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**APPENDIX A**  
**2023-2031 DRAFT FAIR HOUSING**  
**ANALYSIS**

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**City of Ridgecrest, California**

SEPTEMBER 1, 2023  
PREPARED BY: REALTY PLANNERS GROUP, INC., FALLBROOK, CALIFORNIA

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## **AFFIRMATIVELY FURTHERING FAIR HOUSING ANALYSIS**

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All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”. These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The AFFH analysis must contain the following:

- A: Outreach
- B: Assessment of Fair Housing
  - Key Data and Background Information
  - Fair Housing Enforcement and Outreach Capacity
  - Integration and Segregation Patterns and Trends
  - Racially or Ethnically Concentrated Areas of Poverty
  - Disparities in Access to Opportunity
  - Disproportionate Housing Needs in the Jurisdiction
  - Displacement Risk
- C: Sites Inventory
- D: Identification of Contributing Factors, and Fair Housing Priorities and Goals

While this section provides a focused analysis of fair housing issues in Ridgecrest, several other sections of the Housing Element address the issue and are included in this section by reference.

### **A. OUTREACH**

The City of Ridgecrest deeply values the role of public participation in the planning process and has worked diligently to engage all members of the Ridgecrest community, including non-English speakers and those typically underrepresented in the planning process. This summary highlights those steps taken as part of the Housing Element Update.

#### **1. PROJECT WEBSITE**

A dedicated project website (<https://www.ridgecrest-ca.gov/537/Housing-Element-Update-2023>) serves as the main conduit of information for individuals who can access material online. The project website is regularly updated to reflect on going community input opportunities, advertise draft work products, and answer commonly asked questions. The website includes the following information:

- Housing Element Overview
- Dates of Public Participation Events
- Link to access a Housing Needs Survey, which is available in English and Spanish
- Detailed explanation of the Housing Element and General Plan
- Information on the Housing Element Update Process
- Information of the Regional Housing Needs Assessment for the City of Ridgecrest

## 2. GENERAL MULTI-LINGUAL ADVERTISEMENTS

The City utilized a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element. These efforts are summarized herein to demonstrate the city's meaningful commitment to community collaboration. The City prepared and implemented the following general advertisements:

- Emails to interested individuals
- Scoping meeting and planning commission meeting
- Newspaper advertisement
- Social media posts
- Emails to Community-Based Organizations (CBOs) requesting involvement and providing flyers and outreach information

## 3. WORKSHOPS AND SCOPING MEETING

### SCOPING MEETING

A scoping meeting took place on February 18, 2023. In such meeting, the staff and Consultant presented a staff report and plans for the 6<sup>th</sup> Cycle Housing Element Update. The meeting was opened to the public for comments with regards to the type of Public Outreach desired in connection with the proposed Housing Element Update. The primary purpose of the Scoping session was to determine the type of public outreach that is appropriate to receive the maximum public participation from citizens and stakeholders in the preparation of the housing element.

### PLANNING COMMISSION WORKSHOP

In May 2023, a public workshop was held with the Planning Commission to provide an overview of the Housing Element Update, invite input on housing-related needs and priorities, and to give the community an opportunity to identify housing-related concerns.

## 4. HOUSING NEEDS AND PRIORITIES SURVEY

The City has hosted two online Housing Element survey. The first survey focused primarily on housing policies and goals. This survey opened on February 22, 2023. The second survey focused primarily on housing needs and barriers. The second survey was circulated in English and Spanish. This survey opened on May 9, 2023. Both surveys closed on June 27, 2023. A total of 121 individuals responded to the survey in English, while no response in Spanish was received. The City used both digital and paper platforms for this survey. The digital Typeform platform was promoted extensively through City communication channels including email communications, the Housing Element Update webpage, and social media. The survey was shared via multiple Community-Based Organizations (CBOs) and publicized online. City staff also conducted the survey directly with residents during the Salvation Army food bank drive through distribution. The City received the following feedback:

When asked to identify their top three **housing priorities** (out of seven choices):

- 56% identified "increase the amount of housing that is for affordable to moderate, low, and very low-income residents"
- 53% of respondents selected "create programs to help existing homeowners stay in their homes"
- 52% of respondents selected "make it easier to build in Ridgecrest"
- 46% of respondents selected "improve substandard housing conditions"
- An additional 43% identified "increase homeownership opportunities for moderate, low- and very-low-income residents"
- 27% selected "target efforts to address inequities in the housing market, including discrimination in renting"
- And the remaining 20% selected "other" with a fill in choice

When asked to identify the top barrier to **affordable housing** (out of five choices):

- 46% of respondents chose “limited availability of affordable units”
- An additional 14% of respondents chose "lack of resources to help find affordable housing" and "quality of affordable housing does not meet my standards".

When asked to select the communities **insufficient of housing** (out of seven choices):

- 38% of respondents selected “Single individuals”
- 35% of respondents selected “Families with Children”
- 35% of respondents selected “Low-income households”
- 32% of respondents selected “Older adults (Seniors, Elderly)”

## 5. STAKEHOLDER INPUT

The City invited representatives from community stakeholders to provide input on housing-related issues in Ridgecrest; this invitation list included housing developers (affordable and market-rate), religious organizations, school representatives, fair housing service providers, and other social service providers. Stakeholders invited to participate included representatives from:

- Ridgecrest Chamber of Commerce
- IWV Collaborative
- Salvation Army
- Ridgecrest Area Association of Realtors
- Ridgecrest Vineyard Church

## **B. ASSESSMENT OF FAIR HOUSING ISSUES**

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Ridgecrest. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Ridgecrest, and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

### **1. KEY DATA AND BACKGROUND INFORMATION**

Ridgecrest is a participating city in the Kern Council of Governments. Kern COG, acting in the capacity as the state designated Regional Planning Agency, has the responsibility of developing the state-mandated Regional Housing Need Allocation (RHNA) Plan. The RHNA process will identify the number of housing units that each local government must accommodate in the Housing Element of its General Plan (Government Code §65584). The Kern COG Regional Housing Needs Online Mapping Tool is a publicly online mapping application developed and maintained by Staff and Rincon Consultants. Such mapping tool will allow users to view the proposed RHNA unit allocations for each jurisdiction and to explore specific parcels to evaluate the potential number of units a parcel could support. Additionally, the mapping tool contains data layers that of the 5 analysis areas corresponding to the Assessment of Fair Housing (AFH). Therefore, The Kern COG Regional Housing Needs Online Mapping Tool is one source of information regarding fair housing issues in the region and is the most recent comprehensive regional analysis of fair housing issues.

Additionally, the Kern Regional Housing Data Report, prepared by SJV REAP Consultant Team and Pre-Certified by HCD is a data workbook that serves as a socioeconomic and housing data profile for the City of Ridgecrest. The data in the workbook are categorized on four topics by population and employment, households, economic conditions and housing stock.

### **2. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY**

The City works with the Planning and Natural Resources Department of Kern County through the Fair Housing Counseling to provide fair housing. Under the Community Development Block Grant Program, the County of Kern operates a Fair Housing Program under Title VIII of the Civil Rights Act of 1968 aimed at combating illegal discrimination in housing. The Planning and Natural Resources Department of Kern County provides comprehensive fair housing enforcement, education, and outreach services, including:

- Education activities that provide brochures, posters, presentations to the public, community outreach activities, among other services
- The Kern County Information Line that provides a hotline number, both in English and Spanish. Any person who believes they are discriminated against unfairly in the matter of housing issues may call the hotline number.
- Investigation and testing to validate a discrimination complaint
- Serve as a mediator and offer a resolution to the conflict between two parties
- Coordinate and provide connecting links between groups, agencies, individuals and private enterprises that are involved in fair housing that will enhance the delivery of fair housing services

Additionally, the Housing Authority of the County of Kern is an independent, local government agency providing safe, affordable housing to thousands of Kern County residents through special programs. Their mission is to improve the quality of life for low-income residents of Kern County providing safe, affordable housing and assisting residents towards self-sufficiency and homeownership.

