14.65
20	0.98
20	9.50
20	4.77
15	29.50
15	6.70
15	20.50
10	0.25
10	0.13
10	0.23
10	0.33
10	0.22

10	0.22
10	0.19
10	0.44
10	0.22
10	0.26
10	1.60
10	2.04
10	0.76
10	0.23
10	0.49
10	0.16
10	4.75
10	0.83
10	1.88
10	0.86
10	0.18
10	0.65
10	0.21
10	0.26
10	0.34
10	0.31
10	0.23
10	0.22
10	0.23
10	0.62
10	0.28
10	0.21
10	1.36
10	5.89
10	0.17
10	5.42
10	3.10
10	5.00
10	4.61
10	77.90
10	0.29
10	0.07
10	0.06
10	0.05
10	0.42
10	0.06
10	0.06
10	0.08
10	0.06
10	0.06
10	0.06
10	0.06

10	0.06
10	0.06
10	0.06
10	0.05
10	0.05
10	0.05
10	0.05
10	0.05
10	0.05
10	0.05
10	0.05
10	0.05
10	0.06
10	0.06
10	0.05
10	0.60
10	2.59
10	5.00
10	0.86
10	8.17
10	0.42
10	3.28
10	0.50
10	0.10
10	0.44
10	0.37
10	0.15
10	0.07
10	0.40
10	0.03
10	0.05
10	0.05
10	0.10
10	0.12
10	0.05
10	0.08
10	0.08
10	0.11
10	0.13
10	0.15
10	0.10
10	0.13
10	0.17
10	6.02
10	3.94
10	0.81
10	0.30

10	0.33
10	0.35
10	0.19
10	0.22
10	0.19
10	0.20
10	0.27
10	1.75
10	1.00
10	0.20
10	0.15
10	0.24
10	0.25
10	0.61
10	0.30
10	0.05
10	2.19
10	1.48
10	1.33
10	0.49
10	0.62
10	0.19
10	1.33
10	0.25
10	1.31
10	0.15
10	0.15
10	0.18
10	0.19
10	0.19
10	0.48
10	0.67
10	0.36
10	0.07
10	0.18
10	0.18
10	0.16
10	0.16
10	27.70
10	0.85
7	0.54
7	10.5
7	19.64
7	9.8
7	8.44
7	17.32
7	13.92

7	14.9
7	9.92
7	6.12
7	5.82
7	0.43
7	7
7	0.42
7	20
7	31.16
7	6.4
7	10
7	10
7	20
7	9.55
7	5
7	9.36
7	16.07
7	8.41
7	7.04
7	0.63
7	3
7	0.59
7	0.02
7	0.16
7	1.6
7	0.11
7	5.94
7	16.95
7	15.08
7	15.38
7	28.07
7	0.37
7	0.28
1	0.59
1	0.78
1	0.50
1	1.00
1	1.11
1	0.75
1	0.77
1	0.93
1	0.93
1	2.66
1	12.12
1	9.53

1	9.77
1	0.55
1	0.55
1	1.21
1	0.12
1	0.99
1	0.99
1	1.28
1	12.34
1	24.57
1	143.41
1	6.88
1	1.74
1	1.09
1	0.64
1	1.44
1	2.19
1	1.25
1	0.57
1	1.00
1	10.00
1	0.78
1	5.00
1	1.00
1	3.74
1	1.70
1	11.90
1	1.44
1	3.62
1	6.37
1	1.91
1	1.00
1	1.00
1	0.85
1	0.85
1	2.04
1	2.38
1	2.06
1	1.09
1	1.08
1	1.00
1	1.07
1	1.16
1	1.00

1	3.00
1	1.69
1	1.14
1	1.01
1	1.18
1	1.14
1	0.95
1	1.35
1	0.09
1	4.70
1	3.86
1	0.41
1	1.09
1	1.42
1	1.02
1	1.06
1	1.00
1	0.99
1	0.68
1	0.17
1	0.36
1	0.99
1	1.53
1	1.12
1	1.00
1	1.06
1	0.84
1	2.06
1	0.95
1	1.01
1	1.06
1	1.43
1	1.52
0.5	117.62
0.5	202.71
0.5	39.81
0.5	9.48
0.5	0.32
0.5	17.93
0.5	238.36
0.5	218.03
0.5	11.03
0.5	3.01
0.5	92.75

0.5	65.08
0.5	10
0.5	2.87
0.5	3.05
0.5	2.27
0.5	2.27
0.5	10.45
0.5	4.18
0.5	2.47
0.5	2.47
0.5	2.46
0.5	2.45
0.5	2.04
0.5	2.19
0.5	2.45
0.5	2.32
0.5	3.65
0.5	0.18
0.5	7.16
0.5	0.95
0.5	1.07
0.5	1.22
0.5	2.33
0.5	3.7
0.5	1.43
0.5	2
0.5	2.44
0.5	1.95
0.5	2.61
0.5	3.99
0.5	3
0.5	2
0.5	1.33
0.5	0.93
0.5	3.11
0.5	0.5
0.5	0.14
0.5	0.18
0.5	0.14
0.5	0.14
0.5	0.14
0.5	0.14
0.5	0.14
0.5	0.14

0.5	0.14
0.5	0.14
0.5	0.28
0.5	0.2
0.5	2.86
0.5	3.14
0.5	2.17
0.5	2.18
0.5	2.47
0.5	0.15
0.5	0.36
0.5	0.42
0.5	1.75
0.5	2.04
0.5	1.63
0.5	0.08
0.5	2.44
0.5	1.95
0.5	1.78
0.5	2.00
0.5	1.00
0.5	1.07
0.5	2.33
0.5	3.30
0.5	1.97
0.5	2.38
0.5	2.38
0.5	3.65
0.5	2.36
0.5	2.04
0.5	3.11
0.5	3.11
0.5	3.11
0.5	3.13
0.5	3.02
0.5	1.53
0.5	2.00
0.5	8.39
0.5	9.67
0.5	0.66
0.5	0.36
0.5	1.28
0.5	9.93
0.5	2.07

0.5	2.27
0.5	2.71
0.5	1.56
0.5	2.00
0.5	2.00
0.5	2.00
0.5	10.95
0.5	1.97
0.5	2.00
0.5	1.75
0.5	12.92
0.5	9.00
0.5	5.20
0.5	2.10
0.5	19.34
0.5	2.87
0.5	2.00
0.5	2.00
0.5	2.42
0.5	2.49
0.5	2.00
0.5	8.47
0.5	1.85
0.5	1.68
0.5	1.52
0.5	2.00
0.5	0.76
0.5	0.33
0.5	0.61
0.5	1.12
0.5	2.06
0.5	1.40
0.5	1.25
0.5	0.59
0.5	3.51
0.5	2.64
0.5	3.63
0.5	5.22
0.5	0.23
0.5	2.55
0.5	15.92
0.5	4.00
0.5	4.65
0.5	1.20

0.5	1.66
0.5	2.40
0.5	2.00
0.5	1.98
0.5	2.97
0.5	2.96
0.5	0.82
0.5	0.60
0.5	0.77
0.5	1.43
0.5	0.25
0.5	1.81
0.5	8.37
0.5	3.30
0.5	2.71
0.5	5.10
0.5	10.00
0.5	9.43
0.5	2.89
0.5	3.12
0.5	7.90
0.5	2.00
0.5	2.00
0.5	0.52
0.5	2.41
0.5	6.98
0.5	5.00
0.5	4.00
0.5	1.66
0.5	2.00
0.5	1.84
0.5	2.50
0.5	0.45
0.5	0.41
0.5	0.80
0.5	0.31
0.5	0.15
0.5	7.96
0.5	2.00
0.5	0.30
0.5	4.70
0.5	2.62
0.5	11.70
0.5	2.00

0.5	2.01
0.5	2.00
0.5	2.00
0.5	3.95
0.5	0.68
0.5	0.36
0.5	0.16
0.5	0.16
0.5	1.85
0.5	3.60
0.5	1.00
0.5	1.09
0.5	3.23
0.5	1.30
0.5	0.98
0.5	2.00
0.5	2.29
0.5	0.87
0.5	0.87
0.5	5.00
0.5	5.00
0.5	1.19
0.5	2.00
0.5	0.31
0.5	1.91
0.5	1.01
0.5	0.50
0.5	2.96
0.5	1.68
0.5	3.02
0.5	1.66
0.5	1.68
0.5	12.50
0.5	6.88
0.5	1.52
0.5	9.55
0.5	0.46
0.5	2.66
0.5	0.96
0.5	5.00
0.5	5.84
0.5	9.93
0.5	2.06
0.5	2.70

0.5	2.00
0.5	2.31
0.5	2.31
0.5	2.17
0.5	1.41
0.5	0.76
0.5	0.57
0.5	0.92
0.5	0.45
0.5	4.19
0.5	3.18
0.5	1.88
0.5	10.00
0.5	2.41
0.5	2.41
0.5	0.04
0.5	1.50
0.5	2.00
0.5	1.49
0.5	1.94
0.5	2.00
0.5	2.00
0.5	3.98
0.5	0.46
0.5	2.02
0.5	0.14
0.5	2.40
0.5	2.00
0.5	2.38
0.5	1.57
0.5	0.93
0.5	2.07
0.5	3.21
0.5	1.79
0.5	2.15
0.5	1.85
0.5	5.00
0.5	0.96
0.5	2.29
0.5	2.50
0.5	2.44
0.5	0.36
0.5	2.77
0.5	2.53

0.5	1.00
0.5	1.00
0.5	3.62
0.5	3.28
0.5	2.39
0.5	2.39
0.5	0.43
0.5	1.40
0.5	0.91
0.5	5.30
0.5	2.69
0.5	2.17
0.5	2.17
0.5	0.70
0.5	0.57
0.5	0.46
0.5	4.08
0.5	11.65
0.5	2.43
0.5	2.19
0.5	1.29
0.5	0.66
0.5	7.41
0.5	7.01
0.5	5.00
0.5	5.17
0.5	2.00
0.5	1.46
0.5	2.00
0.5	2.00
0.5	1.61
0.5	2.01
0.5	2.24
0.5	24.80
0.5	0.66
0.5	0.32
0.5	0.32
0.5	0.32
0.5	1.46
0.5	1.18
0.5	1.72
0.5	2.00
0.5	0.67
0.5	0.41

0.5	2.10
0.5	2.60
0.5	0.38
0.5	2.54
0.5	1.75
0.5	1.53
0.5	1.74
0.5	1.34
0.5	1.00
0.5	0.86
0.5	2.58
0.5	1.27
0.5	0.48
0.5	1.03
0.5	1.14
0.5	0.50
0.5	1.91
0.5	0.92
0.5	2.63
0.5	0.27
0.5	1.21
0.5	0.35
0.5	2.88
0.5	2.30
0.5	2.15
0.5	0.60
0.5	3.26
0.5	1.86
0.5	3.87
0.5	2.62
0.5	4.44
0.5	5.57
0.2	5.02
0.2	5.00
0.2	8.48
0.2	5.26
0.2	7.50
0.2	5.18
0.2	0.31
0.2	8.62
0.2	4.85
0.2	0.25
0.2	4.77
0.2	5.36

0.2	5.40
0.2	5.07
0.2	6.53
0.2	4.76
0.2	5.52
0.2	1.16
0.2	6.72
0.2	4.21
0.2	9.31
0.2	9.31
0.2	9.31
0.2	11.98
0.2	4.81
0.2	5.60
0.2	4.99
0.2	4.76
0.2	6.78
0.2	4.12
0.2	0.13
0.2	5.01
0.2	5.00
0.2	4.78
0.2	9.72
0.2	5.00
0.2	4.62
0.2	5.00
0.2	4.78
0.2	4.77
0.2	4.77
0.2	10.00
0.2	8.44
0.2	10.00
0.2	2.47
0.2	4.95
0.2	0.87
0.2	5.00
0.2	5.00
0.2	4.25
0.2	4.67
0.2	4.43
0.2	4.85
0.2	4.76
0.2	4.59
0.2	3.65

0.2	6.15
0.2	10.00
0.2	10.00
0.2	8.54
0.2	5.00
0.2	4.35
0.2	5.00
0.2	4.57
0.2	5.00
0.2	9.23
0.2	4.66
0.2	4.77
0.2	4.75
0.2	10.18
0.2	1.33
0.2	1.12
0.2	4.53
0.2	10.00
0.2	4.68
0.2	3.00
0.2	18.30
0.2	3.00
0.2	10.00
0.2	5.97
0.2	4.24
0.2	4.43
0.2	7.97
0.2	5.04
0.2	4.73
0.2	4.55
0.2	5.00
0.2	10.00
0.2	9.08
0.2	4.11
0.2	5.00
0.2	0.40
0.2	5.00
0.2	3.33
0.2	9.77
0.2	4.77
0.2	5.00
0.2	2.28
0.2	5.00
0.2	4.00

0.2	4.69
0.2	1.90
0.2	4.78
0.2	5.00
0.2	4.77
0.2	5.02
0.2	4.67
0.2	4.69
0.2	5.00
0.2	5.00
0.2	20.00
0.2	20.00
0.2	10.00
0.2	15.00
0.2	20.00
0.2	10.00
0.2	4.62
0.2	4.79
0.2	5.00
0.2	4.59
0.2	5.43
0.2	4.68
0.2	4.68
0.2	4.68
0.2	4.68
0.2	4.80
0.2	7.74
0.2	4.55
0.2	5.78
0.2	4.76
0.2	5.02
0.2	10.86
0.2	17.71
0.2	9.84
0.2	2.30
0.2	0.47
0.2	0.90
0.2	0.20
0.2	0.85
0.2	0.29
0.2	0.19
0.2	0.20
0.2	0.20
0.2	0.79

0.2	2.45
0.2	0.23
0.2	10.00
0.2	5.36
0.2	9.77
0.2	15.65
0.2	5.02
0.2	10.55
0.2	7.52
0.2	5.77
0.2	5.77
0.2	2.00
0.2	2.00
0.2	5.00
0.2	4.85
0.2	2.50
0.2	1.00
0.2	1.00
0.2	5.00
0.2	5.28
0.2	1.00
0.2	10.25
0.2	10.00
0.2	10.20
0.2	4.94
0.2	4.94
0.2	0.92
0.2	9.23
0.2	7.09
0.2	7.52
0.2	5.43
0.2	3.97
0.2	4.86
0.2	4.91
0.2	5.30
0.2	5.29
0.2	5.00
0.2	2.50
0.2	5.00
0.2	4.81
0.2	5.16
0.2	1.44
0.2	3.97
0.2	4.76

