

C. Housing Resources

Appendix C contains an analysis and description of the land, financial, and administrative resources available to Barstow to address its existing and future housing needs, including its regional housing needs allocation (RHNA).

Introduction

State housing element law requires that all local governments facilitate and encourage the production of housing commensurate with their fair share of the RHNA. The City of Barstow's RHNA is 843 units for the 2014-2021 planning period. Barstow, like other communities, is tasked with the challenge of guiding residential development in a manner that benefits the community, respects its unique character and addresses the requirements of state law.

The general plan land use element places a great priority on preserving the quality and character of its residential neighborhoods by attention to harmonizing growth. Harmonizing change and preserving the environment are of tremendous importance to Barstow residents, and both are directly linked to the integrity of neighborhood fabric. Harmonizing change requires that development respect the existing character and scale of neighborhoods. Change that does occur must enhance and blend with Barstow's social fabric, natural features, and built environment.

With this backdrop, this chapter focuses on the variety of resources available to achieve the City's housing production and supportive service goals. To that end, this appendix addresses the following three issues:

- **Housing Production.** This section documents housing production credits towards the 2014-2021 RHNA for units built and occupied during the planning period. This refers to residential projects that are built after January 2014, the beginning of the planning period.
- **Land Inventory.** This section identifies and describes the sites that have adequate zoning in Barstow that can accommodate the development of a wide range of housing opportunities commensurate with the RHNA. A general assessment of infrastructure must also accompany the analysis.
- **Financial Resources.** This section identifies the financial and administrative resources available to the City to assist in implementing the housing programs in the housing element. This includes the major funding sources and organizational entities that implement programs.

The following describes Barstow's approach to addressing its 2014-2021 RHNA as determined by the Southern California Association of Governments.

1. Housing Production

State law allows two ways of counting housing construction credits toward the RHNA: preservation of affordable units and new construction. The City is not proposing to count the preservation of publicly assisted affordable units at risk of conversion to market rates toward the 2014-2021 RHNA. This is because preservation agreements would likely occur after the first two years of the planning period, and therefore would be ineligible for credit toward the RHNA per the alternative sites provision of the Government Code.

As of the writing of this document, the City of Barstow is experiencing very little residential growth. The City is working with a firm to construct an additional 73 unit (including a manager's unit) apartment building designated for affordable units with 2, 3 and 4 bedrooms, by a private developer and through the Tax Credit Allocation Committee (TCAC). While no action has been taken as of the writing of this amendment, the property owners indicated they plan to continue with the project. The City currently has 160 units that are subsidized by the TCAC. These projects are typically locked into the tax credit program for 55 years.

Determining the affordability of proposed residential projects is based on several criteria.

These include:

- Density bonus or other controlling affordability mechanisms
- Developer agreements or specific plan guidance
- Tenure and size of proposed project and size
- Market rents or sales prices of new housing

Should it be determined necessary, the City may consider inclusionary housing plans or agreements. These agreements tend to be most effective in communities characterized by large discrepancies between rents and home values and incomes. At present, the economic conditions in Barstow do not warrant such measures as many of the rents and sales prices of housing are considered affordable at the current market rates to the vast majority of Barstow residents at all income levels.

2. Inventory Of Sites

The Barstow General Plan provides the overarching framework for guiding the growth, improvement, and preservation of the community. The land use element targets growth in five specific plan areas: Lenwood (specific plan replaced by zoning), Spanish Trail, Rimrock Ranch, Sun Valley Business Park, and the Historic Route 66 Business Corridor/Downtown Business and Cultural District Specific Plan area from Interstate 40 to Highway 58. These specific plan areas include a component for future residential development, most notably the Rimrock Specific

Plan that is exclusively residential with approximately 1,449 homes proposed, with an option for a small neighborhood residential component.

Unlike most cities in Southern California, the City of Barstow has an abundance of available land. The land use element in the 2015 General Plan identifies approximately 8,372 acres within the city limits that collectively could accommodate nearly 80,500 potential units within the current city limits. When analyzing the maximum potential units available in the City and within ½ mile of infrastructure (properties likely to develop before remote location), there is a possibility of up to 54,060 units, on approximately 5,668 acres. When considering the realistic development of these properties, it is estimated that approximately 31,566 units at buildout. Therefore, no study is warranted at this point for the underutilized lands. Although it can be anticipated that with growth some existing buildings will be demolished and rebuilt, converted, remodeled, or units added to existing sites due to location of infrastructure, for the purpose of meeting the Regional Housing Needs Assessment (RHNA), the anticipated growth can be met with the vacant lands available.

Table C-1 below represents the maximum potential development of the parcels listed. However, upon further analysis, (including factors such as parcel sizes, personal preferences such as desiring larger parcels, etc.), it is not likely that all properties will build to the maximum potential. Therefore, the following information is provided based upon experience of past construction as a general rule of anticipated development of the total parcels listed:

Table C-1: Anticipated Development Potential

GPLU	Acreage	Density	Potential Dwelling Units	Realistic Density	Realistic Dwelling Units
DU	1,621.99	16	25,952	5	8,110
LD	538.06	0.8	430	0.6	323
MDR	231.52	20	4,630	15	3,473
SFR	3,276.80	8	26,214	6	19,661
Total:			57,226	Total:	31,566

* *Note, the DU GPLU includes both the DU and HS zoning districts, and the LD includes both the LDR and ER zoning districts*

Table C-2: Inventory of Housing Sites

APN	GPLU	Acreage	Potential Dwelling Units
018102127	DU	0.11	2
018102134	DU	0.11	2
018103106	DU	0.38	6
018105101	DU	0.16	3
018105306	DU	0.07	1
018106201	DU	0.13	2
018106202	DU	0.15	2
018106209	DU	0.29	5
018106213	DU	0.16	3
018106214	DU	0.36	6
018106223	DU	0.09	1
018106227	DU	0.08	1
018106236	DU	0.07	1
018106245	DU	0.46	7
018106249	DU	0.25	4
018106306	DU	0.04	1
018106309	DU	0.55	9
018106312	DU	0.06	1
018106314	DU	0.12	2
018106319	DU	0.13	2
018106321	DU	0.13	2
018106322	DU	0.13	2
018106323	DU	0.13	2
018106343	DU	3.79	61
018107117	DU	0.26	4
018107208	DU	0.11	2
018107209	DU	0.11	2
018107307	DU	0.09	1
018107308	DU	0.25	4
018107309	DU	0.09	1
018107313	DU	0.46	7
018107315	DU	0.11	2
018107316	DU	0.09	1
018107317	DU	0.20	3
018107318	DU	0.16	3
018107319	DU	0.14	2
018107320	DU	0.16	3

APN	GPLU	Acreage	Potential Dwelling Units
018107329	DU	0.49	8
018108107	DU	0.32	5
018108403	DU	0.24	4
018108407	DU	0.16	3
018108408	DU	0.16	3
018108413	DU	0.08	1
018108604	DU	0.21	3
018108605	DU	0.86	14
018109405	DU	0.34	6
018109409	DU	0.06	1
018109411	DU	0.06	1
018109417	DU	0.17	3
018109418	DU	0.09	1
018109419	DU	0.09	1
018110205	DU	0.17	3
018110219	DU	0.17	3
018110221	DU	0.17	3
018110224	DU	0.17	3
018110230	DU	0.17	3
018110240	DU	0.34	5
018112211	DU	1.48	24
018112217	DU	0.53	9
018114312	DU	0.17	3
018114313	DU	0.17	3
018114314	DU	0.17	3
018114315	DU	0.17	3
018115105	DU	0.17	3
018115106	DU	0.12	2
018115119	DU	0.14	2
018115136	DU	0.17	3
018115145	DU	0.32	5
018115151	DU	0.73	12
018118118	DU	0.23	4
018118126	DU	0.18	3
018118128	DU	0.15	2
018118129	DU	0.19	3
018118131	DU	0.04	1

APN	GPLU	Acreage	Potential Dwelling Units
018118132	DU	0.14	2
018118154	DU	0.03	1
018118168	DU	0.09	1
018120111	DU	0.92	15
018120128	DU	0.69	11
018120129	DU	0.69	11
018120130	DU	0.69	11
018120408	DU	0.14	2
018120410	DU	0.11	2
018120410	DU	0.11	2
018171206	DU	5.17	83
018171207	DU	9.32	149
018171208	DU	6.03	97
018171209	DU	8.75	140
018171210	DU	1.25	20
018171211	DU	1.25	20
018171212	DU	1.27	20
018171213	DU	1.62	26
018171214	DU	1.56	25
018220105	DU	0.86	14
018220106	DU	0.33	5
018220107	DU	0.44	7
018220108	DU	0.16	2
018220131	DU	0.34	5
018220134	DU	0.90	14
018220139	DU	0.55	9
018220140	DU	0.34	5
018220142	DU	0.58	9
018221200	DU	0.22	4
018221200	DU	0.70	11
018221203	DU	1.24	20
018221204	DU	1.24	20
018221213	DU	1.24	20
018221214	DU	1.24	20
018221217	DU	1.12	18
018221218	DU	0.81	13
018221219	DU	0.42	7
018221220	DU	0.65	10
018221221	DU	0.58	9

APN	GPLU	Acreage	Potential Dwelling Units
018221222	DU	0.38	6
018221223	DU	0.86	14
018221230	DU	0.49	8
018221231	DU	0.75	12
018221233	DU	1.24	20
018221234	DU	0.79	13
018221235	DU	0.35	6
018221237	DU	1.23	20
018221238	DU	0.25	4
018221239	DU	0.25	4
018221240	DU	0.39	6
018221241	DU	1.24	20
018221248	DU	1.24	20
018221249	DU	1.24	20
018221250	DU	0.12	2
018221251	DU	0.32	5
018221252	DU	0.32	5
018221253	DU	0.36	6
018221254	DU	0.69	11
018221255	DU	1.23	20
018221256	DU	0.62	10
018221257	DU	0.20	3
018221258	DU	0.20	3
018221265	DU	1.24	20
018221266	DU	1.23	20
018221267	DU	0.23	4
018221268	DU	0.26	4
018221269	DU	0.21	3
018221270	DU	0.21	3
018221271	DU	0.21	3
018221272	DU	0.64	10
018221273	DU	0.91	15
018221274	DU	0.55	9
018221275	DU	0.50	8
018221276	DU	0.42	7
018221277	DU	0.43	7
018221278	DU	0.26	4
018222104	DU	18.30	293
018223138	DU	14.90	238