The City of Ridgecrest complies with fair housing laws and regulations as described in Table 5-1. The City has not been issued or notified of any existing or pending findings, lawsuits, enforcement actions, settlements, or judgments related to

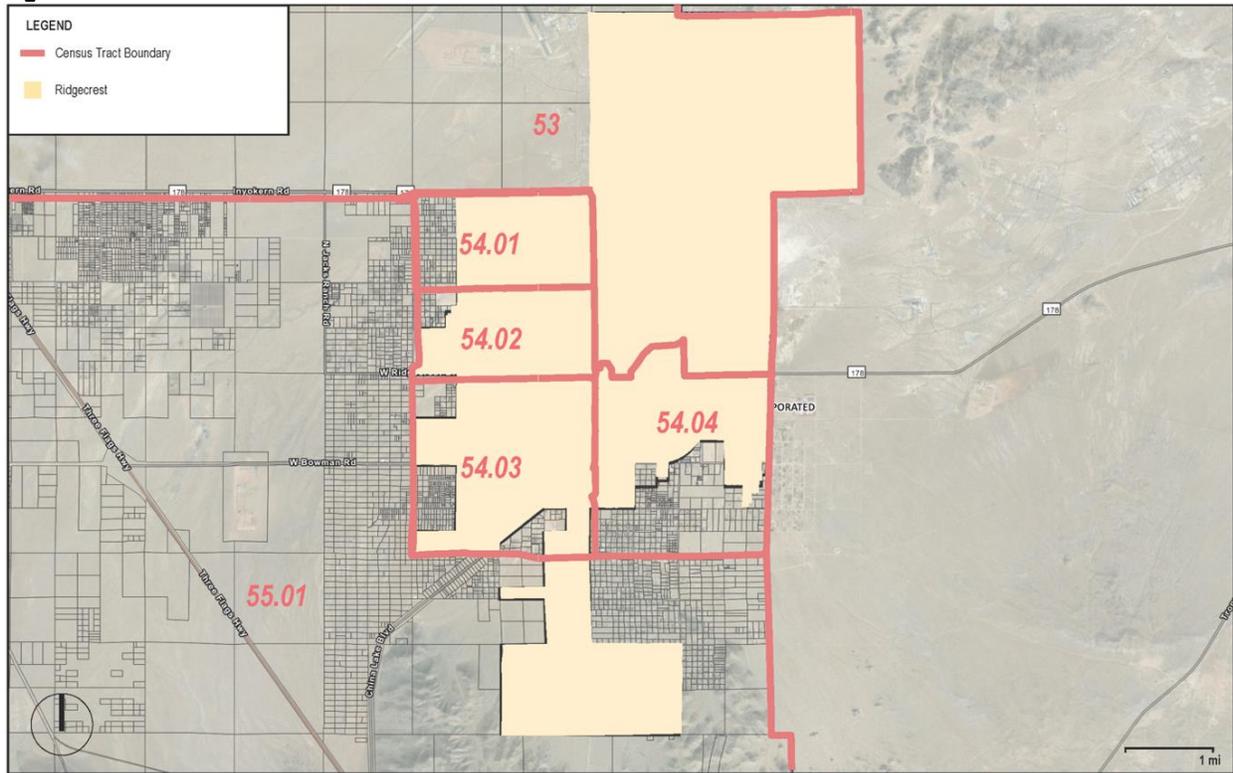
fair housing or civil rights.

<b>Law</b>	<b>Description</b>	<b>Compliance</b>
California Fair Employment and Housing Act (FEHA)	<p>The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies and prohibits discrimination in housing and employment on the basis of protected characteristics.</p> <p>The FEHA prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners on the basis of protected characteristics.</p> <p>It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on those traits.</p>	In its local practices, the City requires all development projects assisted with City funding to comply with the FEHA. The City achieves compliance with employment requirements through strict enforcement in hiring practices and regular training of and by Human Resources staff.
Government Code Section 65008	<p>Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.</p> <p>For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.</p>	Compliance is achieved by uniform application of the City's codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings.
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluating and funding decisions. The 6th Cycle Housing Element Housing Plan describes how each program addresses fair housing issues and contributing factors.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.
Density Bonus Law (Gov. Code, § 65915.)	Density bonus law is intended to support the construction of affordable housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range, in exchange for offering to build or donate land for affordable or senior units. Density Bonus Law also provides for incentives intended to help make the development of affordable and senior housing economically feasible.	Compliance is achieved by administration of Ridgecrest Zoning Ordinance Chapter 20.32 –Density Bonuses, which provides for compliance with Government Code Section 65915 et seq.

<p>Housing Accountability Act (Gov. Code, § 65589.5.)</p>	<p>Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.</p>	<p>Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the City is in the process of preparing objective development standards to facilitate an objective and equitable review of applicable projects.</p>
<p>No-Net-Loss Law (Gov. Code, § 65863)</p>	<p>Ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's RHNA allocation, especially for lower- and moderate- income households.</p>	<p>The City's draft Housing Element identifies a surplus of sites with a capacity to accommodate the City's RHNA allocation. The City reviews all General Plan and zoning amendment applications to ensure there is no net loss in density or adequate sites to accommodate its housing needs.</p>
<p>Least Cost Zoning Law (Gov. Code, § 65913.1) Excessive Subdivision Standards (Gov. Code, § 65913.2.)</p>	<p>Provides that, in exercising its authority to zone for land uses and in revising its housing element, a city, county, or city and county shall designate and zone sufficient vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan.</p> <p>Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall:</p> <p>(a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing.</p> <p>(b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated.</p> <p>(c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.</p>	<p>Compliance is achieved through implementation of the City's General Plan and the implementation of Housing Element Housing Plan Programs which commit the City to ensuring adequate sites to accommodate the City's RHNA at densities and intensities consistent with those discussed in the Inventory of Residential Sites section.</p> <p>Compliance is achieved through the implementation of a fair and equitable development review process which is administrated consistent with the Excessive Subdivision Standards Act.</p>
<p>Limits on Growth Controls (Gov. Code, § 65302.8.)</p>	<p>Provides that, if a county or city, including a charter city, adopts or amends a mandatory general plan element which operates to limit the number of housing units which may be constructed on an annual basis, such adoption or amendment shall contain findings which justify reducing the housing opportunities of the region. The findings shall include all of the following:</p> <p>(a) A description of the city's or county's appropriate share of the regional need for housing.</p> <p>(b) A description of the specific housing programs and activities being undertaken by the local jurisdiction to fulfill the requirements of subdivision (c) of Section 65302.</p> <p>(c) A description of how the public health, safety, and welfare would be promoted by such adoption or amendment.</p> <p>(d) The fiscal and environmental resources available to the local jurisdiction</p>	<p>The City's draft Housing Element and the elements in the City's adopted General Plan do not include any provisions which further limits (relative to the current Housing Element and prior General Plan) the development of housing, except such provisions as may be required by state or federal laws.</p>

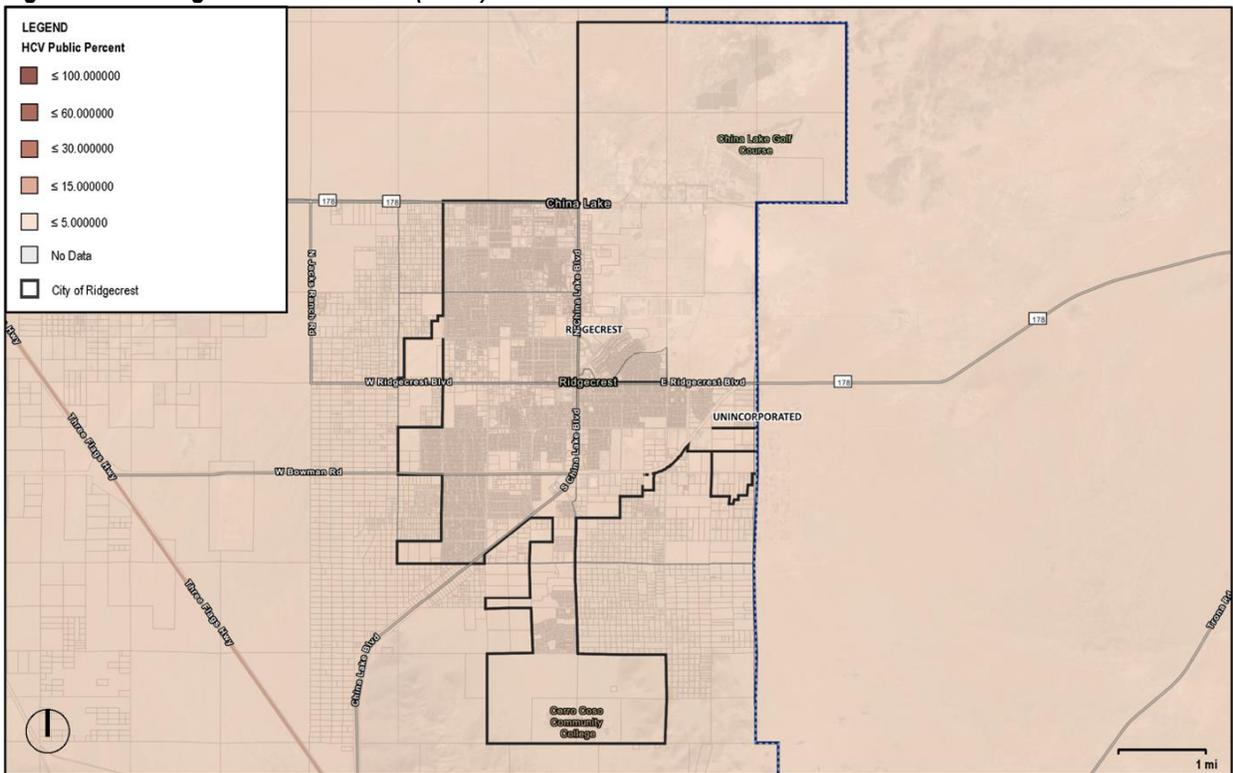
<p>Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)</p>	<p>Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.</p> <p>Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p>	<p>Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.</p>
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**Figure 1: Census Tract Boundaries**



Source: Kern Council of Governments Housing Needs Mapping Tool

**Figure 2: Housing Choice Vouchers (Tract)**



Source: Kern Council of Governments Housing Needs Mapping Tool

### **3. ANALYSIS OF AVAILABLE FEDERAL, STATE, AND LOCAL DATA AND LOCAL KNOWLEDGE**

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Ridgecrest. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in Ridgecrest and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

#### **OTHER RELEVANT FACTORS**

The City of Ridgecrest works cooperatively with the Housing Authority of the County of Kern, which administers the Housing Choice Voucher Program. The program assists very low-income, elderly, and disabled households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. According to Figure 2, about 5 percent or less of Ridgecrest population are assisted with housing choice vouchers.