0.2	6.31
0.2	4.72
0.2	9.60
0.2	15.03
0.2	5.00
0.2	5.00
0.2	4.55
0.2	1.67
0.2	4.44
0.2	4.66
0.2	4.77
0.2	4.77
0.2	6.25
0.2	5.00
0.2	4.77
0.2	5.42
0.2	0.94
0.2	9.22
0.2	14.22
0.2	11.42
0.2	4.99
0.2	5.01
0.2	5.01
0.2	4.59
0.2	20.00
0.2	58.00
0.2	5.00
0.2	5.00
0.2	5.00
0.2	4.79
0.2	10.01
0.2	10.01
0.2	20.00
0.2	20.00
0.2	5.52
0.2	4.71
0.2	4.57
0.2	9.73
0.2	5.80
0.2	4.42
0.2	6.06
0.2	5.52
0.2	4.77
0.2	5.00

0.2	4.84
0.2	4.84
0.2	51.00
0.2	78.00
0.2	20.00
0.2	3.76
0.2	24.08
0.2	44.00
0.2	10.00
0.2	18.10
0.2	1.25
0.2	1.85
0.2	18.75
0.2	1.23
0.2	0.53
0.2	79.80
0.2	165.70
0.2	20.81
0.2	19.16
0.2	87.17
0.2	0.93
0.2	9.70
0.2	4.51
0.2	5.19
0.2	1.00
0.2	10.00
0.2	0.86
0.2	4.94
0.2	4.85
0.2	19.14
0.2	5.86
0.2	5.23
0.2	5.49
0.2	3.49
0.2	5.50
0.2	7.60
0.2	15.60
0.2	15.50
0.2	7.42
0.2	7.30
0.1	11.76
0.1	0.84
0.1	11.56
0.1	0.94

0.1	12.26
0.1	10.12
0.1	10.12
0.1	16.33
0.1	6.63
0.1	21.45
0.1	11.86
0.1	10.10
0.1	10.14
0.1	10.81
0.1	10.45
0.1	10.39
0.1	12.87
0.1	11.24
0.1	10.40
0.1	11.45
0.1	11.60
0.1	2.05
0.1	10.60
0.1	2.50
0.1	8.25
0.1	2.55
0.1	0.19
0.1	17.75
0.1	3.18
0.1	3.13
0.1	4.00
0.1	5.69
0.1	2.50
0.1	2.50
0.1	21.26
0.1	5.12
0.1	11.02
0.1	11.02
0.1	11.01
0.1	9.33
0.1	15.55
0.1	10.63
0.1	10.61
0.1	4.13
0.1	1.46
0.1	9.93
0.1	10.33
0.1	9.70

0.1	9.76
0.1	15.84
0.1	10.79
0.1	0.72
0.1	8.79
0.1	8.42
0.1	12.12
0.1	10.00
0.1	16.25
0.1	12.57
0.1	4.84
0.1	9.59
0.1	10.00
0.1	9.46
0.1	8.65
0.1	12.67
0.1	10.00
0.1	10.00
0.1	13.28
0.1	10.00
0.1	9.84
0.1	15.83
0.1	10.00
0.1	10.00
0.1	2.04
0.1	7.82
0.1	5.08
0.1	5.08
0.1	9.24
0.1	10.00
0.1	10.00
0.1	5.00
0.1	5.00
0.1	10.00
0.1	10.00
0.1	12.60
0.1	9.94
0.1	9.89
0.1	10.14
0.1	10.00
0.1	6.00
0.1	10.17
0.1	0.19
0.1	0.19

0.1	0.38
0.1	0.22
0.1	0.40
0.1	0.20
0.1	0.20
0.1	0.21
0.1	0.21
0.1	0.21
0.1	0.21
0.1	0.20
0.1	0.20
0.1	0.20
0.1	0.20
0.1	0.20
0.1	0.19
0.1	0.19
0.1	0.19
0.1	0.41
0.1	0.39
0.1	0.38
0.1	0.21
0.1	0.35
0.1	0.31
0.1	0.21
0.1	0.21
0.1	0.64
0.1	0.21
0.1	0.58
0.1	10.09
0.1	2.00
0.1	16.00
0.1	2.50
0.1	2.52
0.1	4.99
0.1	3.00
0.1	20.00
0.1	12.00
0.1	12.00
0.1	2.14
0.1	10.00
0.1	1.00
0.1	2.00
0.1	4.00
0.1	2.00

0.1	2.00
0.1	5.00
0.1	9.48
0.1	18.16
0.1	9.67
0.1	11.78
0.1	10.00
0.1	10.00
0.1	10.00
0.1	10.00
0.1	10.24
0.1	10.00
0.1	18.89
0.1	10.00
0.1	10.92
0.1	5.00
0.1	10.00
0.1	5.23
0.1	2.31
0.1	2.00
0.1	6.02
0.1	10.00
0.1	6.00
0.1	16.00
0.1	4.00
0.1	2.00
0.1	2.00
0.1	2.00
0.1	2.00
0.1	2.00
0.1	2.00
0.1	2.00
0.1	2.00
0.1	2.14
0.1	2.20
0.1	2.25
0.1	5.00
0.1	5.00
0.1	9.82
0.1	12.83
0.1	0.68
0.1	0.47
0.1	3.83
0.1	10.00

0.1	10.00
0.1	13.18
0.1	9.89
0.1	4.90
0.1	12.83
0.1	9.63
0.1	2.43
0.1	0.64
0.1	0.91
0.1	0.55
0.1	7.41
0.1	4.59
0.1	1.01
0.1	0.15
0.1	10.02
0.1	9.80
0.1	9.47
0.1	10.12
0.1	10.10
0.1	9.47
0.1	9.47
0.1	10.10
0.1	10.12
0.1	10.13
0.1	10.15
0.1	1.04
0.1	0.81
0.1	6.93
0.1	10.40
0.1	36.09
0.1	9.94
0.1	9.94
0.1	9.95
0.1	9.94
0.1	1.96
0.1	13.87
0.1	12.98
0.1	3.91
0.1	2.60
0.1	4.59
0.1	1.16
0.1	4.84
0.1	5.94
0.1	13.69

0.1	2.07
0.1	17.42
0.1	3.13
0.1	1.55
0.1	1.53
0.1	0.90
0.1	3.20
0.1	4.90
0.1	9.83
0.1	2.98
0.1	5.08
0.1	13.00
0.1	9.60
0.1	19.60
0.1	9.55
0.1	10.17
0.1	9.83
0.1	14.30
0.1	8.16
0.1	9.71
0.1	9.47
0.1	10.00
0.1	9.96
0.1	0.45
0.1	1.30
0.1	3.63
0.1	9.75
0.1	9.65
0.1	9.61
0.1	9.66
0.1	20.83
0.1	10.00
0.1	13.02
0.1	9.56
0.1	14.85
0.1	20.00
0.1	9.18
0.1	9.47
0.1	10.00
0.1	9.36
0.1	17.68
0.1	4.73
0.1	12.91
0.1	13.39

0.1	9.85
0.1	9.65
0.1	5.65
0.1	4.69
0.1	1.07
0.1	5.00
1	1.96
1	1.08
1	0.65
1	1.00
1	0.22
1	0.46
1	0.22
1	0.23
1	0.46
1	0.47
1	0.92
1	0.43
1	0.96
1	0.93
1	1.20
1	0.48
1	1.17
1	0.22
1	1.02
1	0.34
1	1.14
1	1.18
1	1.00
1	1.14
1	1.13
1	0.81
1	0.42
2	0.53
2	1.10
2	0.69
2	0.23
2	0.50
2	0.32
2	0.91
2	0.49
2	0.88
2	0.87
2	3.08

2	2.62
2	1.06
2	0.17
2	0.29
2	1.06
2	0.30
2	0.50
2	0.45
2	0.23
2	0.25
2	0.49
2	1.34
2	0.51
2	0.70
2	0.74
2	0.55
2	0.69
2	2.06
2	1.00
2	1.00
2	2.40
2	1.49
2	0.54
2	1.23
2	5.58
2	1.08
2	0.49
2	0.46
2	8.23
2	1.00
2	1.00
2	0.91
2	2.00
2	1.01
2	1.54
2	2.82
2	0.67
2	0.47
2	0.50
2	0.50
2	0.43
2	0.25
2	2.49
2	0.47

2	0.46
2	0.46
2	0.51
2	0.50
2	0.53
2	0.55
2	0.46
2	0.66
2	0.53
2	1.44
2	1.15
2	0.55
2	0.87
2	2.18
2	2.05
2	1.00
2	0.56
2	0.51
2	1.03
2	1.10
2	1.16
2	0.64
2	0.77
2	0.73
2	1.35
2	1.32
2	1.44
2	0.70
2	0.68
2	0.76
2	0.86
2	0.83
2	1.17
2	1.22
2	0.46
2	2.51
2	1.47
2	0.50
2	0.50
2	0.92
2	1.23
2	0.30
2	0.34
2	0.89

2	0.44
2	0.78
2	0.41
2	1.02
2	1.07
2	0.47
2	0.48
2	0.35
2	0.44
2	1.24
2	0.48
2	1.06
2	0.67
2	0.34
2	0.23
2	0.51
2	0.58
2	0.46
2	0.46
2	0.45
2	0.34
2	0.27
2	0.71
2	0.24
2	0.45
2	0.87
2	0.27
2	1.90
2	2.72
2	0.73
2	0.60
2	0.87
2	1.36
2	0.31
2	0.57
2	0.45
2	0.41
2	0.41
2	1.26
2	0.66
2	1.92
2	0.99
2	0.34
2	0.95

2	0.53
2	0.53
2	1.83
2	0.85
2	0.55
2	0.47
2	0.92
2	0.65
2	0.37
2	0.49
2	0.41
2	0.28
2	2.49
2	0.44
2	0.54
2	0.55
2	0.33
2	1.15
2	0.17
2	0.52
2	2.50
2	0.49
2	0.74
2	0.30
2	0.52
2	4.77
2	0.23
2	0.14
2	0.43
2	0.63
2	0.55
2	0.46
2	0.56
2	0.45
2	0.47
2	0.64
2	0.46
2	0.77
2	0.51
2	0.56
2	1.30
2	0.16
2	0.76
2	0.48

2	0.68
2	0.52
2	0.46
2	0.55
2	0.35
2	0.26
2	1.53
2	0.72
2	8.06
2	0.56
2	0.85
2	0.79
2	3.26
2	0.62
2	0.88
2	0.88
2	1.09
2	0.51
2	0.51
2	0.51
2	0.51
2	0.52
2	0.67
2	0.56
2	0.49
2	1.16
2	0.83
2	0.50
2	0.57
2	0.49
2	0.51
2	0.45
2	0.36
2	1.47
2	0.37
2	0.46
2	0.39
2	0.29
2	1.29
2	0.42
2	0.40
2	0.46
2	1.17
2	0.46

2	1.16
2	0.40
2	0.57
2	0.55
2	0.43
2	1.00
2	1.40
2	0.52
2	0.66
2	0.71
2	0.48
2	0.28
2	0.76
2	0.91
2	1.06
2	0.48
2	0.53
2	1.36
2	0.58
2	0.92
2	1.23
2	1.00
2	0.28
2	1.00
2	0.22
2	0.80
2	0.55
2	0.73
2	0.59
2	0.31
2	0.45
2	0.46
2	0.82
2	0.72
2	0.46
2	0.71
2	0.62
2	1.03
3	9.88
3	21.27
3	6.42
3	5.04
3	0.23
3	0.23

3	0.23
3	0.23
3	0.23
3	0.23
3	0.26
3	0.26
3	0.26
3	0.25
3	0.41
3	0.42
3	0.33
3	0.36
3	0.37
3	0.44
3	0.24
3	0.24
3	0.24
3	0.24
3	0.38
3	0.45
3	0.38
3	0.23
3	0.25
3	0.29
3	0.35
3	0.33
3	0.43
3	0.40
3	1.01
3	0.13
3	0.27
3	0.28
3	0.51
3	0.35
3	0.25
3	0.25
3	0.22
3	0.25
3	0.03
3	0.64
3	0.24
3	0.32
3	0.58
3	0.31

3	0.36
3	0.35
3	0.44
3	0.43
3	0.46
3	0.21
3	0.19
3	0.32
3	0.52
3	0.28
3	0.36
3	0.34
3	1.11
3	1.10
3	1.03
3	0.35
3	0.23
3	0.28
3	0.35
3	0.26
3	0.34
3	0.78
3	0.31
3	0.23
3	0.39
3	0.26
3	0.30
3	0.32
3	0.32
3	0.32
3	0.40
3	0.33
3	0.44
3	0.34
3	0.31
3	0.43
3	0.28
3	0.18
3	0.56
3	0.14
3	0.33
3	0.36
3	0.46
4	1.50

4	14.90
4	15.40
4	23.37
4	4.75
4	7.70
4	0.19
4	0.19
4	0.18
4	0.21
4	0.21
4	0.21
4	0.21
4	0.21
4	0.20
4	0.21
4	0.24
4	0.21
4	0.21
4	0.21
4	0.21
4	0.21
4	0.22
4	0.22
4	0.17
4	0.40
4	0.44
4	7.89
4	14.07
4	8.68
4	3.22
4	0.48
4	7.48
4	0.40
4	0.29
4	0.29
4	0.27
4	0.31
4	0.34
4	0.28
4	0.25
4	0.24
4	0.20
4	0.20
4	0.20

4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20

4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.24
4	0.25
4	0.23
4	0.19
4	0.19
4	0.19
4	0.19
4	0.19
4	0.19
4	0.19
4	0.19
4	0.19
4	0.19
4	0.19
4	0.19
4	0.19
4	0.19
4	0.19