APN	GPLU	Acreage	Potential Dwelling Units
018223139	DU	6.87	110
018223140	DU	14.26	228
018224100	DU	0.24	4
018224101	DU	0.99	16
018224102	DU	1.23	20
018224112	DU	0.28	5
018224113	DU	0.28	4
018224114	DU	0.58	9
018224115	DU	0.26	4
018224116	DU	1.23	20
018224129	DU	0.05	1
018224130	DU	0.80	13
018224140	DU	0.21	3
018224141	DU	0.22	4
042108203	DU	4.92	79
042108211	DU	16.07	257
042108219	DU	0.56	9
042108224	DU	22.38	358
042108235	DU	10.38	166
042108243	DU	46.57	745
042114117	DU	6.04	97
042115102	DU	3.42	55
042115102	DU	5.86	94
042117104	DU	0.21	3
042117110	DU	0.21	3
042117129	DU	1.00	16
042117134	DU	0.52	8
042117135	DU	14.66	235
042117141	DU	0.59	10
042117142	DU	0.40	6
042117149	DU	0.66	11
042117151	DU	0.37	6
042117201	DU	3.09	49
042117204	DU	0.62	10
042117205	DU	1.68	27
042117208	DU	2.00	32
042117209	DU	1.00	16
042117212	DU	7.31	117
042118106	DU	3.29	53

APN	GPLU	Acreage	Potential Dwelling Units
042118109	DU	3.38	54
042118110	DU	5.83	93
042118112	DU	2.54	41
042118113	DU	2.28	36
042118114	DU	3.51	56
042215104	DU	6.36	102
042215105	DU	6.44	103
042215107	DU	58.80	941
042215108	DU	4.62	74
042215110	DU	9.03	144
042216101	DU	0.18	3
042216102	DU	0.23	4
042216103	DU	0.23	4
042216104	DU	0.23	4
042216105	DU	0.23	4
042216106	DU	0.23	4
042216107	DU	0.22	4
042216108	DU	0.16	3
042216109	DU	0.08	1
042216113	DU	0.14	2
042216114	DU	0.49	8
042216115	DU	1.13	18
042216116	DU	1.16	19
042216117	DU	1.16	18
042216118	DU	1.02	16
042216119	DU	0.95	15
042216139	DU	0.58	9
042216140	DU	0.83	13
042216141	DU	1.02	16
042216142	DU	10.01	160
042216143	DU	15.36	246
042216144	DU	0.99	16
042216145	DU	0.58	9
042216146	DU	0.58	9
042216147	DU	0.58	9
042216148	DU	0.58	9
042216149	DU	0.58	9
042216150	DU	0.58	9
042216151	DU	0.58	9

APN	GPLU	Acreage	Potential Dwelling Units
042216152	DU	0.58	9
042216153	DU	0.52	8
042216154	DU	0.16	3
042217107	DU	0.09	1
042217108	DU	0.21	3
042217109	DU	0.23	4
042217110	DU	0.43	7
042217111	DU	0.25	4
042217201	DU	0.28	4
042217202	DU	0.24	4
042217203	DU	0.23	4
042217204	DU	0.23	4
042217205	DU	0.23	4
042217206	DU	0.23	4
042217207	DU	0.23	4
042217208	DU	0.14	2
042217213	DU	1.84	29
042217301	DU	0.24	4
042217302	DU	0.24	4
042217303	DU	0.24	4
042217304	DU	0.24	4
042217305	DU	0.24	4
042217306	DU	0.25	4
042217307	DU	0.20	3
042217308	DU	0.24	4
042217309	DU	0.24	4
042217310	DU	0.24	4
042217316	DU	0.24	4
042217317	DU	0.24	4
042217318	DU	0.24	4
042217319	DU	2.10	34
042217320	DU	2.34	37
042217402	DU	0.24	4
042217403	DU	0.24	4
042217404	DU	0.24	4
042217405	DU	0.24	4
042217406	DU	0.24	4
042217407	DU	0.24	4
042217408	DU	0.24	4

APN	GPLU	Acreage	Potential Dwelling Units
042217409	DU	0.24	4
042217414	DU	2.37	38
042217415	DU	1.60	26
042217507	DU	0.16	3
042217508	DU	0.24	4
042217509	DU	0.24	4
042217510	DU	0.24	4
042217511	DU	0.24	4
042217512	DU	0.28	4
042217513	DU	0.56	9
042217514	DU	0.57	9
042217515	DU	0.29	5
042217520	DU	1.01	16
042217521	DU	1.15	18
042217522	DU	0.70	11
042217523	DU	0.08	1
042217609	DU	0.24	4
042217610	DU	0.24	4
042217611	DU	0.24	4
042217612	DU	0.20	3
042217613	DU	0.25	4
042217614	DU	0.76	12
042217615	DU	0.80	13
042217616	DU	1.16	19
042217617	DU	1.16	19
042217618	DU	1.16	18
042217701	DU	0.24	4
042217702	DU	0.24	4
042217703	DU	0.24	4
042217704	DU	0.24	4
042217705	DU	0.24	4
042217706	DU	0.24	4
042217707	DU	0.24	4
042217708	DU	0.24	4
042217709	DU	0.24	4
042217710	DU	0.24	4
042217711	DU	0.24	4
042217712	DU	0.24	4
042217713	DU	0.33	5

APN	GPLU	Acreage	Potential Dwelling Units
042217714	DU	0.60	10
042217715	DU	0.92	15
042217716	DU	0.57	9
042217717	DU	0.57	9
042217718	DU	0.57	9
042217719	DU	0.57	9
042217720	DU	0.54	9
042217721	DU	0.63	10
042217722	DU	0.96	15
042217723	DU	0.79	13
042217724	DU	0.97	16
042217725	DU	1.16	19
042217726	DU	1.16	19
042217727	DU	1.16	18
042217728	DU	0.89	14
042405114	DU	121.99	1952
042405115	DU	327.26	5236
042405151	DU	48.19	771
042405151	DU	42.08	673
042408166	DU	16.38	262
042408166	DU	64.72	1035
042408190	DU	19.90	318
042410329	DU	0.59	9
042410331	DU	0.95	15
042410332	DU	0.92	15
042411204	DU	0.85	14
042411215	DU	1.01	16
042411216	DU	1.01	16
042411301	DU	0.23	4
042411303	DU	0.17	3
042411309	DU	0.17	3
042411322	DU	3.59	57
042411328	DU	0.97	15
042411330	DU	1.76	28
042413201	DU	9.18	147
042419119	DU	1.20	19
042419123	DU	4.25	68
042517134	DU	0.26	4
042603211	DU	0.50	8

APN	GPLU	Acreage	Potential Dwelling Units
042603334	DU	1.12	18
042604102	DU	0.14	2
042604103	DU	0.17	3
042604105	DU	0.17	3
042604139	DU	9.11	146
042604140	DU	4.52	72
042604141	DU	0.69	11
042606113	DU	0.68	11
042606113	DU	0.18	3
042606115	DU	0.43	7
042606122	DU	0.26	4
042606149	DU	1.17	19
042606154	DU	0.39	6
042606164	DU	16.40	262
042606168	DU	0.67	11
042606169	DU	0.38	6
042606170	DU	24.83	397
042606170	DU	1.35	22
042606171	DU	0.08	1
042606181	DU	0.34	5
042608201	DU	0.09	1
042706239	DU	4.91	79
042706240	DU	5.75	92
042706241	DU	1.00	16
042706242	DU	3.68	59
042706243	DU	8.05	129
042706244	DU	3.77	60
042706245	DU	5.27	84
042706301	DU	1.70	27
042706309	DU	0.57	9
042706314	DU	0.28	5
042706315	DU	0.35	6
042706322	DU	0.18	3
042706326	DU	0.81	13
042706401	DU	1.82	29
042706402	DU	1.50	24
042706406	DU	0.61	10
042706408	DU	0.89	14
042706409	DU	0.73	12

APN	GPLU	Acreage	Potential Dwelling Units
042706410	DU	0.46	7
042708102	DU	3.32	53
042708143	DU	0.43	7
042737100	DU	0.07	1
042737137	DU	8.60	138
042737147	DU	3.50	56
042737148	DU	7.93	127
042819101	DU	323.86	5182
Diverse Use Totals:		1,621.99	25,952

APN	GPLU	Acreage	Potential Dwelling Units
018223101	LDSFR	1.24	1
018223102	LDSFR	1.24	1
018223103	LDSFR	1.24	1
018223104	LDSFR	1.24	1
018223106	LDSFR	1.24	1
018223107	LDSFR	1.24	1
018223108	LDSFR	1.24	1
018223109	LDSFR	1.24	1
018223110	LDSFR	1.24	1
018223111	LDSFR	1.24	1
018223112	LDSFR	1.24	1
018223114	LDSFR	1.24	1
018223115	LDSFR	1.24	1
018223116	LDSFR	1.24	1
018223117	LDSFR	1.24	1
018223118	LDSFR	1.24	1
018223119	LDSFR	1.24	1
018223120	LDSFR	1.24	1
018223121	LDSFR	1.24	1
018223123	LDSFR	1.24	1
018223124	LDSFR	1.24	1
018223125	LDSFR	1.24	1
018223126	LDSFR	1.24	1
018223131	LDSFR	1.24	1
018223132	LDSFR	1.24	1
018223133	LDSFR	1.24	1

APN	GPLU	Acreage	Potential Dwelling Units
018223134	LDSFR	1.24	1
018223135	LDSFR	1.24	1
018225101	LDSFR	2.48	2
018225102	LDSFR	2.48	2
018225103	LDSFR	1.78	2
018225107	LDSFR	0.87	1
018225108	LDSFR	2.45	2
018225109	LDSFR	2.48	2
018225111	LDSFR	2.23	2
018225117	LDSFR	1.08	1
018225119	LDSFR	0.71	1
018226102	LDSFR	2.49	2
018226103	LDSFR	2.48	2
018226104	LDSFR	2.47	2
018226106	LDSFR	2.46	2
018226107	LDSFR	2.47	2
018226108	LDSFR	2.48	2
018226109	LDSFR	2.49	2
018226110	LDSFR	2.48	2
018226112	LDSFR	2.47	2
018226113	LDSFR	2.46	2
018226114	LDSFR	2.46	2
018226115	LDSFR	2.47	2
018226116	LDSFR	2.48	2
018226119	LDSFR	2.49	2
018226121	LDSFR	2.47	2
018226122	LDSFR	2.46	2
018226123	LDSFR	2.46	2
018226124	LDSFR	2.45	2
018226125	LDSFR	2.46	2
018226126	LDSFR	2.47	2
018226127	LDSFR	2.48	2
018226128	LDSFR	2.50	3
018226129	LDSFR	2.50	2
018226131	LDSFR	2.49	2
018226134	LDSFR	2.47	2
018226135	LDSFR	2.46	2
018226138	LDSFR	1.12	1
018226140	LDSFR	0.60	1