#### **INTEGRATION AND SEGREGATION PATTERNS AND TRENDS**

To inform priorities, policies, and actions, Ridgecrest has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Ridgecrest that experience the highest levels of segregation.

#### **Diversity Index**

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. ESRI, a provider of geographic information system (GIS) software, locational intelligence, and mapping, has developed a Diversity Index, which captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity. Figure 3 shows the diversity index by census tracts throughout Ridgecrest. Central and Northeastern areas seem to have a high diversity index that goes from 56 to 84, compared to southern and western areas where the diversity index goes from 55 to low diversity scores. Census tracts 53, 54.03, 54.04 and some parts of tracts 54.01 and 54.02 have in general a high diversity index. While the entirety of tract 55.01 has a low diversity index

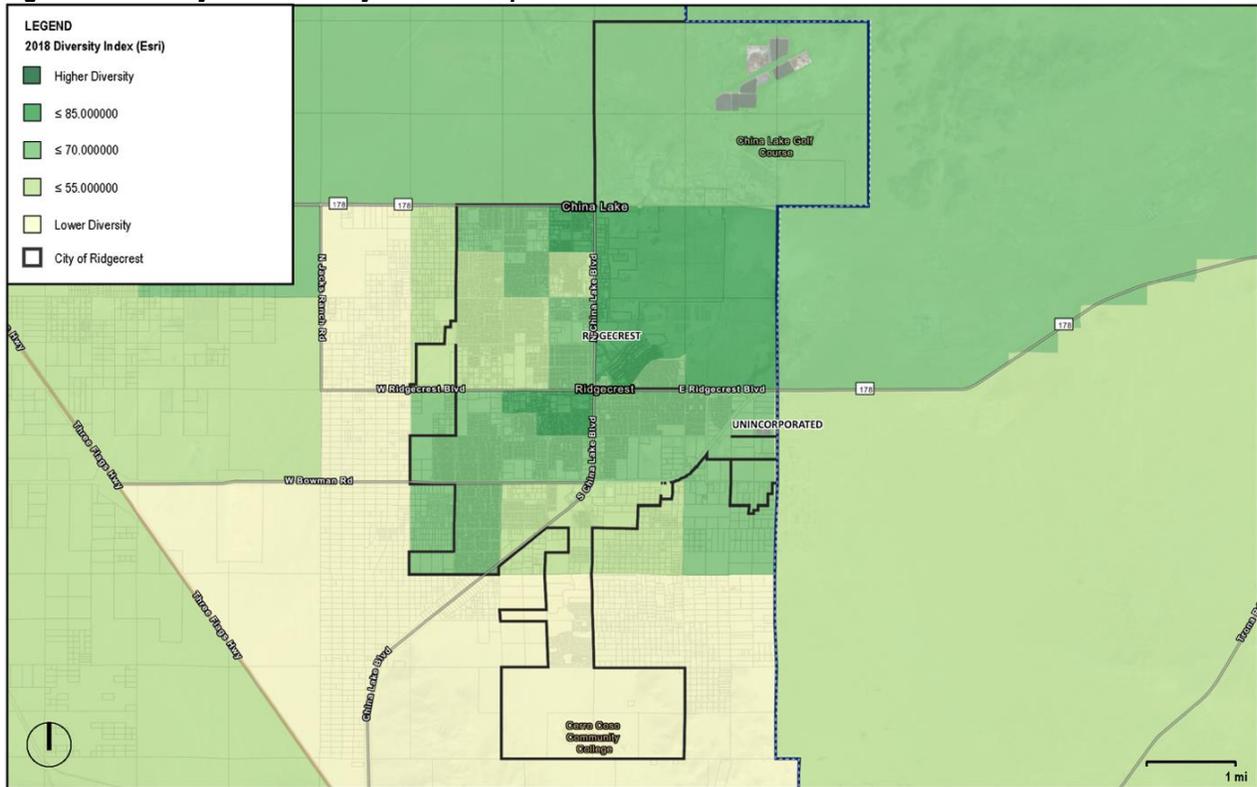
Table 2 shows the demographic trends over time for the City. Since 2010, the percentage of population that are Hispanic or Latinx residents has increased in the city from 17.9 to 21.9% compared to the County which has increased at a slightly higher rate from 47.7 % to 53.9%. The percentage of population that are White residents has decreased in the city from 68.9% to 60.0% compared to the County which has decreased at a slightly lower rate from 69.3% to 67.6%. The percentage of population that are Other Races or Multiple Races residents has increased in the city from 3.8% to 7.4%, compared to the County which has decreased at a higher rate from 21.0% to 13.8%. The percentage of population that are Asian or Native Hawaiian and Other Pacific Islander residents has increased from 4.8% to 5.8% in the city compared to the County which has decreased at a lower rate from 5.2% to 5.1%.

Table 2: Demographic Trends Over Time		
Racial/Ethnic	2010	2020
American Indian or Alaska Native, Non-Hispanic	0.9%	0.6%
Asian / API, Non-Hispanic	4.8%	5.8%
Black or African American, Non-Hispanic	3.8%	4.4%
White, Non-Hispanic	68.9%	60.0%
Other Race or Multiple Races, Non-Hispanic	3.8%	7.4%
Hispanic or Latinx	17.9%	21.9%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

Source: U.S. Census Bureau, Census 2010 and 2020

As shown in Figure 3, there generally appears to be lower to high diversity index scores throughout the City of Ridgecrest. As shown in Figure 3, communities in Ridgecrest with higher diversity scores are somewhat more likely to be located in the central and northeastern portions of the city. Census tracts 53, 54.01, 54.02 and 54.03 appear to have concentrations of highly diverse communities with a diversity index higher than 70. These same tracts, plus tract 54.04 have a considerable amount of block groups with a diversity index higher than 55, being these the most diverse tracts in the city. On the other hand, the southern portion of the city has a low diversity score. Tract 55.01 has a “lower diversity” score, being the lowest within the parameter. As shown in the next figures (3 and 4), tract 55.01 has a predominant white majority population with a low non-white population. Additionally, as it will be analyzed in the next pages, tract 55.01 has a high median household income.

**Figure 3: Diversity Index 2018 by Block Group**



Source: Kern Council of Governments Housing Needs Mapping Tool

### Gini Coefficient of Income Inequality

According to the United States Census Bureau, The Gini coefficient incorporates the detailed shares data into a single statistic, which summarizes the dispersion of income across the entire income distribution. The Gini coefficient ranges from 0, indicating perfect equality (where everyone receives an equal share), to 1, perfect inequality (where only one recipient or group of recipients receives all the income). The Gini is based on the difference between the Lorenz curve (the observed cumulative income distribution) and the notion of a perfectly equal income distribution.

The Gini Index values for income inequality in Ridgecrest for the years 2010 and 2020 can be found in Table 3 below. The “Kern County” column in the table provides the average Gini Index across all jurisdictions of Kern County in 2020. Ridgecrest’s Gini index is generally moderate at 0.4159, indicating that income equality is more or less the same throughout the city. It is noted that between 2010 and 2020, the Gini in Ridgecrest increased slightly, suggesting that there is now more neighborhood level income inequality than in 2010. In 2020, the Gini Index of Income Inequality in Ridgecrest (0.4159) was lower by a few points than the average value for jurisdictions in Kern County in 2020 (0.4673), indicating that income inequality in Ridgecrest is slightly less than in the average Kern County city.