4	0.19
4	0.19
4	0.19
4	0.19
4	0.19
4	0.19
4	0.19
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20
4	0.20

4	0.20
4	0.20
4	0.21
4	0.19
4	0.19
4	0.19
4	0.19
4	0.21
4	0.19
4	0.19
4	0.21
4	0.23
4	0.21
4	0.21
4	0.24
4	0.21
4	0.21
4	0.21
4	0.21
4	0.20
4	0.34
4	0.28
4	0.23
4	0.20
4	0.19
4	0.21
4	0.34
4	0.21
4	0.20
4	0.21
4	0.22
4	0.22
4	0.21
4	0.24
4	0.21
4	0.20
4	0.20
4	0.19
4	0.20
4	0.33
4	0.17
4	0.36
4	0.20
4	0.34

4	0.48
4	0.35
4	0.23
4	0.98
4	0.70
4	0.46
4	0.41
4	0.36
4	0.26
4	0.83
4	0.33
4	0.19
4	0.40
4	0.43
4	0.47
4	0.23
4	0.26
4	0.35
4	0.34
4	0.39
4	0.33
4	0.39
4	0.16
5	0.11
5	0.11
5	0.11
5	0.11
5	0.11
5	0.10
5	0.12
5	0.12
5	0.08
5	0.10
5	0.10
5	0.11
5	0.12
5	0.12
5	0.12
5	0.12
5	0.11
5	0.16
5	0.12
5	0.09
5	0.20

5	0.17
5	0.49
5	0.24
5	0.16
5	0.19
5	0.12
5	0.11
5	0.21
5	0.17
5	0.23
5	0.12
5	0.22
5	0.12
5	0.19
5	0.13
5	0.23
5	0.18
5	0.11
5	0.23
5	0.23
5	0.30
5	0.17
5	0.17
5	0.18
5	0.16
5	0.08
5	0.10
5	0.15
5	0.23
5	0.19
5	0.17
5	0.55
5	0.15
5	0.07
5	0.11
5	0.19
5	0.13
5	0.18
5	3.36
5	0.53
5	0.76
5	0.17
5	3.16
5	0.10

5	0.07
5	0.06
5	1.10
5	0.06
5	0.23
5	0.14
5	2.50
5	0.26
5	0.54
5	0.26
5	0.45
5	0.17
5	0.21
5	0.16
5	0.21
5	0.23
5	0.16
5	0.16
5	0.17
5	0.16
5	0.18
5	0.23
5	0.13
5	0.13
5	0.15
5	2.35
5	2.35
5	0.51
5	0.96
5	1.46
5	0.96
5	2.44
5	0.15
5	0.15
5	0.75
5	0.33
5	0.15
5	0.16
5	0.12
5	1.10
5	1.10
5	1.55
5	1.10
5	0.68

5	0.37
5	0.93
5	0.50
5	0.18
5	0.12
5	0.19
5	0.31
5	0.22
5	0.17
5	0.24
5	0.53
5	2.15
5	0.36
5	0.25
5	0.28
5	0.13
5	28.80
5	1.98
5	15.86
5	4.60
5	7.50
5	9.50
5	36.86
5	0.29
5	1.98
5	2.86
5	9.73
5	5.35
5	0.23
5	0.13
5	0.15
5	0.14
5	9.70
5	21.20
5	13.44
5	41.50
5	87.30
5	71.80
5	29.80
5	21.85
5	16.74
5	19.38
5	19.37
5	20.50

5	10.03
5	13.80
5	0.06
5	0.12
5	0.12
5	0.27
5	0.09
5	0.08
5	0.15
5	0.15
5	0.15
5	0.30
5	2.59
5	0.36
5	0.43
5	0.33
5	0.39
5	0.49
5	0.38
5	0.31
5	0.42
5	0.34
5	0.28
5	0.36
5	0.26
5	1.89
5	0.28
5	0.20
5	0.87
5	1.00
5	1.00
5	1.00
5	1.00
5	2.00
5	2.00
5	0.82
5	1.22
5	1.22
5	0.84
5	0.61
5	0.30
5	0.14
5	0.14
5	3.08

5	1.78
5	0.73
5	0.84
5	0.94
5	1.87
5	8.84
5	4.77
5	5.00
5	2.46
5	4.19
5	4.09
5	0.27
5	0.19
5	0.99
5	0.26
5	0.26
5	0.69
5	0.31
5	6.98
5	0.51
5	0.50
5	2.00
5	1.04
5	4.13
5	1.04
5	1.34
5	1.02
5	1.05
5	1.25
5	0.15
5	0.85
5	13.18
5	0.25
5	0.31
5	1.00
5	0.11
5	8.70
5	0.18
5	0.16
5	0.16
5	0.15
5	0.15
5	0.15
5	0.15

5	0.14
5	0.21
5	0.26
5	0.21
5	0.20
5	0.18
5	0.17
5	0.18
5	0.18
5	0.18
5	0.18
5	0.18
5	0.18
5	0.19
5	0.19
5	0.13
5	0.13
5	0.13
5	0.13
5	0.13
5	0.13
5	0.14
5	0.25
5	0.13
5	0.13
5	0.14
5	0.16
5	0.17
5	0.17
5	0.20
5	0.16
5	0.15
5	0.15
5	0.23
5	0.24
5	0.16
5	0.17
5	0.17
5	0.16
5	0.18
5	0.19
5	0.18
5	0.18
5	0.24

5	0.18
5	0.18
5	0.39
5	0.20
5	0.20
5	0.18
5	0.15
5	0.14
5	0.21
5	0.25
5	0.20
5	0.17
5	0.13
5	0.13
5	0.13
5	0.13
5	0.13
5	0.13
5	0.13
5	0.13
5	0.13
5	0.13
5	0.13
5	0.13
5	0.14
5	0.25
5	0.13
5	0.13
5	0.14
5	0.16
5	3.50
5	0.16
5	0.12
5	4.00
5	1.37
5	0.51
5	0.23
5	5.18
5	2.97
5	14.96
5	8.60
5	6.52
5	4.86
5	10.79

5	5.75
5	0.44
5	0.29
5	0.11
5	0.09
5	0.10
5	0.09
5	0.14
5	0.13
5	0.19
5	0.10
5	0.20
5	0.09
5	0.15
5	0.15
5	0.11
5	0.11
5	0.09
5	0.15
5	0.15
5	0.09
5	0.15
5	0.24
5	3.76
5	3.76
5	2.00
5	0.11
5	0.16
5	0.30
5	0.26
5	0.13
5	0.17
5	0.25
5	0.23
5	0.20
5	0.25
5	22.30
5	17.00
5	45.00
5	22.20
5	0.34
5	0.67
5	0.24
5	0.41

5	0.39
5	0.34
5	0.30
5	0.26
5	0.24
5	0.24
5	0.24
5	0.33
5	0.33
5	0.33
5	0.33
5	0.33
5	0.33
5	0.33
5	0.33
5	0.54
5	0.11
5	0.67
5	0.33
5	0.35
5	0.25
5	0.21
5	0.24
5	0.23
5	0.21
5	0.21
5	0.25
5	0.32
5	0.96
5	1.66
5	0.22
5	0.26
5	0.28
5	0.18
5	0.38
5	0.23
5	0.20
5	0.17
5	0.50
5	0.25
5	0.19
5	0.56
5	0.24
5	0.30

5	0.23
5	0.23
5	0.23
5	0.25
5	0.18
5	0.21
5	0.21
5	0.16
5	0.25
5	0.34
5	0.27
5	0.18
5	0.27
5	0.27
5	0.16
5	0.20
5	0.21
5	0.21
5	0.21
5	0.23
5	0.34
5	0.99
5	0.84
5	0.16
5	0.21
5	0.16
5	0.15
5	0.20
5	0.26
5	0.16
5	0.15
5	0.37
5	0.15
5	0.25
5	0.14
5	0.18
5	0.12
5	0.17
5	0.15
5	0.17
5	0.24
5	0.27
5	0.14
5	0.13

5	0.28
5	0.14
5	0.15
5	0.21
5	0.29
5	0.24
5	0.33
5	0.25
5	0.23
5	1.14
5	1.58
5	0.42
5	0.29
5	0.30
5	1.15
5	0.12
5	0.16
5	0.34
5	0.81
5	0.25
5	0.11
5	0.42
5	0.83
5	0.94
5	0.45
5	0.40
5	0.92
5	0.37
5	0.17
5	1.25
5	0.29
5	0.45
5	0.20
5	0.18
5	0.13
5	0.50
5	0.49
5	0.46
5	0.76
5	0.87
5	0.64
5	0.33
5	0.48
5	0.57

5	0.26
5	0.26
5	0.25
5	1.36
5	0.24
5	0.30
5	0.61
5	0.51
5	0.37
5	0.42
5	0.23
5	0.12
5	0.11
5	0.21
5	0.14
5	1.46
5	0.14
5	0.15
5	0.27
5	0.54
5	0.65
5	0.28
5	0.23
5	0.28
5	0.22
5	0.26
5	0.18
5	0.23
5	0.30
5	0.26
5	0.20
5	0.34
5	0.59
5	0.26
5	0.18
5	0.23
5	0.30
5	0.26
5	0.20
5	0.34
5	0.43
5	0.51
5	0.26
5	0.67

5	1.00
5	0.85
5	0.47
5	0.29
5	0.47
5	0.81
5	1.29
5	0.27
5	0.48
5	0.71
5	0.20
5	0.27
5	0.27
5	9.44
5	0.45
5	0.22
5	0.22
5	0.22
5	0.31
5	0.41
5	1.47
5	0.30
5	0.29
5	1.18
5	1.33
5	0.26
5	0.47
5	0.17
5	0.18
5	0.20
5	0.69
5	0.34
5	0.18
5	0.29
5	0.23
5	0.79
5	1.29
5	0.60
5	0.49
5	0.24
5	0.07
5	0.12
5	0.15
5	0.30

5	1.78
5	0.25
5	0.25
5	0.14
5	0.15
5	0.26
5	0.14
5	0.18
5	0.93
5	0.30
5	0.25
5	0.29
5	0.25
5	0.27
5	3.85
5	1.70
5	0.45
5	1.80
5	0.17
5	0.24
5	0.24
5	0.41
5	4.86
5	2.35
5	0.14
5	0.60
5	0.39
5	4.84
5	0.46
5	0.30
5	0.95
5	0.45
5	0.52
5	1.50
5	0.25
5	0.29
5	0.15
5	0.18
5	0.13
5	0.13
5	0.18
5	0.14
5	0.18
5	0.20

5	0.17
5	0.14
5	0.15
5	0.14
5	0.13
5	0.18
5	0.19
5	0.13
5	0.13
5	0.14
5	0.15
5	0.16
5	0.16
5	0.14
5	0.16
5	0.14
5	0.19
5	0.20
5	0.13
5	0.13
5	0.13
5	0.13
5	0.14
5	0.19
5	0.16
5	0.16
5	0.29
5	0.11
5	0.09
5	0.30
5	0.43
5	2.32
5	0.50
5	0.56
5	0.26
5	0.48
5	0.24
5	0.46
5	0.21
5	0.21
5	0.21
5	2.22
5	0.18
5	0.12

5	0.12
5	0.19
5	0.21
5	3.56
5	3.00
5	0.18
5	0.19
5	0.36
5	49.53
5	53.16
5	1.15
5	4.96
5	42.32
5	77.83
5	0.30
5	0.30
5	0.32
5	33.21
5	143.17
5	69.40
5	0.75
5	0.25
5	0.33
5	0.33
5	0.34
5	0.36
5	0.33
5	0.33
5	0.30
46	0.64
46	1.02
30	0.65
30	0.28

Existing Use/Vacancy	Infrastructure	Publicly-Owned
If the parcel is vacant, enter "Vacant". If the parcel is nonvacant, then include a description of the existing use(s). If the existing use includes residential units, enter the number of existing residential units after the existing use (e.g., "residential, 12" or "mixed-use, 6")	*down list, select if parcels included in the inventory have sufficient water, sewer, and dry*	*From the drop-down list, select whether the parcel is publicly owned, and, if so, the type of entity that owns the parcel.*
Vacant	YES	YES - Other Publicly-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
overflow parking	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
overflow parking	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - Other Publicly-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - Other Publicly-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Non-vacant, 1 SFR	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
~~Vacant~~	~~YES~~	~~YES - Other Publicly-Owned~~
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - Special District-Owned
Vacant	YES	NO - Privately-Owned
Non vacant parking lot	YES	YES - Other Publicly-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Non vacant commercial business	YES	NO - Privately-Owned
Non vacant parking lot	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - Special District-Owned
Vacant	YES	YES - Special District-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - County-Owned
Nonvacant rendering plant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Non vacant, residential 1 SFR	YES	NO - Privately-Owned
Non vacant, residential duplex	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Nonvacant place of worship	YES	NO - Privately-Owned
Non vacant, residential 1 SFR	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Non Vacant concrete slab	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Non vacant, residential 1 SFR	YES	NO - Privately-Owned
Retail commercial center	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
non vacant, residential 1 SFR	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - Other Publicly-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Place of worship	YES	NO - Privately-Owned
Vacant	YES	YES - Special District-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Non-vacant, 1 SFR	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Non-vacant, 1 SFR	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Residential 1 SFR	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - Special District-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Non-vacant, 1 SFR	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - County-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - County-Owned
Vacant	YES	YES - County-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - Other Publicly-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - County-Owned
Vacant	YES	YES - County-Owned
Vacant	YES	YES - County-Owned
Vacant	YES	YES - County-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	YES - Special District-Owned
Vacant	NO	YES - Special District-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	YES - Other Publicly-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	YES - County-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	YES - Special District-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	YES - Other Publicly-Owned
Vacant	NO	YES - Other Publicly-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	YES - Special District-Owned
Vacant	NO	YES - Special District-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	YES - Special District-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	YES - Special District-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	YES - Special District-Owned
Vacant	NO	YES - Special District-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	YES - Other Publicly-Owned
Vacant	NO	YES - Other Publicly-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	YES - State-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	YES - State-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	NO	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - Other Publicly-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - Special District-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - Special District-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - County-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - Special District-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - Special District-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - County-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - Special District-Owned
Vacant	YES	YES - Special District-Owned
Vacant	YES	YES - Special District-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - County-Owned
Vacant	YES	YES - County-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - County-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	YES - County-Owned
Vacant	YES	YES - County-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
non vacant 1 SFR	YES	NO - Privately-Owned
non vacant 1 SFR	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned
Vacant	YES	NO - Privately-Owned