APN	GPLU	Acreage	Potential Dwelling Units
018226141	LDSFR	38.00	38
018226142	LDSFR	2.45	2
018226143	LDSFR	2.45	2
018226144	LDSFR	2.48	2
018226145	LDSFR	2.47	2
018226146	LDSFR	2.50	3
018226147	LDSFR	2.50	2
018226148	LDSFR	2.48	2
018226149	LDSFR	2.48	2
018226150	LDSFR	2.49	2
018226151	LDSFR	2.49	2
018226152	LDSFR	2.48	2
018226153	LDSFR	2.49	2
018226154	LDSFR	2.49	2
018226155	LDSFR	2.48	2
018226156	LDSFR	2.47	2
018226157	LDSFR	2.47	2
018226158	LDSFR	2.46	2
018226159	LDSFR	2.46	2
018226160	LDSFR	2.51	3
018226161	LDSFR	2.51	3
018226201	LDSFR	2.47	2
018226203	LDSFR	2.48	2
018226204	LDSFR	2.48	2
018226205	LDSFR	2.49	2
018226206	LDSFR	2.49	2
018226207	LDSFR	2.50	2
018226208	LDSFR	2.51	3
018226209	LDSFR	2.52	3
018226210	LDSFR	2.50	3
018226211	LDSFR	2.50	2
018226212	LDSFR	2.49	2
018226213	LDSFR	2.49	2
018226214	LDSFR	2.48	2
018226215	LDSFR	2.48	2
018226216	LDSFR	2.47	2
018226217	LDSFR	2.48	2
018226218	LDSFR	2.48	2
018226219	LDSFR	2.49	2

APN	GPLU	Acreage	Potential Dwelling Units
018226220	LDSFR	2.49	2
018226221	LDSFR	2.49	2
018226222	LDSFR	2.50	3
018226223	LDSFR	2.51	3
018226224	LDSFR	2.53	3
018226225	LDSFR	2.22	2
018226226	LDSFR	2.51	3
018226227	LDSFR	2.50	3
018226228	LDSFR	2.50	2
018226229	LDSFR	2.49	2
018226230	LDSFR	2.49	2
018226231	LDSFR	2.49	2
018226232	LDSFR	2.48	2
018226234	LDSFR	2.50	2
018226236	LDSFR	2.34	2
018226240	LDSFR	2.50	3
018226241	LDSFR	2.49	2
018226243	LDSFR	2.50	3
018226244	LDSFR	2.51	3
018226246	LDSFR	2.48	2
018226251	LDSFR	2.50	3
018226253	LDSFR	3.59	4
018226254	LDSFR	3.83	4
018226255	LDSFR	2.49	2
018226256	LDSFR	2.49	2
018226257	LDSFR	2.49	2
018226258	LDSFR	2.50	2
018226259	LDSFR	2.50	2
018226260	LDSFR	2.51	3
018226261	LDSFR	2.50	2
018226262	LDSFR	2.50	3
018226263	LDSFR	2.50	2
018226264	LDSFR	2.49	2
018226265	LDSFR	2.50	3
018226266	LDSFR	2.50	2
018228204	LDSFR	2.54	3
018230107	LDSFR	2.54	3
018232102	LDSFR	2.53	3
018232103	LDSFR	2.53	3

APN	GPLU	Acreage	Potential Dwelling Units
018232104	LDSFR	2.53	3
018232113	LDSFR	2.53	3
018232114	LDSFR	2.53	3
018232115	LDSFR	2.53	3
018232116	LDSFR	2.53	3
018232118	LDSFR	2.53	3
018232119	LDSFR	2.53	3
018232120	LDSFR	2.53	3
018232129	LDSFR	2.53	3
018232130	LDSFR	2.53	3
018232131	LDSFR	2.53	3
018232132	LDSFR	2.53	3
018234102	LDSFR	2.53	3
018234103	LDSFR	2.53	3
018234104	LDSFR	2.53	3
018234105	LDSFR	2.53	3
042408110	LDSFR	40.54	41
042408129	LDSFR	11.44	11
042408143	LDSFR	10.10	10
042408179	LDSFR	67.68	68
042408193	LDSFR	16.16	16
Low Density Totals:		538.06	538

APN	GPLU	Acreage	Potential Dwelling Units
018105204	MDR	0.10	2
018105306	MDR	0.07	1
018106210	MDR	0.26	4
018107403	MDR	0.07	1
018107411	MDR	0.16	2
018107502	MDR	0.06	1
018107503	MDR	0.06	1
018107504	MDR	0.19	3
018107505	MDR	0.11	2
018107506	MDR	0.09	2
018107507	MDR	0.02	0
018107522	MDR	0.09	2
018107525	MDR	0.33	6

APN	GPLU	Acreage	Potential Dwelling Units
018107526	MDR	0.33	6
018107527	MDR	0.32	5
018107529	MDR	0.32	5
018107530	MDR	0.35	6
018107531	MDR	0.13	2
018107533	MDR	0.15	2
018107540	MDR	0.13	2
018108107	MDR	0.32	5
018108202	MDR	0.16	2
018108216	MDR	0.08	2
018108219	MDR	0.08	2
018108403	MDR	0.24	4
018108407	MDR	0.16	2
018108408	MDR	0.16	2
018108413	MDR	0.08	2
018108604	MDR	0.21	3
018108605	MDR	0.86	14
018109127	MDR	0.16	2
018109207	MDR	0.17	2
018109209	MDR	0.17	2
018109221	MDR	0.17	2
018109223	MDR	0.17	2
018109229	MDR	0.34	6
018109233	MDR	0.09	2
018112205	MDR	2.27	36
018114102	MDR	0.17	2
018114140	MDR	0.17	2
018132502	MDR	3.92	62
018132502	MDR	7.33	118
018154132	MDR	0.41	6
018171216	MDR	2.56	41
018171217	MDR	3.12	50
018171218	MDR	1.94	31
018171219	MDR	2.19	35
018171220	MDR	0.99	16
018183127	MDR	3.96	63
018190101	MDR	4.18	67
018194165	MDR	3.70	59
018194165	MDR	3.70	59

APN	GPLU	Acreage	Potential Dwelling Units
018194165	MDR	3.70	59
018211314	MDR	0.17	2
018211316	MDR	0.16	2
018211318	MDR	0.02	0
018221205	MDR	1.24	20
018221212	MDR	1.24	20
018221224	MDR	1.24	20
018221229	MDR	1.24	20
018221242	MDR	1.24	20
018221247	MDR	1.24	20
018221259	MDR	1.24	20
018221264	MDR	1.24	20
018224127	MDR	1.23	20
018224128	MDR	0.69	11
018302103	MDR	0.34	6
018302110	MDR	0.23	4
018307101	MDR	1.01	16
018307107	MDR	0.04	1
018307109	MDR	0.13	2
018307112	MDR	0.16	2
018307116	MDR	0.40	6
018307125	MDR	1.26	20
018314101	MDR	8.08	130
018317122	MDR	0.93	15
018317123	MDR	0.81	13
018317127	MDR	1.24	20
018318142	MDR	0.62	10
018318143	MDR	0.62	10
018318144	MDR	1.24	20
018319130	MDR	0.24	4
018320111	MDR	0.23	4
018321105	MDR	12.47	199
018322101	MDR	3.49	56
018322102	MDR	4.60	74
018322122	MDR	1.52	24
018343115	MDR	0.22	3
018343116	MDR	0.19	3
018343120	MDR	0.51	8
018343126	MDR	11.17	178

APN	GPLU	Acreage	Potential Dwelling Units
018344139	MDR	3.06	49
018352120	MDR	3.09	50
018360104	MDR	0.91	14
018360104	MDR	0.91	14
018360104	MDR	0.91	14
018360105	MDR	1.06	17
018360105	MDR	1.06	17
018360105	MDR	1.06	17
042413240	MDR	22.72	363
042413270	MDR	5.45	87
042421729	MDR	7.75	124
042424105	MDR	4.67	74
042424106	MDR	0.15	2
042424114	MDR	0.99	16
042424115	MDR	0.81	13
042424116	MDR	0.81	13
042424117	MDR	0.81	13
042424118	MDR	0.81	13
042424119	MDR	0.81	13
042424120	MDR	0.99	16
042424133	MDR	5.84	94
042427101	MDR	0.34	6
042427113	MDR	0.11	2
042427118	MDR	0.10	2
042427119	MDR	0.10	2
042427128	MDR	0.11	2
042427132	MDR	0.11	2
042427151	MDR	0.12	2
042427161	MDR	0.11	2
042427162	MDR	0.12	2
042427223	MDR	0.78	13
042427223	MDR	2.82	45
042427223	MDR	3.61	58
042427224	MDR	3.62	58
042427224	MDR	3.52	56
042427224	MDR	10.77	172
042706320	MDR	14.37	230
042737124	MDR	1.17	18
042738101	MDR	0.17	2

APN	GPLU	Acreage	Potential Dwelling Units
042812206	MDR	1.09	18
042812233	MDR	0.31	5
042812234	MDR	0.32	5
042812247	MDR	0.20	3
042812249	MDR	0.25	4
049731397	MDR	3.32	53
049731398	MDR	4.07	65
Med. Density Totals:		231.52	3,704

APN	GPLU	Acreage	Potential Dwelling Units
018106219	SFR	5.91	41
018106238	SFR	0.50	3
018106241	SFR	0.12	1
018111213	SFR	0.16	1
018111224	SFR	0.08	1
018111402	SFR	0.15	1
018111403	SFR	0.15	1
018111404	SFR	0.15	1
018116106	SFR	0.11	1
018116110	SFR	0.37	3
018116111	SFR	0.31	2
018116142	SFR	0.11	1
018116151	SFR	0.25	2
018116160	SFR	0.14	1
018116161	SFR	0.11	1
018116168	SFR	0.46	3
018116201	SFR	0.17	1
018116202	SFR	0.17	1
018116203	SFR	0.17	1
018116204	SFR	0.16	1
018116205	SFR	0.16	1
018116206	SFR	0.17	1
018116209	SFR	0.16	1
018116210	SFR	0.08	1
018116302	SFR	0.15	1
018116305	SFR	0.15	1
018116307	SFR	0.15	1