	Ridgecrest		Kern County
Index	2010	2020	2021
Gini Index of Income Inequality	0.410	0.4159	0.4673

Source: U.S. Census Bureau, ACS 2006-2010, 2016-2020 (5-Year Estimate), Table B19083

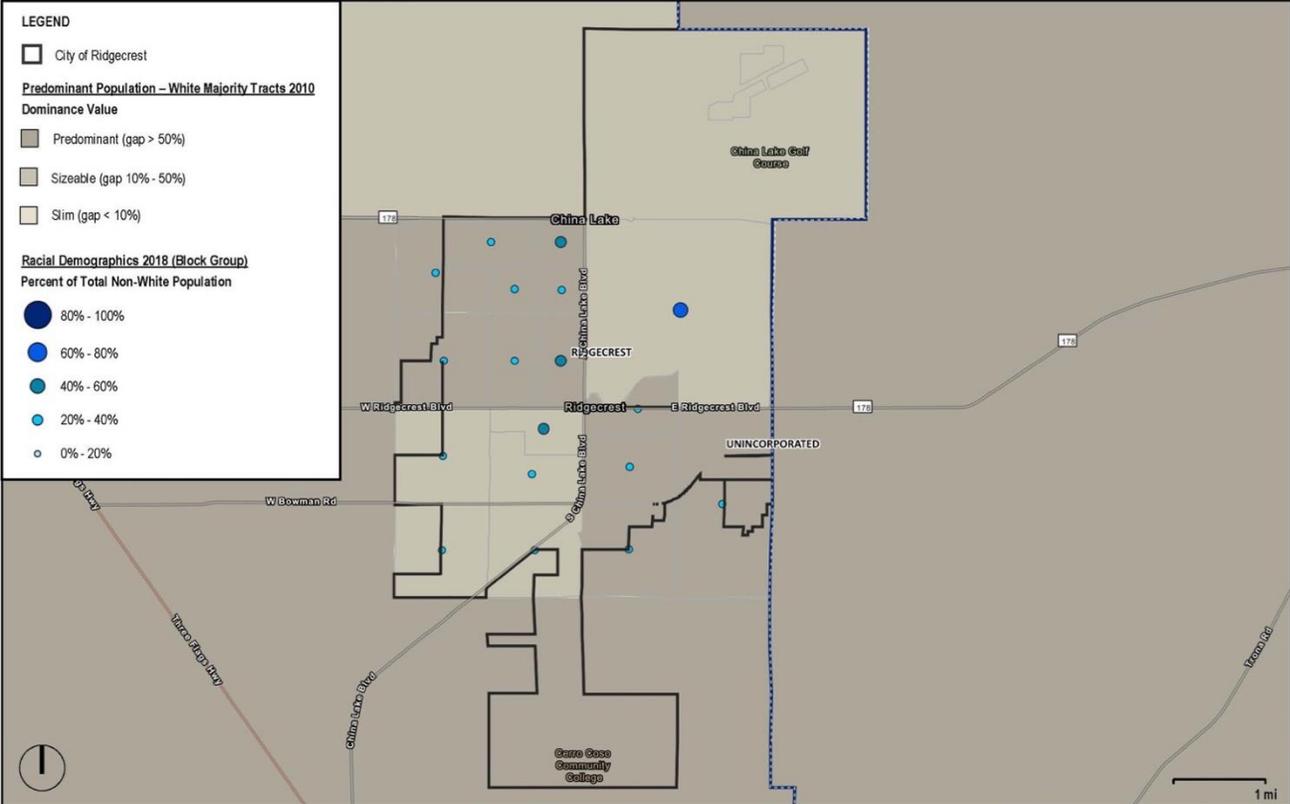
### Mapped Patterns of Integration and Segregation

Patterns of integration and segregation are considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends by census tract and census block groups.

### Predominant Racial/Ethnic Population

Figure 4 identifies the predominant racial population by census tract for Ridgecrest and the surrounding area. As shown in Figure 4, in Ridgecrest the predominant population in Ridgecrest is White majority. In figure 4, two data layers conform the current analysis on predominant racial population. One data layer shows the dominance values of White majority, while a second data layer shows racial demographics by block groups, presented as graduated dots. Communities located in the central west and Northeastern sections of the city have sizeable dominance values (between 10% - 50%) of White alone population. Said section include the tracts 54.03 and 53. As shown in Figure 4, the precents of total non-white population in the block groups of tract 54.03 range approximately from 20% to 60%, the block group closest to the center having a higher percentage. The total non-white population in Tract 53 ranges from 60% - 80%, being the tract with the highest range in the city. On the other hand, block groups located in the northwestern, southeastern, and southern section of the city have a predominant dominance value of white majority (higher than 50%). Such tracts include 54.01, 54.02, 54.04 and 55.01. As shown in Figure 4, the block group closest to the city center in tract 54.02 has high percent of non-white population. Figure 5 is presented as the racial demographics of 2018 in a color-coded format to help visualize the available data. Comparing Figure 4 and Figure 5, is evident that areas located in, or close, to the city center have a high percent of non-white population. Compared to Figure A-4, it can be assumed that the center of the city tends to be more demographically diverse.

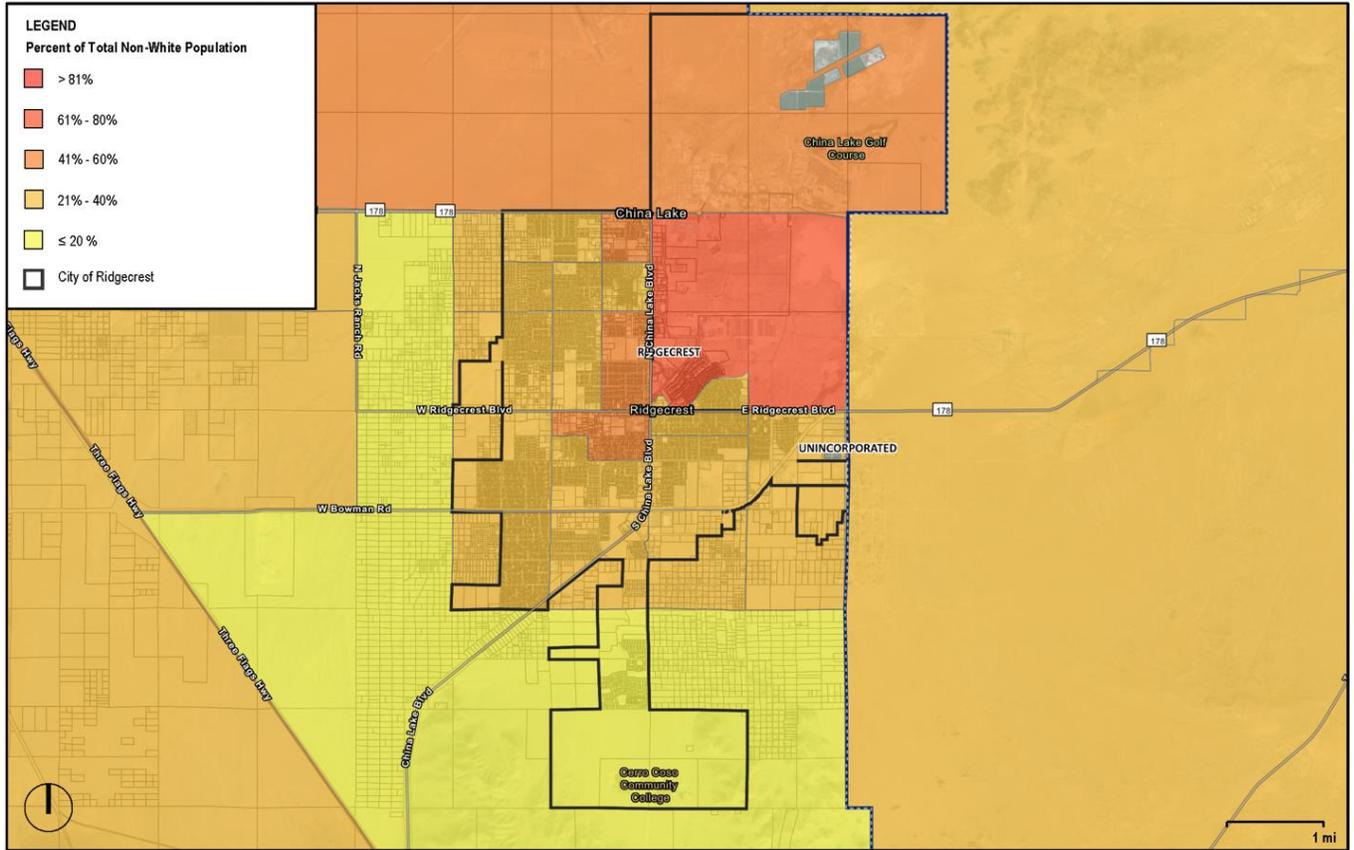
**Figure 4: Predominant Population by Census Tract and Racial Demographics 2018 by Block Group – Graduated Dots**



Source: Kern Council of Governments Housing Needs Mapping Tool

As it was previously presented, Figure 5 provides another view to racial demographics that serves to look at racial diversity compared to white population. Compared to the diversity index and predominant racial population, figures 3, 4 and 5 demonstrate a overlap of data between these data layers. Approximately most of the areas with high degrees of non-white population also have high percent of diversity index and slim dominance of white population alone.