Identified in Last/Last Two Planning Cycle(s)	Site Status
From the drop-down list, if the parcel is identified to accommodate lower income housing needs, select whether the parcel was used in the last planning cycle, if vacant, or in the last two planning cycles, if nonvacant.	*From the drop-down list, select the current status of the parcel.*
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Pending Project
Not Used in Prior Housing Element	Pending Project
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Two Consecutive Prior Housing Elements	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Two Consecutive Prior Housing Elements	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
~~Not Used in Prior Housing Element~~	~~Available~~
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Used in Two Consecutive Prior Housing Elements	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Pending Project
Used in Prior Housing Element - Vacant	Pending Project
Used in Prior Housing Element - Vacant	Pending Project
Used in Prior Housing Element - Vacant	Pending Project
Used in Prior Housing Element - Vacant	Pending Project
Used in Prior Housing Element - Vacant	Pending Project
Used in Prior Housing Element - Vacant	Pending Project
Used in Prior Housing Element - Vacant	Pending Project
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Used in Two Consecutive Prior Housing Elements	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Two Consecutive Prior Housing Elements	Available
Used in Two Consecutive Prior Housing Elements	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Pending Project
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Used in Two Consecutive Prior Housing Elements	Available
Not Used in Prior Housing Element	Available
Used in Two Consecutive Prior Housing Elements	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Two Consecutive Prior Housing Elements	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available
Not Used in Prior Housing Element	Available

Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity
net number of lower income units that can be accommodated on each parcel (after any rezone program is completed). The	*number of moderate income units that can be accommodated on each parcel (after any rezone program is completed). The estimate must include*	*of above-moderate income units that can be accommodated on each parcel (after any rezone program is completed). The estimate must include adjustments to reflect land use*
126		
7	52	
42		
77		
51		
83		
63		
109		
25		
200	100	
21		
200		
124		
84		
166		
53		
22		
8		
18		
29		
80		
11		
16		
18		
14		
21		
13		
13		
26		
36		
28		
8		
17		
12		
9		

52		
29		
36		
161		
12		
16		
10		
~~47~~		
23		
18		
29		
9		
28		
18		
81		
96		
30		
16		
31		
21		
27		
23		
58		
15		
318		
414	100	
	376	
200		
220		
150	400	
12	131	
	24	
	36	
	18	
	34	
	36	

	18	
	21	
	24	
	16	
	26	
	36	
	68	
	55	
	76	
	23	
	43	
	32	
	16	
	146	
	116	136
	160	
	68	
	72	
	18	
	53	
	27	
	17	
	54	
	81	
	54	
	64	
	200	134
	120	
	120	
	19	
	275	
	113	
	30	
	70	
	16	
	4	
	4	
	2	
	2	
	15	
	2	
	14	
	18	
	2	
	2	
	2	

	2	
	2	
	2	
	2	
	2	
	2	
	2	
	2	
	2	
	4	
	2	
	4	
	8	
	6	
	4	
	4	
	8	
	2	
	6	
	2	
	4	
	2	
	12	
	2	
	2	
	2	
	10	
	2	
	8	
	26	
	15	
	506	
	37	
	2	
	2	
	2	
	2	
	2	
	2	
	2	
	2	
	2	
	2	
	2	
	2	
	2	
	2	

	6	
	1	
	2	
	2	
	2	
	6	
	2	
	8	
	37	
	40	
	72	
	128	
	103	
	34	
	2	
	10	
	10	
	2	
	2	
	2	
	2	
	2	
	34	
	2	
	2	
	2	
	2	
	6	
	2	
	6	
	2	
	2	
	2	
	8	
	6	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	

	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	2	
	2	
	2	
	2	
	2	
	2	
	1	
	10	
	1	
	35	
	30	
	21	
	2	
	20	
	2	
	2	
	2	
	2	
	2	
	275	
	10	
	160	
	72	
	376	
	100	
	308	
	2	
	2	
	1	
	2	
	2	

	2	
	2	
	3	
	2	
	2	
	13	
	17	
	6	
	2	
	3	
	2	
	40	
	7	
	15	
	7	
	2	
	6	
	2	
	2	
	3	
	2	
	2	
	2	
	2	
	5	
	2	
	2	
	11	
	80	
	2	
	46	
	26	
	42	
	39	
	662	
	2	
	1	
	1	
	1	
	4	
	1	
	1	
	1	
	1	
	1	
	1	
	1	

	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	5	
	22	
	42	
	7	
	69	
	3	
	27	
	4	
	1	
	3	
	3	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	1	
	51	
	33	
	6	
	2	

	2	
	2	
	2	
	2	
	2	
	2	
	2	
	15	
	8	
	2	
	1	
	2	
	2	
	5	
	2	
	1	
	18	
	12	
	11	
	4	
	5	
	2	
	11	
	2	
	11	
	2	
	2	
	2	
	2	
	2	
	4	
	5	
	3	
	1	
	2	
	2	
	2	
	2	
	277	
	6	
		3
		83
		117
		62
		50
		103
		82

		89
		59
		36
		34
		2
		42
		2
		119
		126
		31
		59
		59
		91
		56
		25
		55
		96
		50
		42
		3
		17
		3
		1
		1
		9
		1
		35
		125
		121
		123
		208
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		12
		9

		9
		1
		1
		1
		1
		1
		1
		1
		8
		15
		97
		5
		1
		1
		1
		1
		2
		1
		1
		1
		10
		1
		5
		1
		3
		1
		11
		1
		3
		6
		1
		1
		1
		1
		1
		2
		2
		2
		1
		1
		1
		1
		1
		1

		3
		1
		1
		1
		1
		1
		1
		1
		1
		4
		3
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		1
		1
		1
		58
		101
		19
		4
		1
		8
		119
		109
		5
		1
		46

		32
		5
		1
		1
		1
		1
		5
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		3
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		4
		4
		1
		1
		1
		4
		1

		1
		1
		1
		1
		1
		1
		5
		1
		1
		1
		6
		4
		2
		1
		9
		1
		1
		1
		1
		1
		1
		4
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		7
		2
		2
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		4
		1
		1
		2
		5
		4
		1
		1
		3
		1
		1
		1
		1
		3
		2
		2
		1
		1
		1
		1
		1
		1
		1
		1
		3
		1
		1
		2
		2
		5
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		6
		3
		1
		4
		1
		1
		1
		2
		2
		4
		1
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		5
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		1
		1
		1
		1
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		1
		1
		1
		1
		2
		5
		1
		1
		1
		1
		3
		3
		2
		2
		1
		1
		1
		1
		1
		1
		1
		12
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1

		1
		1
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1

		1
		2
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		1
		2
		1
		1
		3
		1
		2
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		4
		4
		2
		3
		4
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		3
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1

		1
		1
		2
		1
		1
		3
		1
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		2
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1

		1
		1
		1
		3
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		2
		1
		1
		1
		1
		4
		11
		1
		1
		1
		1
		2
		2
		4
		4
		1
		1
		1
		1
		1
		1
		1
		1
		1

		1
		1
		10
		15
		4
		1
		4
		8
		2
		3
		1
		1
		3
		1
		1
		15
		33
		4
		3
		17
		1
		1
		1
		1
		1
		2
		1
		1
		1
		3
		1
		1
		1
		1
		1
		1
		3
		3
		1
		1
		1
		1
		1
		1

		1
		1
		1
		1
		1
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1

		1
		1
		1

		1
		1
		1

		1
		1
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		3
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1

		1
		1
		1

		1
		1
		1

		4
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		1
		1
		1
		3
		1
		1
		4
		2
		1
		2
		9
		1
		1
		1
		8
		1
		1
		1
		3
		1
		2
		4
		1
		1
		1
		1
		1
		1
		4
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		2
		1
		1
		3
		3
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		2
		2
		1
		1
		1
		1
		1
		1
		2
		1
		4
		2
		1
		1
		1
		2
		1
		1
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		3
		4
		1
		1
		1
		2
		1
		1
		1
		1
		1
		2
		1
		3
		1
		1
		1

		1
		1
		3
		1
		1
		1
		1
		1
		1
		1
		1
		4
		1
		1
		1
		1
		1
		1
		1
		4
		1
		1
		1
		1
		8
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		1

		1
		1
		1
		1
		1
		1
		2
		1
		13
		1
		1
		1
		5
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		1
		1
		2
		1
		1
		1
		1
		1

		1
		1
		1
		1
		1
		1
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		25
		54
		16
		12
		1
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		2
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		7

		84
		52
		79
		16
		26
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		26
		47
		29
		10
		1
		25
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1

		1
		1
		1

		1
		1
		1

		1
		1
		1

		1
		1
		1

		1
		1
		1
		3
		2
		1
		1
		1
		1
		2
		1
		1
		1
		1

		1
		2
		1
		1
		1

		1
		1
		4
		1
		1
		1
		10
		1
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		9
		9
		2
		4
		6
		4
		10
		1
		1
		3
		1
		1
		1
		1
		4
		4
		6
		4
		2

		1
		3
		2
		1
		1
		1
		1
		1
		1
		1
		2
		9
		1
		1
		1
		1
		122
		8
		67
		22
		32
		40
		152
		1
		9
		13
		41
		23
		1
		1
		1
		1
		41
		90
		57
		150
		455
		379
		158
		127
		116
		112
		128
		102

		42
		58
		1
		1
		1
		1
		1
		1
		1
		1
		1
		11
		1
		1
		1
		1
		2
		1
		1
		1
		1
		1
		1
		1
		8
		1
		1
		1
		4
		4
		4
		4
		8
		8
		3
		5
		5
		3
		2
		1
		1
		1
		13

		7
		3
		3
		3
		7
		50
		20
		20
		11
		18
		17
		1
		1
		4
		1
		1
		2
		1
		29
		2
		2
		8
		4
		17
		4
		5
		4
		4
		5
		1
		3
		56
		1
		1
		4
		1
		37
		1
		1
		1
		1
		1
		1
		1

		1
		1
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		14
		1
		1
		17
		5
		2
		1
		22
		12
		63
		36
		27
		20
		45

		24
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		16
		16
		8
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		73
		72
		105
		94
		1
		3
		1
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		4
		7
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		4
		3
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		4
		6
		1
		1
		1
		4
		1
		1
		1
		3
		1
		1
		1
		3
		3
		1
		1
		3
		1
		1
		5
		1
		1
		1
		1
		1
		1
		1
		1
		3
		3
		2
		1
		2
		2

		1
		1
		1
		5
		1
		1
		2
		2
		1
		1
		1
		1
		1
		1
		1
		6
		1
		1
		1
		2
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		2

		4
		3
		2
		1
		2
		3
		5
		1
		2
		3
		1
		1
		1
		40
		1
		1
		1
		1
		1
		1
		6
		1
		1
		5
		5
		1
		2
		1
		1
		1
		2
		1
		1
		1
		1
		3
		5
		2
		2
		1
		1
		1
		1
		1

		4
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		16
		7
		1
		7
		1
		1
		1
		1
		20
		9
		1
		2
		1
		20
		1
		1
		4
		1
		2
		6
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1

		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
		9
		2
		2
		1
		2
		1
		1
		1
		1
		1
		9
		1
		1

		1
		1
		1
		15
		12
		1
		1
		1
		143
		45
		4
		48
		91
		275
		1
		1
		1
		141
		391
		227
		3
		1
		1
		1
		1
		1
		1
		1
		1

23
0
26
0

Total Capacity	Eligible for CEQA Exemption and/or Streamlining
calculate based on the sum of Columns S-U. Please note, each site can accommodate units from more than one	*From the drop-down list, select whether a parcel is eligible for CEQA/Other Streamlining and, if so, the type of streamlining for which the parcel is eligible.*
126	NO - Not Eligible
59	YES – Planning Document Consistency (PRC) § 21083
	YES – Planning Document Consistency (PRC) § 21083.
42	YES – Planning Document Consistency (PRC) § 21083
	YES – Planning Document Consistency (PRC) § 21083.
77	NO - Not Eligible
51	YES – Planning Document Consistency (PRC) § 21083
83	YES – Planning Document Consistency (PRC) § 21083
63	YES – Planning Document Consistency (PRC) § 21083
109	YES – Planning Document Consistency (PRC) § 21083
25	YES – Planning Document Consistency (PRC) § 21083
300	NO - Not Eligible
21	YES – Planning Document Consistency (PRC) § 21083
200	YES – Planning Document Consistency (PRC) § 21083
124	YES – Planning Document Consistency (PRC) § 21083
84	YES – Planning Document Consistency (PRC) § 21083
166	YES – Planning Document Consistency (PRC) § 21083
53	YES – Planning Document Consistency (PRC) § 21083
22	YES – Planning Document Consistency (PRC) § 21083
8	YES – Planning Document Consistency (PRC) § 21083
18	YES – Planning Document Consistency (PRC) § 21083
29	YES – Planning Document Consistency (PRC) § 21083
80	YES – Planning Document Consistency (PRC) § 21083
11	YES – Planning Document Consistency (PRC) § 21083
16	YES – Planning Document Consistency (PRC) § 21083
18	YES – Planning Document Consistency (PRC) § 21083
14	YES – Planning Document Consistency (PRC) § 21083
21	YES – Planning Document Consistency (PRC) § 21083
13	YES – Planning Document Consistency (PRC) § 21083
13	YES – Planning Document Consistency (PRC) § 21083
26	YES – Planning Document Consistency (PRC) § 21083
36	YES – Planning Document Consistency (PRC) § 21083
28	YES – Planning Document Consistency (PRC) § 21083
8	YES – Planning Document Consistency (PRC) § 21083
17	YES – Planning Document Consistency (PRC) § 21083
12	YES – Planning Document Consistency (PRC) § 21083
9	YES – Planning Document Consistency (PRC) § 21083