APN	GPLU	Acreage	Potential Dwelling Units
018116412	SFR	0.15	1
018116418	SFR	0.19	1
018116505	SFR	0.16	1
018116506	SFR	0.16	1
018117712	SFR	0.14	1
018124813	SFR	0.14	1
018137322	SFR	0.08	1
018139240	SFR	11.28	79
018139241	SFR	3.33	23
018148228	SFR	0.19	1
018156104	SFR	0.19	1
018156111	SFR	0.21	1
018156112	SFR	0.19	1
018156120	SFR	0.21	1
018156121	SFR	0.19	1
018156122	SFR	0.21	1
018156123	SFR	0.18	1
018157101	SFR	0.18	1
018157102	SFR	0.17	1
018157103	SFR	0.17	1
018157104	SFR	0.17	1
018157105	SFR	0.17	1
018157106	SFR	0.17	1
018157107	SFR	0.18	1
018157108	SFR	0.17	1
018157109	SFR	0.17	1
018157202	SFR	0.26	2
018157203	SFR	0.26	2
018157204	SFR	0.26	2
018157205	SFR	0.24	2
018157206	SFR	0.22	2
018157207	SFR	0.21	1
018157208	SFR	0.19	1
018157209	SFR	0.18	1
018157210	SFR	0.19	1
018157310	SFR	0.17	1
018157311	SFR	0.17	1
018157314	SFR	0.19	1
018158114	SFR	0.29	2

APN	GPLU	Acreage	Potential Dwelling Units
018158116	SFR	0.29	2
018158117	SFR	0.28	2
018158219	SFR	0.21	1
018159201	SFR	0.49	3
018159214	SFR	0.67	5
018160103	SFR	0.27	2
018160106	SFR	0.69	5
018160107	SFR	0.13	1
018160110	SFR	3.38	24
018160202	SFR	0.22	2
018160204	SFR	0.13	1
018160208	SFR	0.23	2
018160214	SFR	0.20	1
018160215	SFR	0.15	1
018160216	SFR	0.47	3
018160303	SFR	0.18	1
018160304	SFR	0.23	2
018160310	SFR	0.34	2
018160313	SFR	0.16	1
018160314	SFR	0.17	1
018168123	SFR	0.31	2
018171202	SFR	24.81	174
018171203	SFR	35.28	247
018171203	SFR	1.41	10
018171204	SFR	17.83	125
018171205	SFR	327.73	2294
018171215	SFR	0.52	4
018171221	SFR	10.69	75
018171222	SFR	23.83	167
018171223	SFR	71.34	499
018171224	SFR	18.17	127
018171225	SFR	38.93	273
018171226	SFR	38.94	273
018171229	SFR	56.63	396
018171236	SFR	0.96	7
018182231	SFR	1.01	7
018183126	SFR	12.16	85
018183128	SFR	16.58	116
018187113	SFR	0.24	2

APN	GPLU	Acreage	Potential Dwelling Units
018190117	SFR	0.15	1
018190127	SFR	0.14	1
018190129	SFR	0.16	1
018198101	SFR	0.16	1
018198104	SFR	0.15	1
018198128	SFR	0.13	1
018198129	SFR	0.15	1
018198130	SFR	0.14	1
018198131	SFR	0.14	1
018198132	SFR	0.15	1
018198133	SFR	0.16	1
018198134	SFR	0.15	1
018198135	SFR	0.15	1
018198137	SFR	0.15	1
018198138	SFR	0.22	2
018198139	SFR	0.25	2
018198141	SFR	0.20	1
018198142	SFR	0.15	1
018198144	SFR	0.17	1
018198145	SFR	0.16	1
018198146	SFR	0.17	1
018198147	SFR	0.16	1
018198148	SFR	0.16	1
018198149	SFR	0.16	1
018198150	SFR	0.30	2
018198151	SFR	0.25	2
018198152	SFR	0.18	1
018198153	SFR	0.18	1
018198154	SFR	0.18	1
018198155	SFR	0.18	1
018198156	SFR	0.18	1
018198157	SFR	0.18	1
018198158	SFR	0.18	1
018198159	SFR	0.18	1
018198160	SFR	0.16	1
018198161	SFR	0.15	1
018198162	SFR	0.15	1
018198163	SFR	0.19	1
018198164	SFR	0.18	1

APN	GPLU	Acreage	Potential Dwelling Units
018198165	SFR	0.13	1
018198166	SFR	0.13	1
018198167	SFR	0.14	1
018198168	SFR	0.14	1
018198169	SFR	0.17	1
018198170	SFR	0.15	1
018198171	SFR	0.13	1
018198172	SFR	0.13	1
018198173	SFR	0.13	1
018198174	SFR	0.14	1
018198175	SFR	0.16	1
018198176	SFR	0.17	1
018198177	SFR	0.18	1
018198178	SFR	0.22	2
018198179	SFR	0.14	1
018198180	SFR	0.15	1
018198181	SFR	0.16	1
018198182	SFR	0.15	1
018198183	SFR	0.15	1
018202124	SFR	25.68	180
018202125	SFR	10.53	74
018203110	SFR	9.75	68
018203111	SFR	7.26	51
018203112	SFR	0.15	1
018203113	SFR	16.77	117
018206125	SFR	0.34	2
018213327	SFR	0.58	4
018214231	SFR	0.20	1
018214307	SFR	0.17	1
018214308	SFR	0.17	1
018216314	SFR	0.07	1
018216410	SFR	0.26	2
018218103	SFR	0.63	4
018218105	SFR	0.63	4
018218106	SFR	0.63	4
018218107	SFR	0.63	4
018218109	SFR	0.63	4
018218110	SFR	0.63	4
018218111	SFR	0.63	4

APN	GPLU	Acreage	Potential Dwelling Units
018218112	SFR	0.63	4
018218113	SFR	0.63	4
018218115	SFR	0.63	4
018218116	SFR	0.63	4
018218117	SFR	0.62	4
018218118	SFR	0.62	4
018218120	SFR	0.63	4
018218122	SFR	0.63	4
018218124	SFR	0.63	4
018218125	SFR	0.31	2
018218126	SFR	0.32	2
018218129	SFR	0.63	4
018218134	SFR	0.63	4
018218135	SFR	0.63	4
018218136	SFR	0.63	4
018218137	SFR	0.63	4
018218138	SFR	0.63	4
018218139	SFR	0.63	4
018218140	SFR	0.62	4
018218148	SFR	0.63	4
018218149	SFR	0.63	4
018218150	SFR	0.63	4
018218151	SFR	43.60	305
018218153	SFR	4.98	35
018219102	SFR	2.00	14
018221206	SFR	0.96	7
018221208	SFR	0.75	5
018221211	SFR	0.95	7
018221225	SFR	1.15	8
018221228	SFR	1.24	9
018221243	SFR	1.24	9
018221246	SFR	0.49	3
018221260	SFR	1.24	9
018221263	SFR	0.62	4
018224104	SFR	1.23	9
018224109	SFR	1.23	9
018224126	SFR	0.83	6
018232105	SFR	2.53	18
018232106	SFR	1.47	10

APN	GPLU	Acreage	Potential Dwelling Units
018302113	SFR	1.48	10
018303110	SFR	0.36	2
018303113	SFR	1.45	10
018303131	SFR	0.42	3
018304110	SFR	0.34	2
018304122	SFR	0.20	1
018304123	SFR	0.29	2
018304124	SFR	0.19	1
018304125	SFR	0.22	2
018304142	SFR	0.37	3
018304143	SFR	0.41	3
018304144	SFR	0.22	2
018304145	SFR	0.16	1
018304146	SFR	0.16	1
018306169	SFR	0.18	1
018308103	SFR	0.94	7
018308110	SFR	0.31	2
018308120	SFR	0.13	1
018308121	SFR	0.61	4
018308124	SFR	0.20	1
018308125	SFR	0.54	4
018308126	SFR	1.26	9
018308138	SFR	0.14	1
018308141	SFR	0.18	1
018308142	SFR	0.20	1
018308143	SFR	0.20	1
018309103	SFR	0.62	4
018309104	SFR	1.25	9
018309122	SFR	1.25	9
018309123	SFR	1.25	9
018309124	SFR	1.24	9
018309130	SFR	0.62	4
018309132	SFR	0.25	2
018309137	SFR	0.17	1
018309142	SFR	0.20	1
018309144	SFR	0.25	2
018309145	SFR	0.25	2
018309148	SFR	0.21	1
018309149	SFR	0.17	1

APN	GPLU	Acreage	Potential Dwelling Units
018309150	SFR	0.22	2
018309151	SFR	0.25	2
018309152	SFR	0.25	2
018309153	SFR	0.25	2
018309157	SFR	0.25	2
018310101	SFR	1.25	9
018310105	SFR	0.31	2
018310110	SFR	0.62	4
018310116	SFR	1.24	9
018310129	SFR	0.23	2
018310130	SFR	0.38	3
018310134	SFR	0.25	2
018310140	SFR	0.25	2
018310142	SFR	0.25	2
018310147	SFR	0.80	6
018310151	SFR	0.22	2
018310153	SFR	0.20	1
018311101	SFR	2.49	17
018311102	SFR	2.49	17
018311104	SFR	0.74	5
018311112	SFR	2.48	17
018311116	SFR	0.22	2
018311117	SFR	0.55	4
018311129	SFR	0.22	2
018311134	SFR	0.18	1
018311135	SFR	0.18	1
018311136	SFR	0.18	1
018311137	SFR	0.18	1
018311138	SFR	0.17	1
018311139	SFR	0.17	1
018311140	SFR	0.18	1
018311145	SFR	0.24	2
018312101	SFR	2.11	15
018312103	SFR	2.49	17
018312104	SFR	1.05	7
018312105	SFR	1.05	7
018312113	SFR	0.43	3
018312140	SFR	0.18	1
018312141	SFR	0.18	1

APN	GPLU	Acreage	Potential Dwelling Units
018312142	SFR	0.23	2
018312145	SFR	0.22	2
018312146	SFR	0.19	1
018316102	SFR	0.24	2
018316103	SFR	0.25	2
018316109	SFR	0.25	2
018316110	SFR	0.24	2
018316112	SFR	0.10	1
018316118	SFR	1.25	9
018316122	SFR	0.15	1
018316134	SFR	0.26	2
018316135	SFR	0.22	2
018316137	SFR	0.11	1
018317109	SFR	0.23	2
018317111	SFR	0.96	7
018317117	SFR	0.23	2
018317118	SFR	0.44	3
018317134	SFR	0.29	2
018318109	SFR	0.48	3
018318111	SFR	0.31	2
018318112	SFR	0.19	1
018318122	SFR	0.24	2
018318157	SFR	0.24	2
018319122	SFR	1.33	9
018319140	SFR	0.11	1
018319147	SFR	0.11	1
018319150	SFR	0.22	2
018319151	SFR	0.22	2
018320128	SFR	0.21	1
018320137	SFR	0.33	2
018320146	SFR	0.20	1
018320147	SFR	0.22	2
018320148	SFR	0.24	2
018320149	SFR	0.24	2
018320150	SFR	0.33	2
018320151	SFR	0.24	2
018321101	SFR	1.10	8
018321102	SFR	3.22	23
018321103	SFR	0.17	1