**Figure 5: Racial Demographics (2018) by Block Group**



Source: Kern Council of Governments Housing Needs Mapping Tool

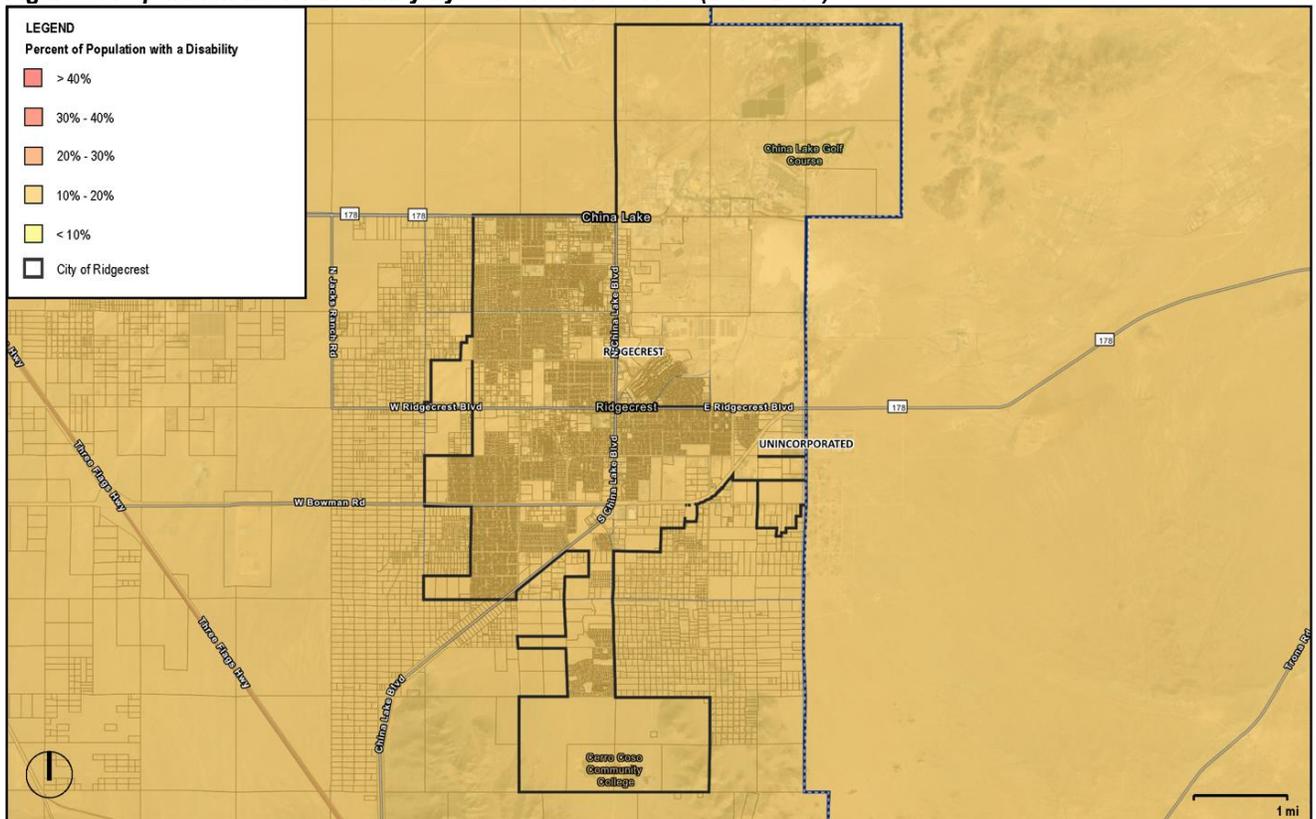
## Population with a Disability

As shown in Figure 6, the City has in general a low percentage of persons with a disability with a total number being 4,402. According to the Kern COG Housing Needs Mapping Tool, the percentages of population with a disability within the tracts in the city range from 12.60% to 18.60%. tract 54.03 having the lowest and 54.02 then highest. As discussed in the Housing Needs Assessment section of this Background Report, approximately 15.5% of Ridgecrest's population in 2020 had at least one disability and 32.4% of those individuals were seniors. In Ridgecrest, the most common disabilities are Ambulatory Difficulty (49.6%), Independent Living Difficulty (38.1%), and Cognitive Difficulty (37.5%). For the population of ages 65 and over, the most common disabilities are Ambulatory Difficulty (59.7%), Hearing Difficulty (48.4), and Independent Living Difficulty (41.3%).

Looking beyond Ridgecrest's boundaries, the census tracts in the city exhibit similar level of concentrations of persons with disabilities. As shown in Figure 6, all six census tracts in the city have a rate of disability that is between 20-30%, indicating that communities in the City of Ridgecrest with moderate percentage of population with disabilities are more likely to be dispersed throughout the City.

Based on this analysis, the City finds that, in Ridgecrest, as all census tracts have a similar population with disabilities, households with disabilities in the East and South are also some of the City's census tracts with higher cost burdens of owner households, indicating that households with disabilities in such areas are particularly susceptible to these economic impacts.

**Figure 6: Population with a Disability by Census Tract – ACS (2015-2019)**

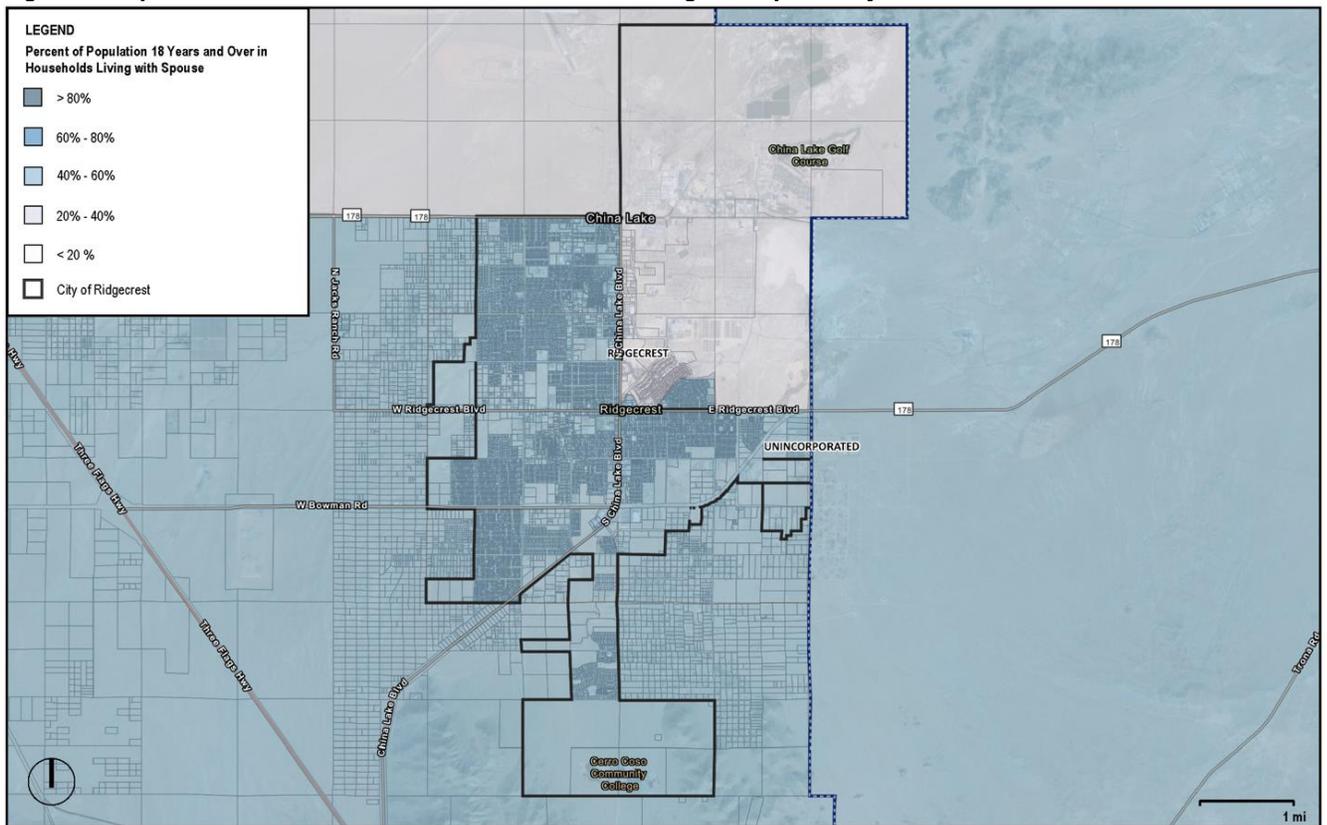


Source: Kern Council of Governments Housing Needs Mapping Tool

**Percent of Population 18 Years and Over in Households Living with Spouse**

Figure 7 identifies the percent of population over the age of 18 years and over in households living with spouse in Ridgecrest. As shown in Figure 7, most of the census tracts in Ridgecrest have 40 to 60% of their population over the age of 18 years and over in households living with spouse. Part of the city in tract 53 has 20% to 40% of its population over the age of 18 years and over in households living with spouse. Comparing Figure 7 with Figures 3 and 4, it can be deduced that tract 53 compared to other tracts, is highly diverse while also having a small population (20% - 40%) of 18 years and over living with spouse. Comparing this analysis with Figure 8, population in tract 53 seems generally to have more households with married couples living with children than households of 18 years and over in households living with spouse. It is worth mentioning that tract 53 is very demographically diverse with a high diversity index and a non-white population overpassing 81%. Showing that residents in the most diverse area in Ridgecrest, are less inclined to live as married couples alone than in other areas of the city.