52	YES – Planning Document Consistency (PRC) § 21083
29	YES – Planning Document Consistency (PRC) § 21083
36	YES – Planning Document Consistency (PRC) § 21083
161	YES – Planning Document Consistency (PRC) § 21083
12	YES – Planning Document Consistency (PRC) § 21083
16	YES – Planning Document Consistency (PRC) § 21083
10	YES – Planning Document Consistency (PRC) § 21083
~~47~~	~~YES – Planning Document Consistency (PRC) § 21083~~
23	YES – Planning Document Consistency (PRC) § 21083
	YES – Planning Document Consistency (PRC) § 21083
	YES – Planning Document Consistency (PRC) § 21083
18	YES – Planning Document Consistency (PRC) § 21083
29	YES – Planning Document Consistency (PRC) § 21083
9	YES – Planning Document Consistency (PRC) § 21083
28	YES – Planning Document Consistency (PRC) § 21083
18	YES – Planning Document Consistency (PRC) § 21083
81	YES – Planning Document Consistency (PRC) § 21083
96	YES – Planning Document Consistency (PRC) § 21083
30	YES – Planning Document Consistency (PRC) § 21083
16	YES – Planning Document Consistency (PRC) § 21083
31	NO - Not Eligible
21	YES – Planning Document Consistency (PRC) § 21083
27	YES – Planning Document Consistency (PRC) § 21083
	YES – Planning Document Consistency (PRC) § 21083
23	YES – Planning Document Consistency (PRC) § 21083
58	YES – Planning Document Consistency (PRC) § 21083
15	YES – Planning Document Consistency (PRC) § 21083
318	NO - Not Eligible
514	NO - Not Eligible
376	NO - Not Eligible
200	NO - Not Eligible
220	NO - Not Eligible
550	NO - Not Eligible
143	YES - Other
	YES - Other
	YES - Other
	YES - Other
	YES - Other
	YES - Other
	YES - Other
	YES - Other
24	YES – Planning Document Consistency (PRC) § 21083
36	YES – Planning Document Consistency (PRC) § 21083
18	YES – Planning Document Consistency (PRC) § 21083
34	YES – Planning Document Consistency (PRC) § 21083
36	YES – Planning Document Consistency (PRC) § 21083

18	YES – Planning Document Consistency (PRC) § 21083
21	YES – Planning Document Consistency (PRC) § 21083
24	YES – Planning Document Consistency (PRC) § 21083
16	YES – Planning Document Consistency (PRC) § 21083
26	YES – Planning Document Consistency (PRC) § 21083
36	YES – Planning Document Consistency (PRC) § 21083
68	YES – Planning Document Consistency (PRC) § 21083
55	YES – Planning Document Consistency (PRC) § 21083
76	NO - Not Eligible
23	YES – Planning Document Consistency (PRC) § 21083
43	YES – Planning Document Consistency (PRC) § 21083
32	YES – Planning Document Consistency (PRC) § 21083
16	YES – Planning Document Consistency (PRC) § 21083
146	YES – Planning Document Consistency (PRC) § 21083
252	YES - Other
160	YES – Planning Document Consistency (PRC) § 21083
68	YES – Planning Document Consistency (PRC) § 21083
72	YES – Planning Document Consistency (PRC) § 21083
18	YES – Planning Document Consistency (PRC) § 21083
53	YES – Planning Document Consistency (PRC) § 21083
27	YES – Planning Document Consistency (PRC) § 21083
17	YES – Planning Document Consistency (PRC) § 21083
54	YES – Planning Document Consistency (PRC) § 21083
81	YES – Planning Document Consistency (PRC) § 21083
54	YES – Planning Document Consistency (PRC) § 21083
64	YES – Planning Document Consistency (PRC) § 21083
334	YES – Planning Document Consistency (PRC) § 21083
120	YES – Planning Document Consistency (PRC) § 21083
120	YES – Planning Document Consistency (PRC) § 21083
19	YES – Planning Document Consistency (PRC) § 21083
	YES - Other
275	NO - Not Eligible
113	YES – Planning Document Consistency (PRC) § 21083
30	YES – Planning Document Consistency (PRC) § 21083
70	YES – Planning Document Consistency (PRC) § 21083
16	YES – Planning Document Consistency (PRC) § 21083
4	YES – Planning Document Consistency (PRC) § 21083
4	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
15	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
14	YES – Planning Document Consistency (PRC) § 21083
18	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083

2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
4	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
4	YES – Planning Document Consistency (PRC) § 21083
8	YES – Planning Document Consistency (PRC) § 21083
6	YES – Planning Document Consistency (PRC) § 21083
4	YES – Planning Document Consistency (PRC) § 21083
4	YES – Planning Document Consistency (PRC) § 21083
8	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
6	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
4	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
12	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
10	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
8	YES – Planning Document Consistency (PRC) § 21083
26	YES – Planning Document Consistency (PRC) § 21083
15	YES – Planning Document Consistency (PRC) § 21083
506	YES – Planning Document Consistency (PRC) § 21083
37	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083

6	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
6	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
8	YES – Planning Document Consistency (PRC) § 21083
37	YES – Planning Document Consistency (PRC) § 21083
40	NO - Not Eligible
72	YES – Planning Document Consistency (PRC) § 21083
128	YES – Planning Document Consistency (PRC) § 21083
103	YES – Planning Document Consistency (PRC) § 21083
34	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
10	YES – Planning Document Consistency (PRC) § 21083
10	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
34	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
6	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
6	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
8	YES – Planning Document Consistency (PRC) § 21083
6	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083

1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
10	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
35	YES – Planning Document Consistency (PRC) § 21083
30	YES – Planning Document Consistency (PRC) § 21083
21	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
20	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
275	YES – Planning Document Consistency (PRC) § 21083
10	YES – Planning Document Consistency (PRC) § 21083
160	YES – Planning Document Consistency (PRC) § 21083
72	YES – Planning Document Consistency (PRC) § 21083
376	NO - Not Eligible
100	NO - Not Eligible
308	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083

2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
3	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
13	YES – Planning Document Consistency (PRC) § 21083
17	YES – Planning Document Consistency (PRC) § 21083
6	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
3	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
40	YES – Planning Document Consistency (PRC) § 21083
7	YES – Planning Document Consistency (PRC) § 21083
15	YES – Planning Document Consistency (PRC) § 21083
7	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
6	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
3	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
5	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
11	YES – Planning Document Consistency (PRC) § 21083
80	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
46	NO - Not Eligible
26	NO - Not Eligible
42	NO - Not Eligible
39	NO - Not Eligible
662	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
4	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083

1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
5	YES – Planning Document Consistency (PRC) § 21083
22	YES – Planning Document Consistency (PRC) § 21083
42	YES – Planning Document Consistency (PRC) § 21083
7	YES – Planning Document Consistency (PRC) § 21083
69	YES – Planning Document Consistency (PRC) § 21083
3	YES – Planning Document Consistency (PRC) § 21083
27	YES – Planning Document Consistency (PRC) § 21083
4	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
3	YES – Planning Document Consistency (PRC) § 21083
3	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
51	YES – Planning Document Consistency (PRC) § 21083
33	YES – Planning Document Consistency (PRC) § 21083
6	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083

2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
15	YES – Planning Document Consistency (PRC) § 21083
8	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
5	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
18	YES – Planning Document Consistency (PRC) § 21083
12	YES – Planning Document Consistency (PRC) § 21083
11	YES – Planning Document Consistency (PRC) § 21083
4	YES – Planning Document Consistency (PRC) § 21083
5	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
11	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
11	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
4	YES – Planning Document Consistency (PRC) § 21083
5	YES – Planning Document Consistency (PRC) § 21083
3	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
277	YES – Planning Document Consistency (PRC) § 21083
6	YES – Planning Document Consistency (PRC) § 21083
3	YES – Planning Document Consistency (PRC) § 21083
83	NO - Not Eligible
117	NO - Not Eligible
62	YES – Planning Document Consistency (PRC) § 21083
50	YES – Planning Document Consistency (PRC) § 21083
103	YES – Planning Document Consistency (PRC) § 21083
82	YES – Planning Document Consistency (PRC) § 21083

89	YES – Planning Document Consistency (PRC) § 21083
59	YES – Planning Document Consistency (PRC) § 21083
36	YES – Planning Document Consistency (PRC) § 21083
34	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
42	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
119	NO - Not Eligible
126	NO - Not Eligible
31	NO - Not Eligible
59	NO - Not Eligible
59	YES – Planning Document Consistency (PRC) § 21083
91	NO - Not Eligible
56	NO - Not Eligible
25	YES – Planning Document Consistency (PRC) § 21083
55	NO - Not Eligible
96	NO - Not Eligible
50	NO - Not Eligible
42	NO - Not Eligible
3	NO - Not Eligible
17	NO - Not Eligible
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
9	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
35	NO - Not Eligible
125	NO - Not Eligible
121	NO - Not Eligible
123	NO - Not Eligible
208	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
2	YES – Planning Document Consistency (PRC) § 21083
12	NO - Not Eligible
9	NO - Not Eligible

9	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
8	NO - Not Eligible
15	NO - Not Eligible
97	NO - Not Eligible
5	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
10	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
5	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
11	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
3	NO - Not Eligible
6	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
2	NO - Not Eligible
2	NO - Not Eligible
2	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083

3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
4	NO - Not Eligible
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
2	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
58	YES – Planning Document Consistency (PRC) § 21083
101	NO - Not Eligible
19	NO - Not Eligible
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
8	NO - Not Eligible
119	NO - Not Eligible
109	NO - Not Eligible
5	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
46	NO - Not Eligible

32	NO - Not Eligible
5	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
5	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083

1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
5	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
6	NO - Not Eligible
4	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
9	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
7	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
5	NO - Not Eligible
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
5	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
6	NO - Not Eligible
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
5	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
5	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
3	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
12	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
4	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
4	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
11	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
4	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
10	NO - Not Eligible
15	NO - Not Eligible
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
8	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
15	NO - Not Eligible
33	NO - Not Eligible
4	NO - Not Eligible
3	NO - Not Eligible
17	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible

4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
9	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
8	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
8	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
13	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
5	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
25	YES – Planning Document Consistency (PRC) § 21083.
54	YES – Planning Document Consistency (PRC) § 21083.
16	NO - Not Eligible
12	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
7	YES – Planning Document Consistency (PRC) § 21083.

84	YES – Planning Document Consistency (PRC) § 21083.
52	YES – Planning Document Consistency (PRC) § 21083.
79	YES – Planning Document Consistency (PRC) § 21083.
16	YES – Planning Document Consistency (PRC) § 21083.
26	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
26	YES – Planning Document Consistency (PRC) § 21083.
47	YES – Planning Document Consistency (PRC) § 21083.
29	YES – Planning Document Consistency (PRC) § 21083.
10	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
25	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.

	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
14	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
13	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
10	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
9	YES – Planning Document Consistency (PRC) § 21083.
9	YES – Planning Document Consistency (PRC) § 21083.
2	NO - Not Eligible
4	NO - Not Eligible
6	YES – Planning Document Consistency (PRC) § 21083.
4	YES – Planning Document Consistency (PRC) § 21083.
10	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
4	NO - Not Eligible
6	NO - Not Eligible
4	NO - Not Eligible
2	NO - Not Eligible

1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	NO - Not Eligible
9	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
122	YES – Planning Document Consistency (PRC) § 21083.
8	NO - Not Eligible
67	NO - Not Eligible
22	YES – Planning Document Consistency (PRC) § 21083.
32	YES – Planning Document Consistency (PRC) § 21083.
40	YES – Planning Document Consistency (PRC) § 21083.
152	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
9	NO - Not Eligible
13	YES – Planning Document Consistency (PRC) § 21083.
41	YES – Planning Document Consistency (PRC) § 21083.
23	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
41	NO - Not Eligible
90	YES – Planning Document Consistency (PRC) § 21083.
57	YES – Planning Document Consistency (PRC) § 21083.
150	NO - Not Eligible
455	YES – Planning Document Consistency (PRC) § 21083.
379	YES – Planning Document Consistency (PRC) § 21083.
158	YES – Planning Document Consistency (PRC) § 21083.
127	YES – Planning Document Consistency (PRC) § 21083.
116	YES – Planning Document Consistency (PRC) § 21083.
112	YES – Planning Document Consistency (PRC) § 21083.
128	YES – Planning Document Consistency (PRC) § 21083.
102	YES – Planning Document Consistency (PRC) § 21083.

42	YES – Planning Document Consistency (PRC) § 21083.
58	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
11	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
8	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
4	NO - Not Eligible
4	NO - Not Eligible
4	NO - Not Eligible
8	NO - Not Eligible
8	NO - Not Eligible
3	YES – Planning Document Consistency (PRC) § 21083.
5	NO - Not Eligible
5	NO - Not Eligible
3	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
13	NO - Not Eligible

7	NO - Not Eligible
3	NO - Not Eligible
3	NO - Not Eligible
3	NO - Not Eligible
7	YES – Planning Document Consistency (PRC) § 21083.
50	YES – Planning Document Consistency (PRC) § 21083.
20	YES – Planning Document Consistency (PRC) § 21083.
20	YES – Planning Document Consistency (PRC) § 21083.
11	NO - Not Eligible
18	NO - Not Eligible
17	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
29	NO - Not Eligible
2	NO - Not Eligible
2	NO - Not Eligible
8	NO - Not Eligible
4	NO - Not Eligible
17	NO - Not Eligible
4	NO - Not Eligible
5	NO - Not Eligible
4	NO - Not Eligible
4	NO - Not Eligible
5	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
56	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
37	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.
	1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
14	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
17	YES – Planning Document Consistency (PRC) § 21083.
5	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
22	YES – Planning Document Consistency (PRC) § 21083.
12	YES – Planning Document Consistency (PRC) § 21083.
63	YES – Planning Document Consistency (PRC) § 21083.
36	YES – Planning Document Consistency (PRC) § 21083.
27	YES – Planning Document Consistency (PRC) § 21083.
20	YES – Planning Document Consistency (PRC) § 21083.
45	YES – Planning Document Consistency (PRC) § 21083.