APN	GPLU	Acreage	Potential Dwelling Units
018321104	SFR	0.18	1
018323101	SFR	1.25	9
018323102	SFR	1.25	9
018323110	SFR	0.40	3
018323113	SFR	0.62	4
018323117	SFR	0.14	1
018323118	SFR	0.31	2
018323119	SFR	0.31	2
018323120	SFR	1.05	7
018323128	SFR	0.21	1
018324101	SFR	0.54	4
018324102	SFR	0.31	2
018324103	SFR	0.94	7
018324110	SFR	0.27	2
018324112	SFR	0.31	2
018324114	SFR	0.31	2
018324120	SFR	0.54	4
018324121	SFR	1.25	9
018324142	SFR	0.20	1
018324149	SFR	0.16	1
018324150	SFR	0.18	1
018324154	SFR	0.20	1
018324155	SFR	0.18	1
018324160	SFR	0.24	2
018324162	SFR	0.25	2
018324164	SFR	0.31	2
018325103	SFR	0.24	2
018325116	SFR	0.31	2
018325123	SFR	0.65	5
018325128	SFR	0.80	6
018325134	SFR	0.36	3
018325135	SFR	0.24	2
018325137	SFR	0.22	2
018325148	SFR	0.25	2
018325155	SFR	0.18	1
018325156	SFR	0.22	2
018325160	SFR	0.17	1
018326112	SFR	0.46	3
018326118	SFR	0.25	2

APN	GPLU	Acreage	Potential Dwelling Units
018326121	SFR	0.25	2
018326130	SFR	1.24	9
018326146	SFR	0.25	2
018326149	SFR	0.25	2
018326153	SFR	0.25	2
018326154	SFR	0.25	2
018326156	SFR	0.25	2
018326157	SFR	0.25	2
018326158	SFR	0.25	2
018327144	SFR	0.20	1
018327152	SFR	0.48	3
018327156	SFR	0.38	3
018327157	SFR	0.37	3
018328149	SFR	0.19	1
018331112	SFR	0.18	1
018331143	SFR	0.14	1
018335138	SFR	0.17	1
018341102	SFR	0.09	1
018343101	SFR	0.21	1
018343102	SFR	1.97	14
042108221	SFR	2.25	16
042108223	SFR	1.40	10
042108228	SFR	18.65	131
042108231	SFR	13.65	96
042108232	SFR	10.66	75
042108234	SFR	9.58	67
042108244	SFR	4.00	28
042108239	SFR	36.89	258
042112202	SFR	40.44	283
042112203	SFR	19.49	136
042112204	SFR	19.52	137
042112205	SFR	8.14	57
042112206	SFR	8.96	63
042112207	SFR	9.28	65
042112208	SFR	8.41	59
042112209	SFR	78.56	550
042112210	SFR	80.53	564
042112211	SFR	80.26	562
042112263	SFR	0.94	7

APN	GPLU	Acreage	Potential Dwelling Units
042112264	SFR	2.64	18
042112265	SFR	2.64	19
042112266	SFR	2.65	19
042112267	SFR	2.65	19
042113306	SFR	10.30	72
042113307	SFR	10.17	71
042113308	SFR	10.18	71
042113318	SFR	4.07	28
042113319	SFR	0.93	7
042113320	SFR	0.95	7
042113321	SFR	0.93	7
042113322	SFR	0.93	7
042113327	SFR	23.67	166
042113333	SFR	1.84	13
042113334	SFR	6.53	46
042114114	SFR	7.63	53
042114118	SFR	1.02	7
042120104	SFR	2.38	17
042121102	SFR	2.42	17
042121104	SFR	2.41	17
042126102	SFR	160.84	1126
042127106	SFR	80.19	561
042127107	SFR	19.98	140
042127109	SFR	10.02	70
042127110	SFR	13.80	97
042127111	SFR	5.01	35
042127112	SFR	10.02	70
042127113	SFR	20.01	140
042128103	SFR	32.32	226
042128106	SFR	16.92	118
042128107	SFR	4.99	35
042128108	SFR	4.99	35
042128111	SFR	2.50	17
042128115	SFR	9.99	70
042128117	SFR	2.50	17
042128119	SFR	4.97	35
042128121	SFR	14.98	105
042128122	SFR	4.99	35
042128125	SFR	28.58	200

APN	GPLU	Acreage	Potential Dwelling Units
042128132	SFR	1.25	9
042128133	SFR	14.98	105
042128134	SFR	7.18	50
042128135	SFR	6.56	46
042128136	SFR	11.36	80
042128137	SFR	117.38	822
042129111	SFR	0.25	2
042129114	SFR	0.36	3
042129116	SFR	0.28	2
042129117	SFR	0.28	2
042129121	SFR	0.25	2
042129122	SFR	0.22	2
042129124	SFR	0.22	2
042129126	SFR	0.22	2
042129203	SFR	0.23	2
042129301	SFR	0.23	2
042129302	SFR	0.23	2
042130102	SFR	0.22	2
042130302	SFR	0.22	2
042130303	SFR	0.22	2
042130308	SFR	0.27	2
042130309	SFR	0.32	2
042130314	SFR	0.22	2
042408119	SFR	8.00	56
042408146	SFR	0.08	1
042408149	SFR	2.97	21
042408150	SFR	21.32	149
042408151	SFR	0.13	1
042408152	SFR	0.38	3
042409102	SFR	0.23	2
042409103	SFR	0.17	1
042409104	SFR	0.28	2
042409106	SFR	1.14	8
042413202	SFR	10.10	71
042413203	SFR	10.43	73
042413204	SFR	2.00	14
042413210	SFR	15.17	106
042413211	SFR	11.25	79
042413226	SFR	11.61	81

APN	GPLU	Acreage	Potential Dwelling Units
042413234	SFR	38.67	271
042413237	SFR	11.69	82
042413238	SFR	0.52	4
042413241	SFR	10.06	70
042413243	SFR	10.00	70
042413245	SFR	18.97	133
042413246	SFR	27.91	195
042413247	SFR	10.07	71
042413255	SFR	9.97	70
042413259	SFR	80.57	564
042413261	SFR	20.25	142
042413263	SFR	22.52	158
042413264	SFR	10.59	74
042413271	SFR	11.52	81
042423102	SFR	1.15	8
042423103	SFR	0.20	1
042423104	SFR	0.14	1
042423105	SFR	0.08	1
042510221	SFR	1.56	11
042510222	SFR	0.19	1
042510223	SFR	27.66	194
042510227	SFR	0.55	4
042510228	SFR	0.55	4
042510229	SFR	0.20	1
042510236	SFR	0.55	4
042510237	SFR	1.68	12
042604145	SFR	0.35	2
042605102	SFR	0.34	2
042605105	SFR	0.35	2
042703114	SFR	0.18	1
042802117	SFR	100.12	701
042802118	SFR	97.01	679
042802119	SFR	130.02	910
042802120	SFR	93.36	654
042802121	SFR	115.09	806
042812201	SFR	1.25	9
042812202	SFR	1.25	9
042812203	SFR	1.26	9
042812204	SFR	1.26	9

APN	GPLU	Acreage	Potential Dwelling Units
042812205	SFR	1.26	9
042812217	SFR	1.26	9
042812218	SFR	1.26	9
042812219	SFR	1.08	8
042812220	SFR	0.17	1
042812221	SFR	1.25	9
042812222	SFR	1.25	9
042812223	SFR	1.25	9
042812224	SFR	1.25	9
042812226	SFR	1.25	9
042812227	SFR	1.26	9
042812235	SFR	0.57	4
042812238	SFR	1.25	9
042812261	SFR	2.25	16
042813102	SFR	1.25	9
042813103	SFR	1.26	9
042813104	SFR	1.25	9
042813105	SFR	0.69	5
042813106	SFR	1.26	9
042813107	SFR	1.26	9
042813108	SFR	1.26	9
042813109	SFR	1.26	9
042813110	SFR	1.26	9
042813114	SFR	1.26	9
042813115	SFR	1.26	9
042813116	SFR	1.26	9
042813117	SFR	1.26	9
042813118	SFR	1.25	9
042813119	SFR	1.25	9
042813120	SFR	1.25	9
042813121	SFR	1.25	9
042813122	SFR	1.25	9
042813123	SFR	1.25	9
042813124	SFR	1.26	9
042813125	SFR	1.26	9
042813126	SFR	1.26	9
042813127	SFR	1.26	9
042813128	SFR	1.25	9
042813129	SFR	1.25	9