**Figure 7: Population 18 Years and Over in Households Living with Spouse by Census Tract**

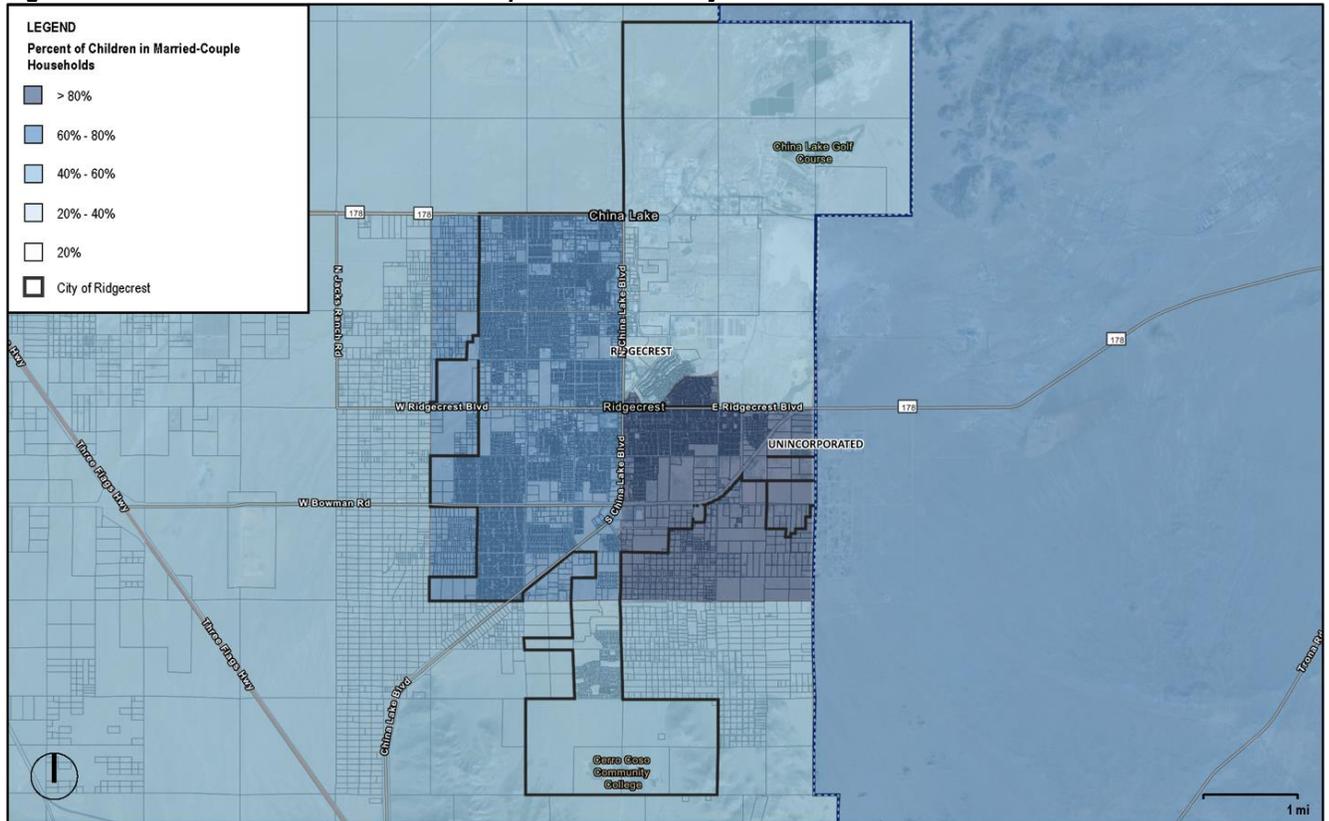


Source: Kern Council of Governments Housing Needs Mapping Tool

### Percent of Children in Married Households

As shown in Figure 8, the percentage of children in married couple households varies across different census tracts in Ridgecrest. citywide, the areas with higher concentrations of children in married couple households are located in the central areas of the city. Census tract 54.04 that covers the central and southeastern portions of the city has more than 80% of its children in married households. Census tracts 54.01, 54.02 and 54.03 that cover central and western portions of the city have 60-80% of its children in married households. Census tracts 53 and 55.01 that cover the southern and northern portions of the city have 20-40% of its children in married households. It is noted that some census tracts with higher percentages of children in married households extends out into areas of the unincorporated County. Based on this analysis, the County finds that there are no specific patterns of segregation impacting children in married households in Ridgecrest, given that the concentration of married households has no correlation with the degree of diversity throughout the city. As shown in Figure 8, some census tracts that have higher percentage of children in married couple households are also some of the census tracts that with higher cost burdens for renter households, indicating that these households may be particularly susceptible to these economic impacts.

**Figure 8: Percent of Children in Married-Couple Households by Census Tract**

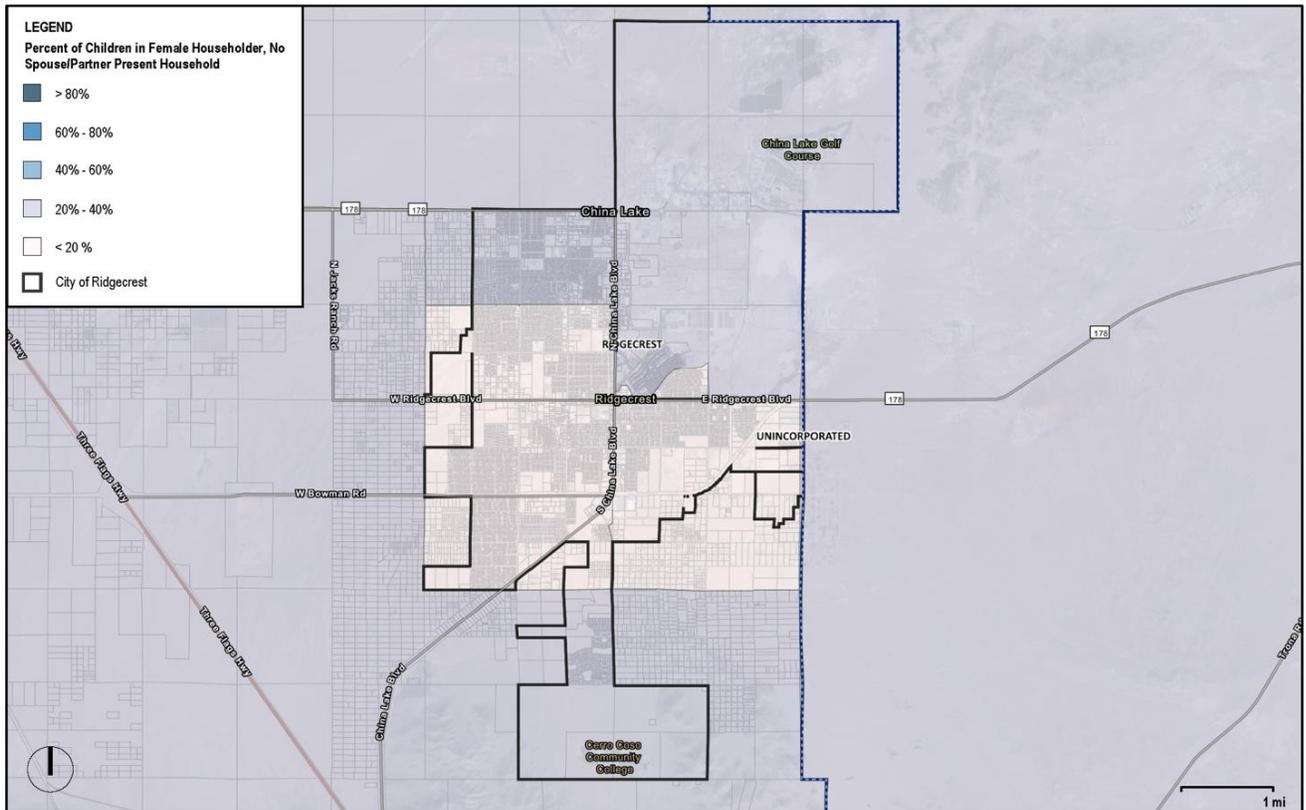


Source: Kern Council of Governments Housing Needs Mapping Tool

### Female-headed Households

Ridgecrest is also home to a number of female-headed households located throughout the community with approximately a half of the City's census tracts exhibiting lower proportions than the rest of the city. The percentage of female-headed households is 24.6% in the city, compared to the County which has a slightly lower percentage at 24.5%. As shown in Figure 9, most of female-headed households in Ridgecrest are located in census tracts in the south and north of the city. In Ridgecrest, census tract 53 with higher concentrations of female-headed households is also one of the City's census tracts with vulnerable sensitive communities as shown in Figure 15. The percentage of female-headed households in tracts 54.02, 54.03 and 54.04 is less than 20%. Compared to Figure 8, such tracts have high percent of children in married-couple households being a possible reason behind the low number of female-headed households.