24	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
16	NO - Not Eligible
16	NO - Not Eligible
8	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
73	NO - Not Eligible
72	NO - Not Eligible
105	NO - Not Eligible
94	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
7	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
3	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	YES – Planning Document Consistency (PRC) § 21083.
6	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
5	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
3	NO - Not Eligible
2	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
5	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
6	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.

4	NO - Not Eligible
3	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
5	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
40	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
6	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
5	NO - Not Eligible
5	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
5	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
16	YES – Planning Document Consistency (PRC) § 21083.
7	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
7	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
20	NO - Not Eligible
9	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
20	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
6	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
9	NO - Not Eligible
2	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
2	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
9	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.

1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
15	NO - Not Eligible
12	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
143	NO - Not Eligible
45	YES – Planning Document Consistency (PRC) § 21083.
4	NO - Not Eligible
48	NO - Not Eligible
91	NO - Not Eligible
275	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
141	NO - Not Eligible
391	NO - Not Eligible
227	YES – Planning Document Consistency (PRC) § 21083.
3	NO - Not Eligible
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
1	YES – Planning Document Consistency (PRC) § 21083.
23	YES – Planning Document Consistency (PRC) § 21083
0	YES – Planning Document Consistency (PRC) § 21083
0	YES – Planning Document Consistency (PRC) § 21083

Optional Information1	Optional Information2
Please enter any information you wish to convey about this parcel not covered by other fields in the form. See the instructions for examples of the information that can be reflected here.	*to convey on about this parcel not covered by other fields in the form. See the instructions for examples of the information that can be reflected here., Please enter any information you wish to convey about this parcel*
Using County HIP Program and State	Housing Element Programs are proposed fo
Merging two parcels for a total of 2.2 acr	Housing Element Programs are proposed fo
.3)	
assume 1.28 developable acres due to ea	The Elkhorn District Center allows up to 40
.3)	The Elkhorn district Center allows up to 40
assume 2.34 developable acres due to ea	The Elkhorn District Center allows up to 40
assume 1.54 develpable acres due to wet	The Elkhorn district Center allows up to 40
assume 1.83 acres due to easements and	North Highlands Town Center Gateway Dist
no known constraints	Northhighlands Town Center 20-60 du/ac.
no known constraints	Northhighlands Town Center 20-60 du/ac.
No known constraints	Housing Element Programs are proposed fo
Site has oak trees and slope which reduce	Water, Sewer, and Drainage is provided to
No known constraints	Housing Element Programs are proposed fo
Assume 5.0 developable acres due to dra	Housing Element Programs are proposed fo
assume 4.13 developable acres	The Elkhorn District Center allows up to 40
assume 1.68 developable acres due to ea	North Highlands Town Center Gateway Dist
assume 3.6 acres for multi-family. There	Multi-family development is allowed by -rig
assume 1.16 acres for multi-family. Ther	Multi-family development is allowed by -rig
assume 0.47 developable acres. There is	Multi-family development is allowed by -rig
assume 0.27 acres for multi-family	Multi-family development is allowed by -rig
assume 0.59 acres for multi-family	Multi-family development is allowed by -rig
assume 0.62 acres for multi-family. The	Multi-family development is allowed by -
assume 1.73 acres for multi-family. A tra	2.17 acres has a parking lot the remaining 4
assume 0.37 acres for multi-family	Multi-family development is allowed by -rig
assume 0.34 acres for multi-family. A tra	Multi-family development is allowed by -rig
assume 0.38 acres for multi-family. There	Multi-family development is allowed by -rig
assume 0.3 acres for multi-family. A trans	Multi-family development is allowed by -rig
assume 0.71 acres for multi-family	Multi-family development is allowed by -rig
assume 0.44 acres for multi-family	0.39 acres has a parking lot. The remaining
assume 0.28 acres for multi-family. A tra	Multi-family development is allowed by -rig
assume 0.56 acres for multi-family. A tra	Multi-family development is allowed by -rig
assume 0.79 acres for multi-family. A tra	Multi-family development is allowed by -rig
assume 0.60 acres for multi-family. A tra	Multi-family development is allowed by -rig
assume 0.26 acres for multi-family	Multi-family development is allowed by -rig
assume 0.36 acres for multi-family. A tra	Multi-family development is allowed by -rig
assume 0.4 acres for multi-family. For co	Multi-family development is allowed by -rig
assume 0.29 acres for multi-family	Multi-family development is allowed by -rig

assume 1.13 acres for multi-family. A tra	Multi-family development is allowed by -rig
assume 0.63 acres for multi-family. A tra	Multi-family development is allowed by -rig
assume 0.77 acres for multi-family. A tra	Multi-family development is allowed by -rig
assume 3.49 acres for multi-family. A tra	Multi-family development is allowed by -rig
assume 0.26 acres for multi-family. A tra	Multi-family development is allowed by -
assume 0.32 acres for multi-family Non-vaca	Multi-family development is allowed by -
assume 0.33 acres for multi-family	Multi-family development is allowed by -rig
~~assume 1.02 acres for multi-family. A tra~~	~~Multi-family development is allowed by -rig~~
assume 0.49 acres for multi-family for all	These are one legal parcel with multiple pa
assume 0.49 acres for multi-family for all	These are one legal parcel with multiple pa
assume 0.49 acres for multi-family for all	These are one legal parcel with multiple pa
assume 0.38 acres for multi-family. The M	Multi-family development is allowed by -rig
assume 0.62 acres for multi-family. Ther	Multi-family development is allowed by -rig
assume 0.32 acres for multi-family	Multi-family development is allowed by -rig
assume 0.92 acres for multi-family	The SPA allows multi-family development b
assume 0.39 acres for multi-family. The V	Multi-family development is allowed by -rig
assume 2.69 developable acres	The Housing Incentive Program (HIP) allows
assume 96 multifamily units based on Bu	The Butterfield Light Rail Station SPA is spe
assume 1 developable acre due to trees,	A demolition permit (DMOR 2008-00120) f
no known constraints	Housing Element Programs are proposed for by
assume 0.76 acres for multi family. A tra	Multi-family development is allowed by -rig
assume 0.44 acres for multi-family. A tra	Multi-family development is allowed by -rig
assume 0.8 developable acres for trees a	Multi-family development is permitted in th
assume 0.8 developable acres for trees a	Multi-family development is permitted in th
assume 0.68 developable acres for easem	Multi-family development is permitted in th
assume 1.74 developable acres	The Stockton Blvd. SPA RM-1 permits the u
assume 0.32 acres for multi-family. A tra	Multi-family development is allowed by -rig
total parcel is 30 acres, but parcels 5.4 ar	This SPA specifically assumes 15 percent or
total parcels is 518 acres but has smaller	This SPA assumes that 414 affordable multi
consists of three total parcels at 41.24 ac	This SPA assumes 502 units will be develop
total parcel is 179-acres and is identified in the Master Plan for further division. A 10	
total parcel is 121.68 acres and is identified in the Phase A of development wihich inc	
total parcels is 274 and 352 acres and is i	The developer has indicated the are moving
This development was approved in 2017 as entitlement PLNP2017-00217. It takes a	
This development was approved in 2017 as entitlement PLNP2017-00217. It takes a	
This development was approved in 2017 as entitlement PLNP2017-00217. It takes a	
This development was approved in 2017 as entitlement PLNP2017-00217. It takes a	
This development was approved in 2017 as entitlement PLNP2017-00217. It takes a	
This development was approved in 2017 as entitlement PLNP2017-00217. It takes a	
This development was approved in 2017 as entitlement PLNP2017-00217. It takes a	
This development was approved in 2017 as entitlement PLNP2017-00217. It takes a	
no known constraints; assume 1.04 deve	Housing Element Programs are proposed fo
assume 1.8 net developable acres due ad	Housing Element Programs are proposed fo
no known constraints	Housing Element Programs are proposed fo
1.87 developable acres due to easements	Housing Element Programs are proposed fo
assume 1.1 developable acres due to easement and flood zone	

assume 0.9 developable acres due to SFR	Housing Element Programs are proposed fc
No known constraints	Housing Element Programs are proposed fc
assume 0.72 developable acres due to re	Housing Element Programs are proposed fc
assume 0.89 developable acres due to ex	Housing Element Programs are proposed fc
assume 0.85 developable acres due to ea	Housing Element Programs are proposed fc
assume 1.8 net developable acres due to	Housing Element Programs are proposed fc
No known constraints;assume 3.4 net de	Housing Element Programs are proposed fc
No known constraints; assume 2.75 net c	Housing Element Programs are proposed fc
Assume 4.2-acres is developable	4.92 acre portion is undeveloped , 4.92 acr
assume 1.13 developable acres due to ex	Housing Element Programs are proposed fc
assume 2.13 developable acres due to flc	Housing Element Programs are proposed fc
assume 0.95 acres for multifamily due to	Housing Element Programs are proposed fc
This parcel has spilt zoning and the poter	Multi-family development is allowed by -rig
assume 5.7 developable acres due to O d	Housing Element Programs are proposed fc
assume 3.83 developable acres due to ea	5.8-acre portion has RD-20 Zoning and roa
An 8.3 gross acre portion is zoned for mu	Housing Element Programs are proposed fc
No known constraints; assume 3.4 net de	Housing Element Programs are proposed fc
No known constraints	Housing Element Programs are proposed fc
assume 0.90 developableacres due to existing residenceand flood zone	
assume 2.66 developable acres due to ea	This parcel has split zoning (Neighborhood
No known constraints	
assume 0.58 developable acres	
assume 2.14 acres due 70 % max coverag	Multi-family development is permitted in tl
assume 3.23 acres due to 70%max covera	Multi-family development is permitted in tl
no known constraints	Housing Element Programs are proposed fc
assume 3.58 developable acres due to flc	Housing Element Programs are proposed fc
road easements reduce area to 13.5 acre	Housing Element Programs are proposed fc
assume 5.99developable acres due to flo	Housing Element Programs are proposed fc
No known constraints	Housing Element Programs are proposed fc
These parcels are under the same owner	Housing Element Programs are proposed fc
These parcels are under the same ownership and can be merged for affordable deve	
assume 8.33 acres is available for multi-family. The site contains 3.15acres that is de	
No known constraints. Assume 5.17 deve	Housing Element Programs are proposed fc
No known constraints; assume 3.5 net ac	Housing Element Programs are proposed fc
No known constraints; assume 8.2 net acres.	
No known constraints; 0.4 net acres.	RD-40 parcels on the moderate income inv
No known constraints	RD-40 parcels on the moderate income inv
No known constraints	RD-40 parcels on the moderate income inv
No known constraints	RD-40 parcels on the moderate income inv
Some tree coverage; assume 2 units only	RD-40 parcels on the moderate income inv
No know constraints; multi-family setbac	RD-40 parcels on the moderate income inv
No known constraints	RD-40 parcels on the moderate income inv
No know constraints; multi-family setbac	RD-40 parcels on the moderate income inv
No know constraints; multi-family setbac	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv

No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
Some tree coverage; assume 8 units only	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
Some easement coverage; assume 2 unit	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
Some tree coverage; assume 10 units	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
Slope is a potential constraint assume 26	RD-30 parcels on the moderate income inv
No known constraints	RD-30 parcels on the moderate income inv
No known constraints	Per NewBridge SPA these two parcels will a
Assume 1.48 developable acresdue to trees and easement	
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv

No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
This is a separate legal parcel that was va	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
Some tree coverage assume 2 units	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
Some tree coverage assume 6 units	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv

No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No know constraints; multi-family setbac	RD-20 parcels on the moderate income inv
No know constraints; multi-family setbac	RD-20 parcels on the moderate income inv
No know constraints; multi-family setbac	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
No known constraints	RD-20 parcels on the moderate income inv
Approximately 3.15 acres has the O desi	There is a residence on the property and it has mixed zoning of RD-20 and O. The surrounding
Site has powerlines;assume 0.5 developa	RD-20 parcels on the moderate income inv
Developed with a SFR; SFR and parcel rer	RD-20 parcels on the moderate income inv
No known constraints; multi-family setba	RD-20 parcels on the moderate income inv
No known constraints densites and units from Master Plan applied	
No known constraints densites and units from Master Plan applied	
No known constraints densites and units from Master Plan applied	
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv

No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
Developed with a SFR; SFR and parcel rer	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
Site has tree; net developable acreage ad	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
Parcel contains 1 residence, net acreage s	RD-10 parcels on the moderate income inv
This is part of a lager parcel that include a	RD-10 parcels on the moderate income inv
In North Vineyard Station Specific Plan	RD-10 parcels on the moderate income inv
In North Vineyard Station Specific Plan	RD-10 parcels on the moderate income inv
Plan identifies units as available for mode	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv

No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv

No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-10 parcels on the moderate income inv
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon

No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	RD-7 parcels on the above-moderate incon
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in

No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
potential wetlands	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in

No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	AR-1 parcels on the above-moderate income in
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv

No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv

No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	A-2 parcels on the above-moderate income inv
No known constraints	AR-2 parcels on the above-moderate income in
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

3)	
3)	
3)	

3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	
3)	

Multi-family development is allowed by -righ These sites will be merged and contain single fa
Multi-family development is allowed by -righ These sites will be merged and contain single fa
Multi-family development is allowed by -right in LC, SC, GC and BP zoning. The Housing Elem