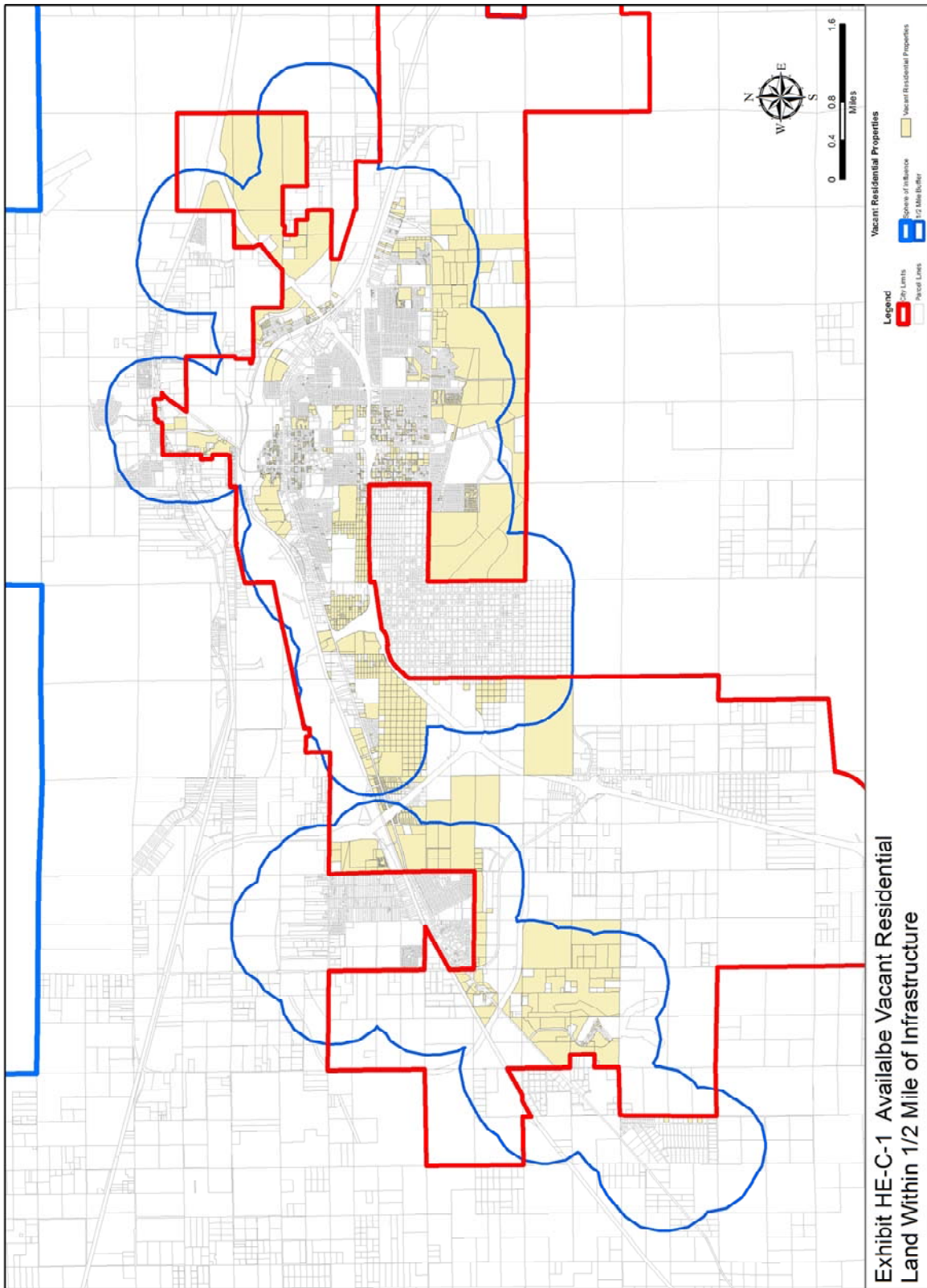
APN	GPLU	Acreage	Potential Dwelling Units
042813130	SFR	1.25	9
042813131	SFR	1.25	9
042813132	SFR	1.25	9
042813133	SFR	1.25	9
042813134	SFR	1.25	9
042813135	SFR	1.26	9
042813136	SFR	1.26	9
042830154	SFR	0.08	1
042830155	SFR	0.32	2
042830157	SFR	0.29	2
042836101	SFR	0.19	1
042836102	SFR	0.19	1
042836103	SFR	0.19	1
042836104	SFR	0.19	1
042836105	SFR	0.19	1
042836106	SFR	0.19	1
042836107	SFR	0.19	1
042836108	SFR	0.18	1
042836109	SFR	0.18	1
042836110	SFR	0.19	1
042836111	SFR	0.27	2
042836112	SFR	0.23	2
042836113	SFR	0.18	1
042836114	SFR	0.17	1
042836115	SFR	0.17	1
042836116	SFR	0.17	1
042836117	SFR	0.17	1
042836118	SFR	0.17	1
042836119	SFR	0.19	1
042836120	SFR	0.19	1
042836121	SFR	0.17	1
042836122	SFR	0.17	1
042836123	SFR	0.17	1
042836124	SFR	0.17	1
042836125	SFR	0.18	1
042836126	SFR	0.19	1
042836127	SFR	0.20	1
042836128	SFR	0.42	3
042836129	SFR	0.17	1

APN	GPLU	Acreage	Potential Dwelling Units
042836130	SFR	0.16	1
042836131	SFR	0.17	1
042836132	SFR	0.17	1
042836133	SFR	0.17	1
042836134	SFR	0.17	1
042836135	SFR	0.17	1
042836136	SFR	0.17	1
042836137	SFR	0.17	1
042836138	SFR	0.17	1
042836139	SFR	0.17	1
042836140	SFR	0.17	1
042836141	SFR	0.33	2
042836142	SFR	0.17	1
042836143	SFR	0.16	1
042836144	SFR	0.16	1
042836145	SFR	0.16	1
042836146	SFR	0.16	1
042836147	SFR	0.16	1
042836148	SFR	0.16	1
042836149	SFR	0.16	1
042836150	SFR	0.16	1
042836151	SFR	0.49	3
042836152	SFR	0.91	6
042836153	SFR	0.48	3
042836154	SFR	0.53	4
042836155	SFR	0.43	3
042836156	SFR	0.37	3
042836157	SFR	0.36	3
042836158	SFR	0.38	3
042836159	SFR	0.18	1
042836160	SFR	0.18	1
042836161	SFR	0.32	2
042836162	SFR	0.53	4
042836163	SFR	0.68	5

APN	GPLU	Acreage	Potential Dwelling Units
042836164	SFR	0.36	3
042836165	SFR	0.24	2
042836166	SFR	0.58	4
042836167	SFR	0.19	1
042836168	SFR	0.17	1
042836169	SFR	0.18	1
042836170	SFR	0.20	1
042836171	SFR	0.19	1
042836172	SFR	0.18	1
042836173	SFR	0.17	1
042836174	SFR	0.17	1
042836175	SFR	0.17	1
042836176	SFR	0.17	1
042836177	SFR	0.17	1
042836178	SFR	0.17	1
042836179	SFR	0.17	1
042836180	SFR	0.17	1
042836181	SFR	0.19	1
049714302	SFR	10.03	70
049714303	SFR	6.49	45
049714307	SFR	9.75	68
049714308	SFR	15.26	107
049714309	SFR	4.93	35
049714310	SFR	4.93	35
049714311	SFR	4.77	33
049728102	SFR	44.23	310
049728103	SFR	2.41	17
Single-Family Totals:		3,276.80	22,940

All Residential Totals:	5,668.80	54,060
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Source: City of Barstow, 2014 using San Bernardino County base map and ArcMap from ESRI. The data source was reduced by using only those parcels within the city limits and those that are estimated to be within ½ mile of existing infrastructure. Additionally, parcels that had no parcel lines or too small to achieve a single unit were eliminated. Parcels being developed began since this list was created have a single-line strikethrough to denote their removal.



Spanish Trail Specific Plan

The City recently approved the Spanish Trail Specific Plan for approximately 110 acres located north of I-15 along Avenue “L” and West Main Street. This plan, though primarily commercial, includes medium density residential uses along the eastern periphery. This designation is also identified within the specific plan as multi-family and senior housing. Medium Density Residential is 20 units per acre. This area is more than 11.5 acres in area, with a potential build-out of nearly 240 units. Although the housing component of this plan is not an active part of this project, it is anticipated that the residential component will begin prior to the end of this Housing Element cycle (2021).

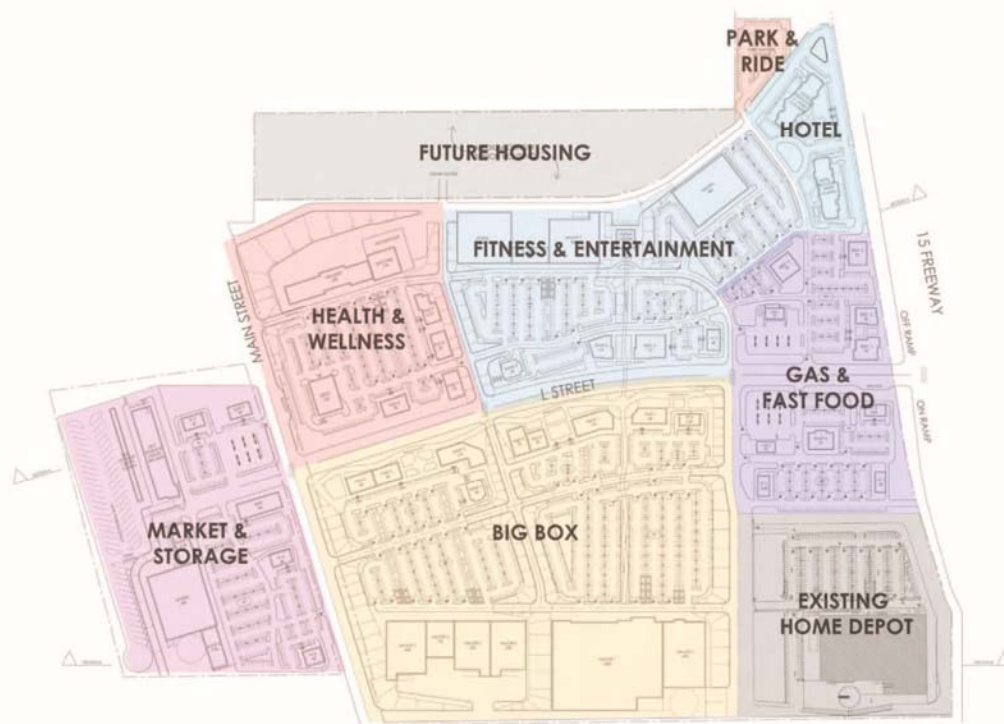


EXHIBIT 3.2 PARCEL TYPE PLAN

SHOWN AT SPANISH TRAIL - SPECIFIC PLAN

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Spanish Trail Proposed Site Plan

This specific plan received Council approval on 12/15/2013. No plans have been submitted as of the writing of this element, but construction on the commercial/retail component is estimated to begin around 2017. This project will not only provide for active senior housing, it

will be designed in a manner that allows these residents to walk or bike to the center, creating a walkable neighborhood.

Sites For Housing Homeless People

State law requires communities to more proactively address the unmet housing needs of their resident homeless people. This has presented unique challenges as many surrounding jurisdictions in the Inland Empire cannot adequately house their resident homeless population. This has resulted in an influx of homeless people into Barstow. In addition, Barstow also has on occasion experienced stranded motorists traveling down the Interstate 15, Interstate 40, and Highway 58. The City has one homeless shelter, Desert Manna, capable of temporarily housing 32 to 36 people at any given time. On April 24, 2014, Desert Manna indicated their daily average was 18.6 persons (January-May, 2017), but always more occupied at the end of the month because many clients need help managing their money. They also indicated that emergency shelters are moving towards “rapid re-housing.” They attempt to move individuals from the emergency shelter to transitional or permanent housing within 30 days. This makes room for new individuals needing their service. Transitional housing provided by New Hope Village is operating at capacity. Global One Development (housing at-risk youth ages 18-25) offers permanent supportive housing.

In providing for homeless needs, there are two primary ways to count the need for emergency shelter space in communities as described below.