**Figure 9: Percent of Children in Female Householder, No Spouse/Partner Present Household by Census Tract**

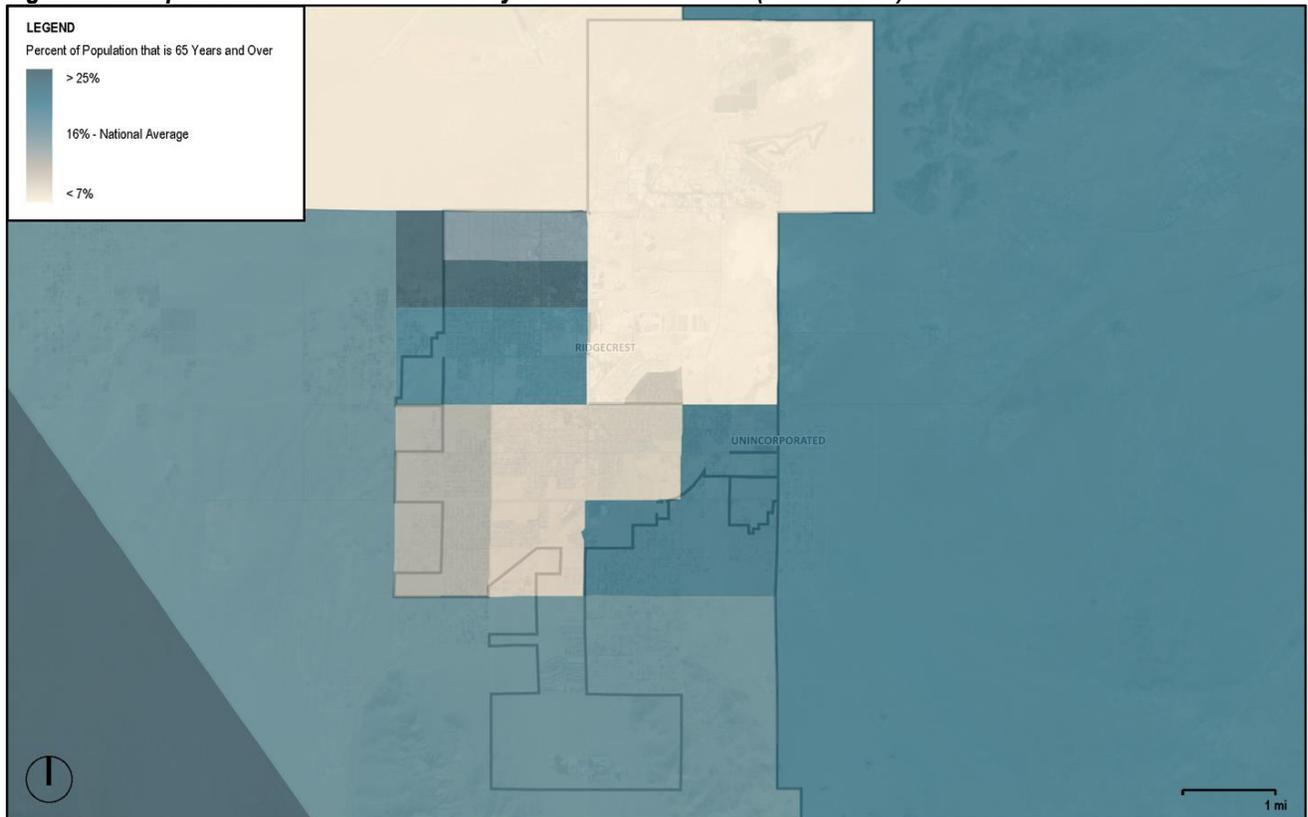


Source: Kern Council of Governments Housing Needs Mapping Tool

## Persons 65 Years of Age or Older

The community's older residents, persons 65 years of age or older, are slightly dispersed throughout the Ridgecrest with significant concentrations in the northwestern and southern portions of the city, as shown in Figure 10. The percentage of senior residents is 17.6 in the city, compared to the County which has a higher percentage at 20.1%. The highest concentrations of senior residents are located in the south portion of the city as well as in the northwest. As members of the community age-in-place (remain in their residence as they get older), it's possible that some areas of the city will continue to see higher proportions of their neighborhood occupied by senior residents. Safe and convenient access to goods and services is especially important for seniors, who may have mobility limitations or minimum household income. As shown in Figure 10, in Ridgecrest, census tracts with higher concentrations of senior households are also some of the City's census tracts with higher cost burdens for renter households, indicating that senior households may be particularly susceptible to these economic impacts. However, these same tracts have moderate to low-cost burdens for home owners. As shown in Figure 10, tract 53 has a low percent of senior resident population, same track with high diversity index. Additionally, it seems like the areas with the higher precents of senior population are areas with generally high median income household. Particularly, tract 55.01 has a percent of senior population higher than the national average, and the same tract has a household income higher than \$87,100 and a low diversity index.

**Figure 10: Proportion of Senior Residents by Census Tract – ACS (2017 – 2021)**

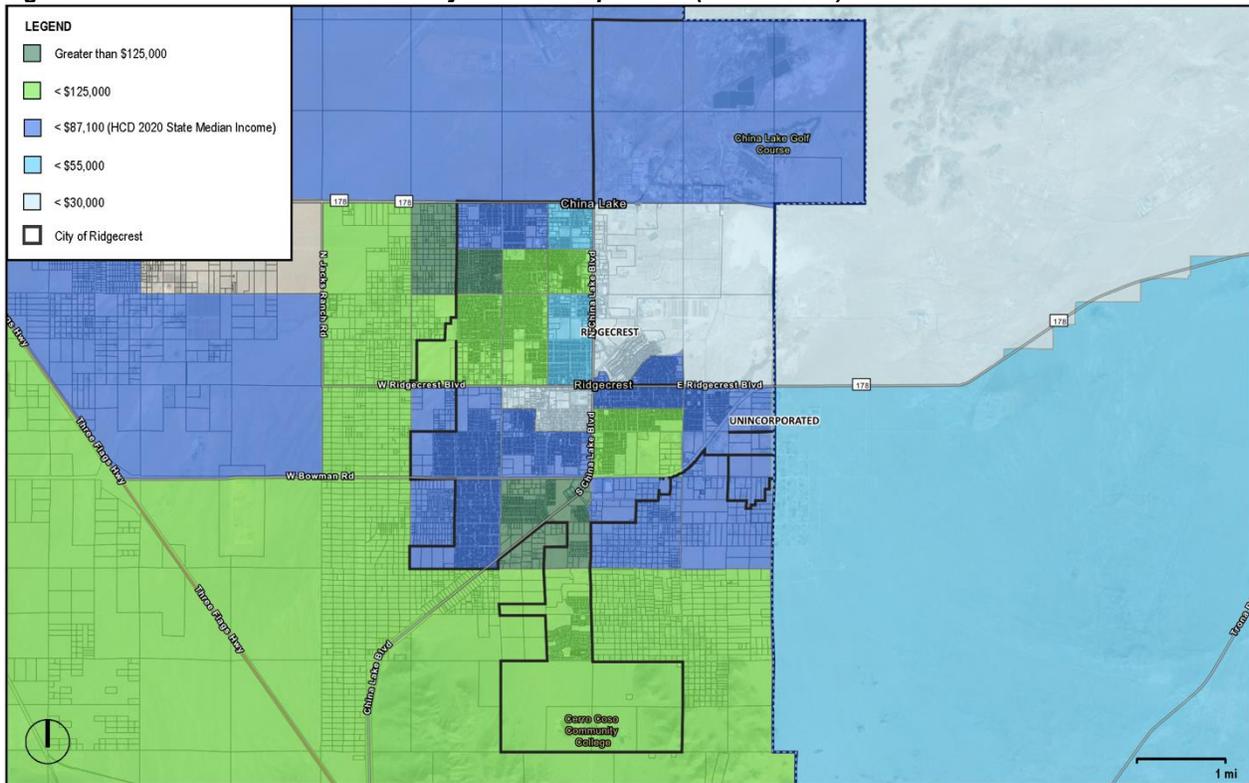


Source: Kern Council of Governments Housing Needs Mapping Tool

## Median Household Income

Patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Ridgecrest, as illustrated on Figure 11. The median household income in Ridgecrest is \$71, 774. In comparison, the median income in Kern County (\$54,851) is lower than the Statewide median of \$78,672. In general, most areas with the highest median household incomes are located in the northern and southern portion of the city. Some block groups located in 54.01 and 54.03 have a median household income higher than \$125,000, being the areas with the highest median household income in the city. Within the section of the city in tract 55.01, the median household income is higher than \$87,100. It is important to note that tract 55.01 has a predominant white majority population and a very low diversity index. Other block groups located in tracts 54.01, 54.02 and 54.04 have a median household income higher than \$87,100 as well. Areas with lower median household incomes are more likely located in the central portion of the city. There is at least one block group in tracts 54.03 and 53 that has a median household income lower than \$30,000, being the areas with the lowest income category. As shown in Figure 11, communities in Ridgecrest with lower median incomes are somewhat more likely to be located in the more racially and ethnically diverse portion of the City. Such is the case of tract 53, as its block group closest to the city center has a median income lower than \$30,000. These area as it was previously discussed, seems to have a diverse demographic population and somewhat a moderate number of diverse households.