Optional Information3	Optional Information4	Optional Information5	Optional Information6
Please enter any information you wish to convey about this parcel not covered by other fields in the form. See the instructions for examples of the information that can be reflected here.			
This project has approved entitlments and is working with SHRA to apply for funding sources. Once fu			
This project has approved entitlments and is working with SHRA for regulatory agreements.			
Housing Element Programs are proposed for by-right development on properties from previous cycles. The H			
Housing Element Programs are proposed for by-right development on properties from previous cycle			
Housing Element Programs are proposed for by-right development on properties from previous cycles. The Ho			
Housing Element Programs are proposed for by-right development on properties from previous cycles. The Ho			
Housing Element Programs are proposed for by-right development on properties from previous cycle			
Housing Element Programs are proposed for by-right development on properties from previous cycle			
Housing Element Programs are proposed for by-right development on properties from previous cycle			
or by-right development on properties from previous cycles and will increase the density in RD-20 and			
The gross parcel acreage is greater than 10-acre	Housing Element Programs are proposed for by-right		
or by-right development on properties from previous cycles. The Housing Incentive Program (HIP) allo			
or by-right development on properties from previous cycles. The Housing Incentive Program (HIP) allo			
Housing Element Programs are proposed for by-right development on properties from previous cycle			
Housing Element Programs are proposed for by-right development on properties from previous cycle			
The Housing Element proposes programs that ir	The gross parcel acreage is greater than 10-acres; ho		
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right		
The Housing Element proposes programs that include formulating incentives for residential uses on c			
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right		
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right		
The Housing Element proposes programs that includ	Housing Element Programs are proposed for by-right		
Multi-family development is allowed by -right ir	The Housing Elem	Housing Element Programs are prop	
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right		
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right		
The Housing Element proposes programs that include formulating incentives for residential uses on c			
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right		
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right		
Multi-family development is allowed by -right in LC,	Housing Element Programs are proposed for by-right		
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right		
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right		
The Housing Element proposes programs that include formulating incentives for residential uses on c			
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right		
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right		
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right		
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right		
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right		

The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right
The Housing Element proposes programs that ir	The gross parcel a Housing Element Programs are pro
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right
The Housing Element proposes programs that include formulating incentives for residential uses on c	
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right
~~The Housing Element proposes programs that ir~~	~~Housing Element~~ ~~Housing Element Programs are pro~~
Multi-family development is allowed by -right ir	The Housing Elem Housing Element Programs are pro
Multi-family development is allowed by -right ir	The Housing Elem Housing Element Programs are pro
Multi-family development is allowed by -right ir	The Housing Elem Housing Element Programs are pro
The Housing Element proposes programs that ir	Housing Element Housing Element Programs are pro
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right
Multi-family development is allowed by -right ir	The Housing Eleme Housing Element Programs are pro
Housing Element Programs are proposed for by-right development on properties from previous cycle	
s a density increase over the base project by 15 percent on RD-20 zoned properties and 10 percent on	
Housing Element Programs are proposed for by-right development on properties from previous cycle	
The Housing Incentive Program (HIP) allows a density increase over the base project by 15 percent on	
-right development on properties from previous cycles. The Housing Incentive Program (HIP) allows a density	
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right
The Housing Element proposes programs that ir	Housing Element Programs are proposed for by-right
e Main Street District of the SPA. Both parcels are under the same ownership and a previous inquiry	
e Main Street District of the SPA. Both parcels are under the same ownership and a previous inquiry	
e Main Street District of the SPA. , Multi-family development is permitted in the Main Street District	
The Housing Incentive Program (HIP) allows a d	RD-20 Zoning will This property is owned by the Hous
The Housing Element proposes programs that include formulatin	This property is owned by the Hous
The entire SPA is 183 acres and provides 1,644 units	
family units and a total of 518 multi-family units will be available on four sites in this SPA, 104, This SP	
ed on these parcels and 408 are assumed to be at a moderate income level.	
) acre portion of this property will be made available for the development of 200 affordable units thro	
cludes parcels N11 and N14 which will each be 5 acres and developed with 110 units for a toral of 220	
g forward with developing the Town Center area	
15 net acres and and proposes to develop it with mixed use (retail commercial and apartments) and s	
15 net acres and and proposes to develop it with mixed use (retail commercial and apartments) and s	
15 net acres and and proposes to develop it with mixed use (retail commercial and apartments) and s	
15 net acres and and proposes to develop it with mixed use (retail commercial and apartments) and s	
15 net acres and and proposes to develop it with mixed use (retail commercial and apartments) and s	
15 net acres and and proposes to develop it with mixed use (retail commercial and apartments) and s	
15 net acres and and proposes to develop it with mixed use (retail commercial and apartments) and s	
15 net acres and and proposes to develop it with mixed use (retail commercial and apartments) and s	
or by-right development on properties from previous cycles.	
or by-right development on properties from previous cycles.	
or by-right development on properties from previous cycles.	
or by-right development on properties from pr	

or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
Housing Element Programs are proposed for by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
ght in LC, SC, GC and BP zoning. The Housing Element assumes that 25 percent of the overall acreage
or by-right development on properties from previous cycles.
Housing Element Programs are proposed for by-right development on properties from previous cycle
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.

Mixed Use and RD-20). The Neighborhood Mixed Use portion is developed with a retail commercial us

ne RM-1 subzone of the North Watt SPA. Density range is 15-25 units per acre; assumed 25du/acre, M
ne RM-1 subzone of the North Watt SPA. Density range is 15-25 units per acre; assumed 25du/acre, M
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.
lopment assume 0.97 developable acres.
signated as O and is not available for multifamily development.
or by-right development on properties from previous cycles.
or by-right development on properties from previous cycles.

entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu

entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
entory assume they will be developed with a minimum of a duplex and if they are above 0.5 acres mu	
ccommodate 506 moderate income level units	
entory assume they will be developed with a minimum of a single family residence or duplex and if th	
entory assume they will be developed with a minimum of a single family residence or duplex and if th	
entory assume they will be developed with a minimum of a single family residence or duplex and if th	
entory assume they will be developed with a minimum of a single family residence or duplex and if th	
entory assume they will be developed with a minimum of a single family residence or duplex and if th	
entory assume they will be developed with a minimum of a single family residence or duplex and if th	
entory assume they will be developed with a minimum of a single family residence or duplex and if th	
entory assume they will be developed with a minimum of a single family residence or duplex and if th	
entory assume they will be developed with a minimum of a single family residence or duplex and if th	
entory assume they will be developed with a minimum of a single family residence or duplex and if th	
entory assume they will be developed with a minimum of a single family residence or duplex and if th	
entory assume they will be developed with a minimum of a single family residence or duplex and if th	
entory assume they will be developed with a minimum of a single family residence or duplex and if th	
entory assume they will be developed with a minimum of a single family residence or duplex and if th	

entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th

entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th

entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th

entory assume they will be developed with a minimum of a single family residence or duplex and if th

entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
entory assume they will be developed with a minimum of a single family residence or duplex and if th
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen

ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ne inventory assume they will be developed with a minimum of a single family residence or 85 percen
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi

ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi

ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
ventory assume parcels less than 1 to 1.99 acres will be developed with one residence. The capacity is detemi
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil

entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil

entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
entory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres wil
ventory will develop with one residence per 2 acres. The inventory assumes parcels less than 1 to 2.99 acres w

ıent assumes that 25 percent of the overall acreage of vacant parcels greater than one acre in size with this zor

Optional Information7

ınding is received it will be developed in this Housing Cycle.

ousing Incentive Program (HIP) allows a density increase over the base project by 15 percent on F
s. The Housing Incentive Program (HIP) allows a density increase over the base project by
ousing Incentive Program (HIP) allows a density increase over the base project by 15 percent on R
using Incentive Program (HIP) allows a density increase over the base project by 15 percent on RD
s. The Housing Incentive Program (HIP) allows a density increase over the base project by
s. The Housing Incentive Program (HIP) allows a density increase over the base project by
s. The Housing Incentive Program (HIP) allows a density increase over the base project by
RD-25 Zoning Districts to up to 30 units per acre. The Housing Incentive Program (HIP) a
development on properties from previous cycles. The Housing Incentive Program (HIP) al
ws a density increase over the base project by 15 percent on RD-20 zoned properties anc
ws a density increase over the base project by 15 percent on RD-20 zoned properties anc
s. The Housing Incentive Program (HIP) allows a density increase over the base project by
s.
Housing Element Programs are proposed for by-right development on properties from pr
development on properties from previous cycles.
ommercial properties and including the BP (Business Park) zoning district as a commercia
development on properties from previous cycles.
development on properties from previous cycles.
development on properties from previous cycles.
posed for by-right development on properties from previous cycles.
development on properties from previous cycles.
development on properties from previous cycles.
ommercial properties and including the BP (Business Park) zoning district as a commercia
development on properties from previous cycles.
development on properties from previous cycles.
development on properties from previous cycles.
development on properties from previous cycles.
development on properties from previous cycles.
ommercial properties and including the BP (Business Park) zoning district as a commercia
development on properties from previous cycles.
development on properties from previous cycles.
development on properties from previous cycles.
development on properties from previous cycles.
development on properties from previous cycles.

development on properties from previous cycles.
development on properties from previous cycles.
development on properties from previous cycles.
posed for by-right development on properties from previous cycles.
development on properties from previous cycles.
ommercial properties and including the BP (Business Park) zoning district as a commercia
development on properties from previous cycles.
~~posed for by-right development on properties from previous cycles.~~
posed for by-right development on properties from previous cycles.
posed for by-right development on properties from previous cycles.
posed for by-right development on properties from previous cycles.
posed for by-right development on properties from previous cycles.
development on properties from previous cycles.
development on properties from previous cycles.
posed for by-right development on properties from previous cycles.
s.
RD-25, RD-30 and RD-40 zoned properties.
s.
RD-20 zoned properties and 10 percent on RD-25, RD-30 and RD-40 zoned properties.
increase over the base project by 15 percent on RD-20 zoned properties and 10 percent on RD-2
development on properties from previous cycles.
development on properties from previous cycles.
proposed to utilize both parcels for a multi-family development previous proposal assum
proposed to utilize both parcels for a multi-family development previous proposal assum
of the SPA. Density range is 20-50 units per acre; assumed 33 du/acre.
ing Authority of Sacramento County
ing Authority of Sacramento County

PA assumes that 414 affordable multifamily units and a total of 518 multi-family units will

ugh an Affordable Housing Strategy with SHRA and the developer.
aaffrordable units.

mall lot single family product. In total 30 apartments and 113 single fmaily homes are pr
mall lot single family product. In total 30 apartments and 113 single fmaily homes are pr
mall lot single family product. In total 30 apartments and 113 single fmaily homes are pr
mall lot single family product. In total 30 apartments and 113 single fmaily homes are pr
mall lot single family product. In total 30 apartments and 113 single fmaily homes are pr
mall lot single family product. In total 30 apartments and 113 single fmaily homes are pr
mall lot single family product. In total 30 apartments and 113 single fmaily homes are pr
mall lot single family product. In total 30 apartments and 113 single fmaily homes are pr

of vacant parcels greater than one acre in size with this zoning will be developed with aff

s.

se and the RD-20 portion is vacant. The developable portion is 2.66 acres.

Iulti-family development is permitted in the RM-1 subzone of the North Watt SPA. Densit
Iulti-family development is permitted in the RM-1 subzone of the North Watt SPA. Densit

ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.

ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.
ılti-family setbacks are applied to gross parcel acreage and multiplied by density.

ıey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ıey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ıey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ıey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ıey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ıey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ıey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ıey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ıey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ıey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ıey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ıey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ıey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ıey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult

ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult

ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult

ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult
ey are above 0.5 acres multi-family setbacks are applied to gross parcel acreage and mult

ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.

ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.

ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.

ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
ey are above 0.5 acres 85 percent of the gross acreage is multiplied by the density.
t of the gross acreage is multiplied by the density, if they are large enough to support mc
t of the gross acreage is multiplied by the density, if they are large enough to support mc
t of the gross acreage is multiplied by the density, if they are large enough to support mc
t of the gross acreage is multiplied by the density, if they are large enough to support mc
t of the gross acreage is multiplied by the density, if they are large enough to support mc
t of the gross acreage is multiplied by the density, if they are large enough to support mc
t of the gross acreage is multiplied by the density, if they are large enough to support mc

t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo
t of the gross acreage is multiplied by the density, if they are large enough to support mo

ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.

ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.

ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ned by the whole number of the acreage i.e. 2.66 acres provide a capacity of 2 residences.
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea

ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea

ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
ll be developed with one residence. The capacity is detemined by the whole number of the acrea
vill be developed with one residence. The capacity is detemined by the whole number of the acre

RD-20 zoned properties and 10 percent on RD-25, RD-30 and RD-40 zoned properties.
y 15 percent on RD-20 zoned properties and 10 percent on RD-25, RD-30 and RD-40 zone
D-20 zoned properties and 10 percent on RD-25, RD-30 and RD-40 zoned properties.
D-20 zoned properties and 10 percent on RD-25, RD-30 and RD-40 zoned properties.
y 15 percent on RD-20 zoned properties and 10 percent on RD-25, RD-30 and RD-40 zone
15 percent on RD-20 zoned properties and 10 percent on RD-25, RD-30 and RD-40 zonec
15 percent on RD-20 zoned properties and 10 percent on RD-25, RD-30 and RD-40 zonec
llows a density increase over the base project by 15 percent on RD-20 zoned properties a
llows a density increase over the base project by 15 percent on RD-20 zoned properties a

y 15 percent on RD-20 zoned properties and 10 percent on RD-25, RD-30 and RD-40 zone

be available on four sites in this SPA, 104 units will be available to moderate income.

oposed. 12 of the apartments are available for VLI and LI income groups. The applicant i
oposed. 12 of the apartments are available for VLI and LI income groups. The applicant i
oposed. 12 of the apartments are available for VLI and LI income groups. The applicant i
oposed. 12 of the apartments are available for VLI and LI income groups. The applicant i
oposed. 12 of the apartments are available for VLI and LI income groups. The applicant i
oposed. 12 of the apartments are available for VLI and LI income groups. The applicant i
oposed. 12 of the apartments are available for VLI and LI income groups. The applicant i
oposed. 12 of the apartments are available for VLI and LI income groups. The applicant i

nd 10 percent on RD-25, RD-30 and RD-40 zoned properties.
nd 10 percent on RD-25, RD-30 and RD-40 zoned properties.