- **Housing Element Law.** Barstow has 19 unsheltered homeless people (San Bernardino County 2013 Homeless Count and Subpopulation Survey: Final Report, May 2013). This number represents the number of people who are not residing in an emergency shelter, transitional housing, or permanent supportive housing. However, at any given time, some homeless people may choose not to reside in the emergency shelter. Indeed, of the 32 beds available at Desert Manna, 100% are utilized in peak season, leaving no beds available for use.

Under state law, the City has an unmet housing need for 19 beds for people who are homeless and not living in a shelter of any kind. The unmet need would be addressed by identifying and zoning sites to accommodate the construction of additional emergency shelters. It should be noted that this determination does not reflect best practices nor is it consistent with the City’s plan to reduce homelessness. Indeed, recent years have seen a paradigm shift to a Housing First Approach, which suggests a different solution to housing homeless people.

- **Housing First Approach.** Best practices research has shown that the Housing First Model can be more effective in addressing the needs of certain subgroups of homeless people. Under Housing First Model, homeless people (particularly the chronically hard-to-serve homeless people) are moved directly into permanent supportive housing, where services can be immediately provided to stabilize their living situation. In response, New Hope Village has acquired an apartment complex with ten units for use as permanent supportive housing for people who are homeless. Their prior location, converted to market-rate apartments.

Following this model, San Bernardino County estimates that approximately 9 chronically homeless individuals (including families) live in the city (San Bernardino County 2013 Homeless Count and Subpopulation Survey: Final Report, May 2013). If chronically homeless people were placed in transitional or permanent supportive housing, the unmet need is only 10 additional emergency shelter beds. This demand has been partially met as New Hope Village moved to a larger facility, with 10 units (for individuals and families) while their existing 6 unit site converted to market-rate (a net gain of 4 residential units). This study from the San Bernardino County indicates that Barstow's homeless population (sheltered and unsheltered) is 61. This indicates a decline in the homeless population from the 99 homeless persons from the 2010 Census. Under the Housing First Model, the unmet need for shelter would be addressed through transitional or permanent supportive housing rather than emergency shelter beds.

Emergency Shelter Sites

State law requires that cities with an unmet need (defined largely by housing element law) are required to identify a zone where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity for at least one year-round emergency shelter. Permit processing and development and management standards must be objective, must be the same as other allowable uses within the zone where the emergency shelter is permitted, and facilitate the development and conversion of uses to emergency shelters.

The City amended the ordinance on July 20, 2015. Desert Manna, described below, has been in operation for several years and can house 32 to 36 people. Typical capacity is not generally met until the end of the month. The shelter operators indicated a need for additional shelter space as the capacity is typically full around the end of each month. It was indicated that some of the clientele need help with managing their money, running out before the end of the month.

- **North First Avenue.** Currently, Desert Manna is the only emergency shelter that the City has for homeless persons. Previously, Desert Manna was considering a new facility in the vicinity of Crooks and Pierce Streets. However, the funding mechanism did not materialize. The City was ready to provide assistance in the land acquisition (the City and then Redevelopment Agency had multiple parcels in this area). However, the dissolution of the Redevelopment Agencies by the state prevented the City from participating financially due to the limited funding source. Other sources that Desert Manna was looking to acquire also did not materialize. Although a new facility is still under consideration, it may be several years before a funding source is available.

The City of Barstow amended the zoning code approximately 6 months after the adoption of the 2014-2021 Housing Element to designate at least one zone in which emergency shelters are unconditionally allowed.

3. Environmental Concerns

Environmental and infrastructure constraints cover a broad range of issues affecting the feasibility of residential development. Environmental issues range from the suitability of land for development to the provision of adequate infrastructure, services, and facilities to facilitate housing development commensurate with the 2014-2021 RHNA. This section discusses environmental factors in Barstow.

Environmental Factors

Certain portions of Barstow are not suitable for development due to flooding, geologic conditions, or the presence of biological resources. The following information is derived from the initial study prepared for the general plan land use element and hazards element updates, which are slated for adoption in 2015.

- **Flooding.** There are multiple 100-year flood zone areas designated by the Federal Emergency Management Agency (FEMA) in Barstow. The Mojave River has a drainage area of 1,290 square miles at the City of Barstow, and has the potential of carrying large discharges due to major storms, yet is a dry sand wash most of the time, making it a particularly dangerous flooding source. As it is a sandy channel, it is highly permeable over much of its length, and large quantities of water are lost from the channel bed. From 1931 to 1972, only 28 percent of the flow that entered the channel at the Mojave River Forks Reservoir (south of Hesperia) reached the City of Barstow. Even so, the City experiences shallow sheet flow during thunderstorms.
- **Geology.** Two active faults and several fault traces are located in the city and the surrounding area. The majority of the faults run in a diagonal direction, from the northwest

to the southeast. The two primary faults include the Lenwood Fault and the Mt. General Fault. Both are identified as Alquist-Priolo Fault Zones. Of the two, only the Lenwood Fault is in the City limits, but the Mt. General Fault is less than a mile from the City, with an inferred fault trace from this fault extending into the City. Other fault traces exist within the City as well, such as the Lockhart Fault, and Harper Lake Fault. Other nearby fault traces includes Camp Rock, Calico, Manix and Coyote.

- **Biology.** Barstow has a large amount of vacant land. Open space and other vacant land are present throughout the City with the primary development located centrally, along Main Street, and at Lenwood Road and Interstate 15. Because of the amount of available land, it is designed for development, with the more critical habitat areas listed as open space. This will ensure the availability of habitat for threatened and endangered plants and animals, while allowing for the future growth of the City.

Future housing sites identified to address the City's regional housing needs allocation are identified throughout the City, but focused mainly on the periphery of existing development, with some rural lands extending further out. It is anticipated, however, that development will commence where infrastructure is located in the core of the City, and near the Lenwood Road/Interstate 15 area. Although these areas are not free from potential hazards (such as flooding and seismic activity), there are construction techniques that can mitigate the hazards (i.e., elevate building pads in flood-prone areas, additional shear panels and other construction methods to reduce impacts from seismic events), and no residences can be built within an Alquist-Priolo Fault Zone. In addition, much of the City is not prime biological habitat area. Measures can be taken to mitigate potential impacts that may include the purchase of off-set land for mitigation banking.

Sewer Capacity

The City encompasses approximately 41 square miles and owns and operates the wastewater collection and treatment system that serves the local residential, commercial and industrial communities. The City's wastewater system includes 113 miles of sewer pipelines ranging from 4" to 33" in diameter, and approximately 2,170 manholes. City facilities also serve some locations within the County, such as the Lenwood area.

Several factors in this regard are relevant to the housing element. Barstow is an older city, and its sewer system contains some older lines. Approximately 5% is over 70 years old. Though many of the lines are in good working condition and still have useful life (the pipes are designed to last 90-110 years), other improvements are needed. A small number of sewer lines are composed of what is known as "Orangeburg pipe," with a life expectancy of 50 years. In addition, many sewer lines have been damaged by tree roots, compression fractures, and other

utilities boring through the pipes. The City prepares a capital improvement and financing plan to upgrade or replace any sewer lines or appurtenances.

In 2009, the City of Barstow updated its Sewer Master Plan as the basis for the development of a plan for accommodating anticipated growth through 2030. Within the updated Sewer Master Plan and the population estimate for 2020 used to assess the facility, capacity exceeds the growth forecast to accommodate the RHNA. The 2008 Sewer Master Plan accepts the allowed growth under the 1997 General Plan of 2 percent growth per year (total population of 37,000 by the year 2020), and determined that this level of residential growth could be accommodated with the adoption of a Sewer Facility Charge.

In 2009, the City of Barstow adopted the Sewer Facility Charge to pay for the construction and upgrade of sewer infrastructure to meet the City's needs. Revenue generated by the Sewer Facility Charge can be used for sewer capacity enhancements and other upgrades. This fee is set at about \$31.00 per unit. Since 2009, only 72 residential units have been constructed citywide, thus leaving adequate remaining capacity within the original cap. Therefore, the sewer system has sufficient capacity to accommodate the entire 843 housing units assigned to the City of Barstow in Cycle 5 (2014-2021) of the RHNA allocation.

From 2013 to 2015, the City has completed numerous improvements to its sewer system, including the following:

Rimrock Road Sewer Improvements

- Construct 12" sewer line. Qty.: 1,610 lineal feet
- Install new 6" sewer laterals. Qty.: 2 laterals
- Existing sewer line repairs (sags & point repairs). Qty.: 100 lineal feet
- Construct 3 manholes for new lines
- Install 4 new manholes to existing sewer lines

Other projects:

- Installation of 8" CIPP (Cast In Place Pipe) liner. Qty.: 8,375 lineal feet
- Installation of 10" CIPP liner. Qty.: 990 lineal feet
- Installation of 12" CIPP liner. Qty.: 960 lineal feet
- 8" CIPP Patch Repair/2' section. Qty.: 90 sections
- 8" CIPP Patch Repair/4' section. Qty.: 15 sections
- 10" CIPP Patch Repair/2' section. Qty.: 6 sections
- 10" CIPP Patch Repair/4' section. Qty.: 4 sections
- 12" CIPP Patch Repair/2' section. Qty.: 11 sections
- 12" CIPP Patch Repair/4' section. Qty.: 5 sections
- Remove and Replace 8" VCP Pipe. Qty.: 224 lineal feet

The City of Barstow is responsible for the management, planning, construction and operation of the sewage treatment facility. Based on the City's location and its associated sewerage conveyance and treatment needs, the City has developed fees to pay for the infrastructure needed to accommodate the City's long-term growth. Developers proposing projects in Barstow are required to pay a connection fee of \$1,500.00 per residential unit.

Water Capacity

The City of Barstow, like most cities, has a franchised water purveyor. Barstow's water purveyor is the Golden State Water Company and supplies the majority of the residents and businesses. Another much smaller water company, the Bar-Len Water Company serves a small segment of houses towards the west end of the city, the Sun-N-Sky area. Some locations are outside of either water company's district, and are on private wells. Barstow's water supply is drawn from a combination of wells from the groundwater from the Mojave River Basin, Centro Sub-Basin and Baja Subareas.

In 1990, the City of Barstow and Southern California Water Company (now Golden State) filed a lawsuit for the overdraft of water upstream, contending that upstream users had severely impacted water supplies for Barstow and the surrounding communities. The final court decision was in January 1996. The Mojave Water Agency (MWA) was tasked with the methods of alleviating this decades-long overdraft. As part of MWA's actions, a ground-water recharging system was constructed (an aqueduct and recharge basins) and now serves to recharge the ground water in Barstow and other downstream communities. According to expert testimony at a November 13, 2015 workshop sponsored by the Lahontan Regional Water Quality Control Board, ground water recharge has been minimal over the past two decades; the City of Barstow draws much of its water from the Mojave River and relies upon periodic storm events in the vicinity of the Cajon Pass for the bulk of its water supply.