Table B: Sites Identified to be Rezoned to Accommodate Shortfall Hou

APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low-Income	Low-Income
Enter the Assessor Parcel Number (APN).	*Enter the street address.*	*Enter the project name, if available.*	*Enter the local jurisdiction tracking ID, if available.*	*For each site, list the number of units that are affordable to very low-income households.*	*For each site, list the number of units that are affordable to low-income households.*
2030120089	S.W. Corner of Antelope Rd.and Elverta Rd.			80	80
2030260064	7907 Antelope North Road				77
2032160072	0 Don Julio Blvd. W. side of Don Julio Blvd. approx 450 feet n				113
2940180008	281 Munroe St.				
294018013	291 Monroe St			18	
2200311019	5804 Garfield Ave				16
2300051009	5334 Walnut			18	
750020015	9425 Folsm Blvd.			30	170
0750440024	O Folsom Blvd. N.side of Folsom Blvd. 500 feet E. of Paseo Rio Way				34
2200780001	5132 Elkhorn Blvd.			13	71
2150062030	O Watt Ave. W. side of Watt Ave. Approx 325 feet S. of I St.				20
2140092019	232 Elkhorn Blvd.				21
20301100047	Antelope Rd.			30	170
2080122066	0 Watt Ave. W.side of Watt Ave. 500 feet N. c			54	
20600500050					
2300091056	4921 Hemock Ave.			24	
2080132008	7235 Watt Ave.			12	69
2150062057	6233 Watt Ave.			30	
2190033001	Walerga Rd.			10	59
500010077	7236 East Parkway				19
2140160061	5919 Dry Creek Rd.				43
2300710004					
2070300009	864 Oak Ln.			18	
2070141015	870 Oak Ln.			9	44
220252018	4541 Fruitridge Rd				20
510640049	NE Corner Stockton Blvd. and Orage Ave.			22	
2830020017					
0390041004	3945 48th Ave				26
0390054001	4001 48th Ave.			5	31
0390072016	49th Ave at Wesley Ave				18

0390241001	0 47th Ave S. side of 47th approx. 100 feet ea			5	31
0500311028	66th Ave. S. side of 66th Ave. approx. 600 fee			11	59
0510160014	Stockton Blvd. N.E. corner of Stockton Blvd. and Walter Ave.				24
0510630021	Stockton Blvd. N.E. corner of Stockton Blvd. a			8	46
1151980003	0 Stockton Blvd. NW corner of Stockton Blvd.			8	47
260102023	5903 Southwest Ave.				23
)0017 051020018	7521 7525 Power Inn Rd.				20
0650060035	Gerber Rd. N. side of Gerber Rd. approx. 150 west			11	61
0650080057	9055 Gerber Road			22	124
0510030012	SE Corner of Florin and Power Inn Roads			12	68
0510061018	Florin Rd. S side of Florin Rd. approx. 200 fee			5	29
0430070005	8149 Florin Road			6	31
430070034	8165 Florin Rd.			6	32
430230020	Augusta Way N. Side of August at the terminu			11	61
0430230022	McCurdy Ln. W. side of McCurdy Ln. 450 feet N. of Florin Rd.				128
200253024	4400 Stockton Blvd.			17	
1220790020	O Gerber Rd. S. side of Gerber Rd. approx. 65			18	102
0650260004	E side of Waterman Rd. approx. 520 feet sout			18	
660070052	9424 Florin Rd.			30	170
640080043	7001 S. Watt Ave.			24	136
650080110	Gerber Rd. N. side of Gerber Rd.100 ft. E of E			11	61
Gerber	0650260020			6	35

sing Need, Table Starts in Cell A2

Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation
For each site, list the number of units that are affordable to moderate-income households.	*For each site, list the number of units that are affordable to above-moderate income households.*	*Select No Net Loss, Unaccommodated Need, or Shortfall of Sites.*	*Enter the size of the parcel in acres.*	*Enter the new General Plan Land Use designation. If no change was made, enter the current designation.*
		Shortfall of Sites	9.69	Medium Density
	136	Shortfall of Sites	40	Medium Density
		Shortfall of Sites	6.9	Medium Density
		Shortfall of Sites	0.85	Medium Density
		Shortfall of Sites	0.78	Medium Density
		Shortfall of Sites	0.89	Medium Density
		Shortfall of Sites	1.1	Medium Density
		Shortfall of Sites	14.65	Medium Density
		Shortfall of Sites	2.45	Medium Density
		Shortfall of Sites	10.46	Medium Density
		Shortfall of Sites	1.53	Medium Density
		Shortfall of Sites	1.52	Medium Density
		Shortfall of Sites	16.64	Medium Density
		Shortfall of Sites	3.06	Medium Density
				Medium Density
		Shortfall of Sites	1.32	Medium Density
		Shortfall of Sites	4.62	Medium Density
		Shortfall of Sites	2.13	Medium Density
		Shortfall of Sites	5.7	Medium Density
		Shortfall of Sites	2.08	Medium Density
		Shortfall of Sites	3.54	Medium Density
				Medium Density
		Shortfall of Sites	3	Medium Density
		Shortfall of Sites	11.2	Medium Density
		Shortfall of Sites	1.77	Medium Density
		Shortfall of Sites	2.26	Medium Density
				Medium Density
		Shortfall of Sites	1.67	Medium Density
		Shortfall of Sites	3.51	Medium Density
		Shortfall of Sites	1.39	Medium Density

		Shortfall of Sites	2.14	Medium Density
		Shortfall of Sites	4.39	Medium Density
		Shortfall of Sites	1.68	Medium Density
		Shortfall of Sites	3.21	Medium Density
		Shortfall of Sites	3.64	Medium Density
		Shortfall of Sites	2.13	Medium Density
		Shortfall of Sites	0.71;0.72	Medium Density
		Shortfall of Sites	8.4	Medium Density
		Shortfall of Sites	9.39	Medium Density
		Shortfall of Sites	5.89	Medium Density
		Shortfall of Sites	2.26	Medium Density
		Shortfall of Sites	2.8	Medium Density
		Shortfall of Sites	15.93	Medium Density
		Shortfall of Sites	10.33	Medium Density
		Shortfall of Sites	4.47	Medium Density
		Shortfall of Sites	0.89	Medium Density
		Shortfall of Sites	6.92	Medium Density
		Shortfall of Sites	1.32	Medium Density
134		Shortfall of Sites	15.64	Medium Density
		Shortfall of Sites	9.63	Medium Density
		Shortfall of Sites	4.77	Medium Density
		Shortfall of Sites	2.73	Medium Density

Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/ Nonvacant
Enter the new zoning designation for the parcel. If no change was made, enter the current zoning designation.	*Enter the minimum density allowed on each parcel. This is the density allowed after any zoning amendments are made.*	*Enter the maximum density allowed on each parcel. This is the density allowed after any zoning amendments are made.*	*Enter the estimated realistic unit capacity for each parcel.*	*From the drop-down list, select if the parcel is vacant or nonvacant.*
RD-30	20	40	160	Vacant
RD-30	20	40	213	Vacant
RD-30	20	40	113	Vacant
RD-30	20	40		Vacant
RD-30	20	40	18	Vacant
RD-30	20	40	16	Nonvacant
RD-30	20	40	18	Vacant
RD-40	40	50	200	Nonvacant
RD-40	40	50	34	Vacant
RD-40	40	50	84	Nonvacant
RD-30	20	40	20	Vacant
RD-30	20	40	21	Vacant
RD-30	20	40	200	Vacant
RD-30	20	40	54	Vacant
Residential				
RD-30	20	40	24	Nonvacant
RD-40	40	50	81	Nonvacant
RD-40	30	50	30	Vacant
BP/RD-30	20	40	69	Vacant
RD-30	20	40	19	Nonvacant
RD-30	20	40	43	Vacant
Residential				
RD-30	20	40	18	Nonvacant
RD-30	20	40	53	Nonvacant
RD-30	20	40	20	Nonvacant
RD-40	40	50	22	Vacant
Residential				
RD-30	20	40	26	Vacant
RD-30	20	40	36	Vacant
RD-30	20	40	18	Vacant

RD-30	20	40	36	Vacant
RD-40	40	50	70	Vacant
RD-40	30	50	24	Vacant
RD-40	30	50	54	Vacant
RD-30	20	30	55	Vacant
RD-40	40	50	23	Vacant
RD-30	20	40	20	Vacant
RD-30	20	40	72	Vacant
RD-30	20	40	146	Vacant
RD-30	20	40	80	Vacant
RD-40	40	50	29	Vacant
RD-30	20	30	37	Vacant
RD-30	20	30	40	Nonvacant
RD-30	20	30	72	Vacant
RD-30	20	30	128	Vacant
RD-30	20	30	17	Vacant
RD-30	20	30	120	Vacant
RD-40	30	50	18	Vacant
RD-30	20	30	334	Vacant
RD-30	20	30	160	Nonvacant
RD-30	20	30	72	Vacant
RD-30	20	30	41	Vacant

Description of Existing Uses
Enter a description of existing uses
There is a duplex on the property and it is surrounded by multifamily development. It is considered underutiliz
The site currently has a single-family residence. Assume 8.33 acres is available for multi-family. The site contair
This site is developed with a place of worship and a 4.92-acre portion of the property is undeveloped and could
tota parcel is 16.64 with rezone 10-acres
Located in the Carmichael/Foothill Farms community in a moderate resource opportunity area. The site curren
This site contains a concrete slab.
Located in the South Sacramento community. The site currently has a concrete slab that was a sports court. Th
. The site currently has a single-family residence and is considered underutilized due to its size and zoning. Assu
This parcel has split zoning of Neighborhood Mixed Use and RD-20. The Neighborhood Mixed Use portion is de
This parcel contains has a single-family residence and is considered underutilized for its size

This is a separate legal parcel that was vacant in the last housing element (APN: 043007022)

This site is developed with a single-family residence. Developers in the Florin Vineyard Gap a

l accommodate housing. This is a candidate rezone site and was included in previous Housing Elements based u

tly has a single-family residence. This parcel is underutilized given its size, existing zoning and current developm

is site is considered underutilized due to the existing zoning, lack of residences and proximity to services. Assur

. This portion is still vacant and is 4.76 acres, but a new APN: has been issued for this parcel

re exploring donating this site as part of their affordable sites requirement. The existing reside

ence is assumed to be removed, but it has not been used for lower income inventoert in the pa

ıst five years.

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	Land Uses Allowed
Special Planning Area (SPA) (Folsom Boulevard)	Multi-family dwellings, ADUs, retail commerc
SPA (North Watt Avenue)(Elkhorn District Center)	Retail commercial, offices and multi-family d
SPA (North Highlands Town Center)	Retail commercial, offices and multi-family re
RD-30 (Multiple Family Residential 30)	Duplexes, half-plex, single-family attached a
RD-40 (Multiple Family Residential 40)	Duplexes, half-plex, single-family attached a
LC (Light Commercial)	Commercial uses, multi-family dwellings, AD
Greenback Lane SPA (LC)	Commercial uses, multi-family dwellings, ADU
SC (Shopping Center Commercial Zone)	Commercial uses, multi-family dwellings, ADU
GC (General Commercial)	Commercial uses, multi-family dwellings, ADU
TC (Highway Travel Commercial)	Services to the highway traveler, multi-family
SPA (Butterfield Lightrail Station)	Commercial, multi-family dwellings, ADUs, ar
Fair Oaks Blvd. Central SPA (LC)	Commercial uses, multi-family dwellings, ADU
Fair Oaks Blvd. Central SPA (SC)	Commercial uses, multi-family dwellings, ADU
Fair Oaks Blvd. Main SPA Residential Mixed Use (RMU)	mixed-use commercial and residential district. multi-family residential either stand alone or mixed use, ADUs
Fair Oaks Blvd. Main SPA Residential Mixed Use (CMU)	mixed-use commercial and residential. mult
Stockton Boulevard Central SPA Residential Mixed Use (F	Commercial uses, multi-family dwellings, ADU
Stockton Boulevard Central SPA (LC)	Commercial uses, multi-family dwellings
Easton Place Master Plan (RD-60, RD-80)	multi-family dwellings
Glenborough at Easton Master Plan	commercial vertical mixed use, multi-family d
Mather South Community Master Plan (EC) 20	multi-family dwellings
NewBridge Specific Plan	Parcels N11 and N14 in Phase A of the plan w
Cordova Hills Specific Plan	An HDR 2 site is identified in the Town Cente
RM-1 (Mobilehome Park)	Mobilehome Parks
SPA (Downtown Rio Linda)	Mixed use developments; single family resid
SPA (North Watt Ave. Town Center)	multi-family dwellings, ADUs, retail, office.
Stockton Blvd. North SPA (RD-20)	multi-family dwellings
SPA (North Watt Ave.)Elkhorn Dist. RM-1	two-family dwellings, multi-family dwellings,
RD-25 (Multiple Family Residential 25)	multi-family dwellings, ADUs
RD-20 (Multiple Family Residential 20)	two family dwellings, ADUs, multi-family dwe
RD-15 (Multiple Family Residential 15)	two family dwellings, ADUs, multi-family dwe
RD-10 (Residential 10)	single-familty dwellings, two-family dwellings
RD-7 (Residential 7)	single-familty dwellings, two-family dwellings
RD-5 (Residential 5)	single-familty dwellings, ADUs
RD-4 (Residential 4)	single-familty dwellings, ADUs
RD-3 (Residential 3)	single-familty dwellings, ADUs
RD-2 (Residential 2)	single-familty dwellings, ADUs
RD-1 (Residential 1)	single-familty dwellings, ADUs
AR-10 (Agricultural-Residential 10)	single-familty dwellings, ADUs, agriculture

AR-5 (Agricultural-Residential 5)	single-familty dwellings, ADUs, agriculture
AR-2 (Agricultural-Residential 2)	single-familty dwellings, ADUs, agriculture
AR-1 (Agricultural-Residential 1)	single-familty dwellings, ADUs, agriculture
W. Auburn Blvd. SPA (Neighborhood Connectivity Zone)	Commercial uses, multi-family dwellings, AD
O (Open Space)	opens space, recreation, single-family dwelli
NewBridge Specific Plan	Duplexes, half-plex, single-family attached a
Cordova Hills Specific Plan	Duplexes, half-plex, single-family attached ar
A-10 (Agriculture 10)	single-familty dwellings, ADUs, agriculture
A-5 (Agriculture 5)	single-familty dwellings, ADUs, agriculture
A-2 (Agriculture 2)	single-familty dwellings, ADUs, agriculture

er and will accommodate approximately 150 units at a density of 30 units per acre.

nd detached,multi-family dwellings, ADUs, retail, office, public and quasi-public uses.
nd detached,multi-family dwellings, ADUs, retail, office, public and quasi-public uses.