4. Feasibility of Sites

The proposed housing sites identified in the housing inventory were carefully selected as the most feasible for housing development. Although many sites are underutilized, Barstow, unlike most cities, has an abundance of vacant land. Therefore, underutilized site analysis was not considered for this element. The following analysis is intended to further demonstrate the feasibility of housing in Barstow.

Market Activity

During the early 2000s, Barstow experienced more housing development than it had seen in many years. However, it did not compare to housing development in the nearby cities of Apple Valley, Hesperia and Victorville. Historically speaking, development in Barstow tends to lag the

other high desert cities because of its greater distance from the greater Los Angeles metropolitan area. During the early to mid-2000's, Barstow saw an unprecedented amount of housing projects proposed, totaling approximately 6,000 housing units, in addition to a "sub-city," referred to as Waterman Junction, that included approximately 25,000 homes, a project that was to be constructed over 25 to 30 years. Because of the lag that Barstow experiences from the other high desert cities, when the market collapsed, Barstow did not have an overabundance of vacant, or partially built new homes. All were eventually sold with the exception of eight model homes that were vandalized, with little interest from any party to take them over. Since the housing market crash, Barstow has seen the first phase of one subdivision completed, and another tract map fully developed, building between six and twelve units at a time, until all were sold.

Adequacy of Zoning

The adequacy of zoning for affordable housing is determined by the allowable density of residential development. Housing element law provides guidance on how to establish the number of units that can accommodate the local governments' share of the regional housing need for lower income households. Section 65583.2(c) of the Government Code states that if a local government has adopted density bonus standards consistent with default densities, HCD is obligated to accept sites with those density standards as appropriate for accommodating a city's share of regional housing need for lower income households. The default density for cities in San Bernardino County is between 20-30 units.

Upon completion of the comprehensive Zoning Ordinance Amendment that followed the 2015-2020 General Plan, the zones that were RM (multiple-family residential) and MU (mixed use) were changed to medium density residential (allowing for multiple-family residential), human services and diverse use in the land inventory. These districts allow for multi-family residential and/or mixed uses at a density of 16 or more units per acre, without the need for a density bonus request. Moreover, as discussed later, the City's development history shows that the projects built in these zones more often do not achieve maximum densities because of the availability of land, and by the choice of the developer. Two of the last three multi-family projects built were geared for lower income households, while the third is geared for market-rate. However, the City's market rate units are typically within the affordability range of lower to moderate-income households.

The City completed a comprehensive Zoning Ordinance Amendment to ensure consistency with the General Plan and Housing Element. The Zoning Ordinance Amendment was adopted on July 20, 2015, becoming effective August 20, 2015. As part of this Zoning Ordinance Amendment, the RM (Multiple-Family Residential) districts were changed to MDR (Medium

Density Residential) and the MU (Mixed Land Use) district was changed to DU (Diverse Use) and HS (Human Services).

The City reviewed past multiple-family developments. Since 2000, only three permits have been issued for such development, as follows:

Location:	Year of Application	Number of Units:	Acreage:	Density per Acre:
201 North Yucca Ave.	2002	81 Units	10.10	8.02
200 North Yucca Ave.	2004	81 Units	6.04	13.41
209 E. Grace St.	2006	16	1.25	12.8

Based on this information, the typical multi-family development was constructed at approximately 11.5 units per acre, when 15 units per acre were permitted. As part of the comprehensive General Plan Amendment, the City chose to increase the allowable density to 16 units per acre for DU and HS, and 20 units per acre for MDR (equivalent land use designations allowed only 15 units per acre under the 1997 General Plan), to allow for more affordable residential development as well as to provide sufficient housing opportunities as some residential properties are to be converted to commercial and industrial uses. As indicated in Table C-2, there is a potential for more than 50,000 residential dwelling units on vacant properties.

Market Demand

Market rents for newer (less than ten years old) apartments in Barstow can be generally affordable to the upper range of lower income households. As noted above, the City only had one apartment complex built within the last ten years (209 E. Grace Street) while the other two units are Tax Credit Allocation Committee (TCAC) funded apartments. Studio units rent for approximately \$399-450. A two-bedroom unit rents for \$945-995. This falls close to the median rent identified in Table A-9 on page HE-A-14 of this Housing Element for the studio, represents a significant increase in a two-bedroom apartment. It should be noted that the median contract rent does not breakdown the size of unit (i.e., how many bedrooms). The non-subsidized rental rates are dependent upon the age of the structure, surrounding neighborhood, and property amenities. In addition, the 2015-2020 General Plan increased the density from 15 units to the acre to 20 units to the acre. That, coupled with the land prices, is conducive to the development of apartments that are affordable to lower income households.

Development Capacity and Recycling

The development capacity of sites identified as potential candidates to address the RHNA is determined by multiplying site acreage by the density normally achieved on similar sites. A survey of 3 projects built since 2000 found that of the projects built, none of the projects achieved maximum density allowed under the General Plan. Regardless of whether the density achieved met the maximum allowed under the General Plan, the City is increasing the density allowable in most residential districts.

As illustrated in Table C-3, residential development projects built since 2000 show several commonalities. However, it should be noted that these projects were built on vacant land. The City has not seen any land recycled to residential uses, but a market-rate apartment complex in disrepair was renovated for affordable housing. This can be accounted by the fact that there is an abundance of vacant land available. This also reflects that the availability of land does not necessitate development at the maximum density.

Table C-3: Recent Projects Built in Barstow

Project Name	Type	Zone and Maximum Density ¹	Lot Size	Existing Use	Project Size	Incentives
Suncrest Apartments	Large-family, affordable apartments	MDR 202 units	10.10 acres	Apartment complex	80 units affordable 1 managers unit	TCAC
Riverview Apartments	Large-family, affordable apartments	MDR 121 units	6.04 acres	Apartment complex	80 units affordable 1 managers unit	TCAC
Lanternwoods Apartments ²	Affordable Apartment	DU 14 units	0.90 acre (two adjacent parcels)	Apartment complex	28 units affordable 1 managers unit	Multiple nonprofit and foundations, financial institutions and federal funds
(No project name)	Market rate apartments	MDR 25 units	1.25 acres	Apartment complex	16 market rate units	None

Source: City of Barstow, 2014

¹ The above maximum density reflects the density ratios of the 1997 General Plan at 15 units to the acre. The 2015 General Plan will reflect a density of 20 units to the acre.

² Originally built in 1954 with the eastern half originally a motor lodge, the Lanternwoods Apartment complex renovated an existing apartment complex that exceeds the density standards of both the 1997 General Plan and the 2015 General Plan.

Summary of Credits

As shown below in Table C-4, the City will accommodate its 2014-2021 RHNA through a combination of housing production and its land inventory. Residential projects are credited to different income levels based on the methodology detailed earlier in this chapter. Sites are credited towards different affordability levels based on the default density thresholds set forth in housing element law, the City's experience with recent housing projects built in different zones, and expected density of development.

The City of Barstow has more than sufficient housing sites available for residential development to exceed its 2014-2021 RHNA for the housing element. Only 0.9% of the 54,092 housing units that could be accommodated by housing sites in the land inventory would need to be affordable to very low, low, and moderate-income households in order to fully meet the housing planning goals for the 2014-2021 RHNA.

Table C-4: Comparison of RHNA and Site Availability

RHNA Credits	Affordability Ranges				Total
	Very Low	Low	Moderate	Above Moderate	
RHNA Targets	188	138	154	363	843
Planned Housing Projects			2	1	3
Remainder:			152	362	840
Housing Sites					
Subtotal					
Remainder					

Source: City of Barstow, 2017

Note: The three permits noted above are permits issued in 2016. None have been completed as of the writing of this report. Reported valuations were two at \$140,000 and one at \$230,000.

5. Implementation Resources

The City of Barstow relies on a combination of financial resources and nonprofit/for-profit organizations to assist in funding, building, preserving, and managing affordable housing and support programs. The following financial and administrative resources are being utilized. Program #13 of the housing element includes provisions to see expansion of these resources.

Financial Resources

With the demise of redevelopment and cutback of many federal and state housing programs, securing permanent sources of financing for the production, rehabilitation, and preservation of affordable housing is critical. Financial resources used by the City to fund its programs are as follows.

- **Housing Vouchers.** This federal housing program provides rent subsidies to very low income households with a housing cost burden or who are at risk of becoming homeless or displaced. The federal government provides approximately \$1.31 million annually to the Housing Authority of the County of San Bernardino to administer its housing voucher program in Barstow. However, monies are provided to each county, and the amount of money allocated is per unit (\$708), depending on where the family wishes to live. Barstow currently has 161 housing vouchers plus 100 single-family units set aside for project-based vouchers. In addition, HUD provides 75 housing vouchers.
- **Community Development Block Grants (CDBG).** Because of Barstow's small population base, Barstow is not an entitlement city to collect CDBG funds directly. Barstow is a participating city with the San Bernardino County. The federal government provides CDGB funds for community development and housing activities that benefit low and moderate-income persons, aid in the prevention or elimination of slums or blight, or meet other

urgent needs. Eligible activities include property acquisition, rehabilitation, affordable housing preservation, economic development, code enforcement, public facilities, and services. With spending limits that are established, the City is limited as to what can be accomplished with the available funds. Barstow's allocation is typically between \$175,000 and \$250,000 annually. The funds are typically used for public improvements in eligible areas, and 15% is used for public service agencies, such as Desert Sanctuary and New Hope Village. In 2014, the City spent the majority of its CDBG allocation acquiring a 10-unit apartment building for New Hope Village to renovate and manage as transitional housing. They have renovated the apartment building and it is currently at full capacity.

- **Homeless Services.** The City does not receive any funds from the federal government for many of its activities to reduce and ameliorate homelessness in the community. However, these services are provided by public agencies, such as Desert Manna and New Hope Village. These agencies receive more than \$110,000 annually to support emergency shelter programs, and \$82,200 for transitional and permanent supportive housing with services through a combination of sources (primarily from HUD, United Way, CDBG, fundraising, and private donations). The City provides support in the form of the use of city-owned buildings for these services.
- **Tax Credit Allocation Committee.** The Tax Credit Allocation Committee (TCAC) is an important source of funding for the production of affordable housing. Additionally, the State of California sets aside a dedicated pool of tax credit funds for self-designated "at-risk" projects, though there are no "at-risk" projects at this time. Barstow developers have used TCAC to build a wide range of affordable housing projects.