**Figure 11: Median Household Income by Block Group – ACS (2015 – 2019)**



Source: Kern Council of Governments Housing Needs Mapping Tool

## Findings

The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income. Although Ridgecrest presents a diverse range of data within some of its areas, there are some patterns of isolation or segregation apparent when considering certain characteristics, including population with disabilities, female-headed households, seniors, and households with lower median household incomes. As it was previously analyzed, although the predominant population of Ridgecrest is White

alone, Ridgecrest has some diverse communities, mostly located in the City's center. Tract 53 turned out to be an interesting area that shows correlation between many of the data previously discussed. Tract 53 is highly diverse, while having a high percent of non-white population. Additionally, one of the block groups corresponding to the tract has a very low median income. Therefore, it is suggested to consider tract 53 for further analysis regarding integration and segregation for further implementation of housing. On the other hand, census tract 55.01 located in the southern section of the city shows characteristics somewhat opposite to tract 53. Tract 55.01 has a very low diversity index while having a predominant white majority population, a small non-white population and one of the highest populations of senior residents in the city. Additionally, tract 55.01 has a high median household, and it is close to one of the block groups with the highest median income in tract 54.03. Census tracts 54.01 and 54.03 have the census blocks with the highest median household income in the city. Meaning the median household income in the southern sections of Ridgecrest generally range from moderate to very high. The rest of the tracts present a broader range of median household income. The patterns and trends discussed in this section will be further analyzed in the next section where disparities in access to opportunities, disproportionate housing needs and displacement risk are discussed. As part of the City's regular participation in the County AI and through implementation of programs in the Housing Plan, the City will continue to consider these patterns to program funding and resources to reduce patterns of isolation and segregation and increase access to housing-related and other resources in these areas in order to effect change from current conditions.

**RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAP)**

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAPs if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. According to the Kern COG AFFH Dataset, tract 53 is considered a R/ECAP in Ridgecrest.

Comparing Figure 3 (Diversity Index) to Figure 11 (Median Household Income), it appears that areas of high diversity do generally correlate with lower incomes and that areas of medium to low diversity reflect high income levels. As discussed in the Findings section of this Chapter, the Housing Plan includes programs to encourage increased diversity and housing opportunities throughout the city.

**RACIALLY / CONCENTRATED AREAS OF AFFLUENCE (RCAA)**

According to the Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices”. Therefore, both sides of the continuum must be examined. While HCD does not have a standard definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

In addition to RECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to more fully tell the story of segregation in the United States<sup>1</sup>. RCAAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). **Table 4** presents the median household incomes of White, non-Hispanic residents in Ridgecrest, as well as the County as a whole. There is no census block in the city with a median household income of \$125,000 and a population that is 80 percent or more white. As such, there is no census tract in Ridgecrest that fit these criteria, and as such, the City has no RCAAs. However, in comparing Figure 3 to Figure 11, the most affluent area of the city, located in census tract 54.03, has a median household income greater than \$125,000 and a general low diversity index.

<b>Table 4: Median Household Incomes</b>		
<b>Median Household Income</b>	<b>City of Ridgecrest</b>	<b>Kern County</b>
White Households	\$76,484	\$ 66,163
All households	\$71,774	\$54,851
% of White population	78.3%	67.6%

Source: U.S. Census, Bureau ACS 2015-2019

**DISPARITIES IN ACCESS TO OPPORTUNITIES**

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations,

<sup>1</sup> Goetz, E. G., Damiano, A., & Williams, R. A. 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, Volume 21(1) [pages 99–124]. Available at: <https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf>

and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task Force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

The opportunity maps are made from composite scores of three different domains made up of a set of indicators. The Task Force analyzed three domains (Economic, Environmental, Education) to establish the resource category for each block group. The Economic Domain (Figure 13) analyzes poverty, level of adult education, employment rates, job proximity, and median home value in each block group, while the Education Domain (Figure 16) analyzes math/reading proficiency, high school graduation rates, and the student poverty rate. The Environmental Domain (Figure 17) looks at the CalEnviroScreen 4.0 Pollution indicators (Exposures and Environmental Effect indicators) and processed values. Each Figure includes the locations of proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA. Table 66 shows the full list of indicators.

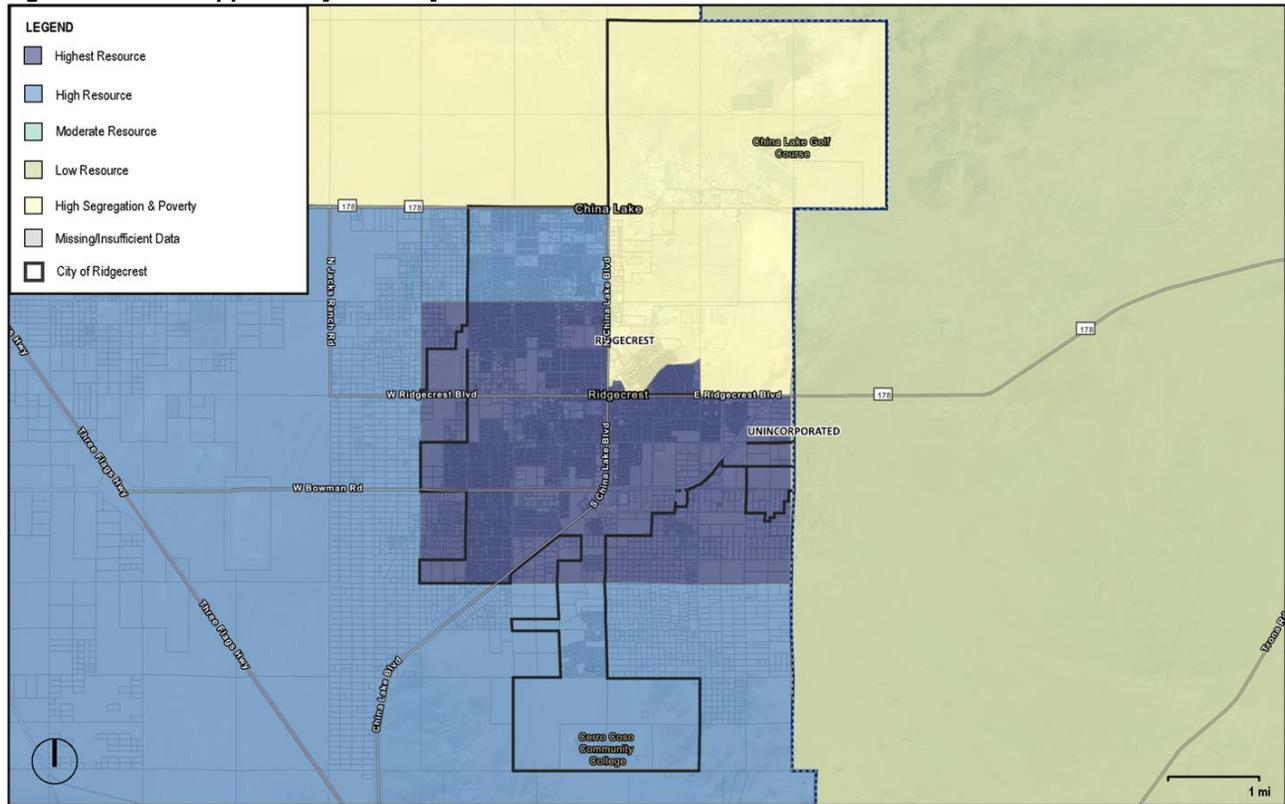
<b>Domain</b>	<b>Indicator</b>
Economic	<ul style="list-style-type: none"> <li>• Poverty</li> <li>• Adult education</li> <li>• Employment</li> <li>• Job proximity</li> <li>• Median home value</li> </ul>
Education	<ul style="list-style-type: none"> <li>• Math proficiency</li> <li>• Reading proficiency</li> <li>• High school graduation rates</li> <li>• Student poverty rates</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>• CalEnviroScreen 4.0 pollution indicators and values</li> </ul>

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.

Based on the domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. According to the Task Force’s methodology, the tool allocates the 20% of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20% to the “High Resource” designation. Each region then ends up with 40% of its total tracts as “Highest” or “High” resource. These 2 categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into “Low Resources” and “Moderate Resource”.

Figure 12 identifies the final resource categories of each census tract, as identified on the TCAC/HCD Opportunity Map. As shown in Figure 12, census tracts 54.02, 54.03 and 54.04 of the city have the highest levels of opportunity. **Table 6** identifies the resources levels by census tract and the corresponding scores for economic, educational, and environmental indicators.

**Figure 12: TCAC Opportunity Areas by Census Tract**



Source: Kern Council of Governments Housing Needs Mapping Tool

**Table 6: Opportunity Resource Levels by Census Tract**

Census Tract	Resource Level	Economic Score	Environmental Score	Education Score
53.00	High Segregation and Poverty	0.02	0.12	0.76
54.01	High Resource	0.51	0.19	0.81
54.02	Highest Resource	0.42	0.98,	0.83
54.03	Highest Resource	0.45	0.99	0.81
54.04	Highest Resource	0.49	0.99	0.76
55.01	High Resource	0.43	0.79	0.70

Source: Kern Council of Governments Housing Needs Mapping Tool, California Tax Credit Allocation Committee (CTCAC) / California Department of Housing and Development Opportunity Areas Maps, accessed May 25, 2023.

The majority of the City is designated as high to highest resource area, with the exception of census tract 53.00, which is designated as high segregation and poverty. Tracts 54.02, 54.03, and 54.04 are considered as highest resource, tracts 54.01 and 55.01 as high resource, while tract 53 as a tract with high segregation and poverty. Additionally, data from HUD considered tract 53 as a Racially or Ethnically Concentrated Area of Poverty (R/ECAPs). Such data

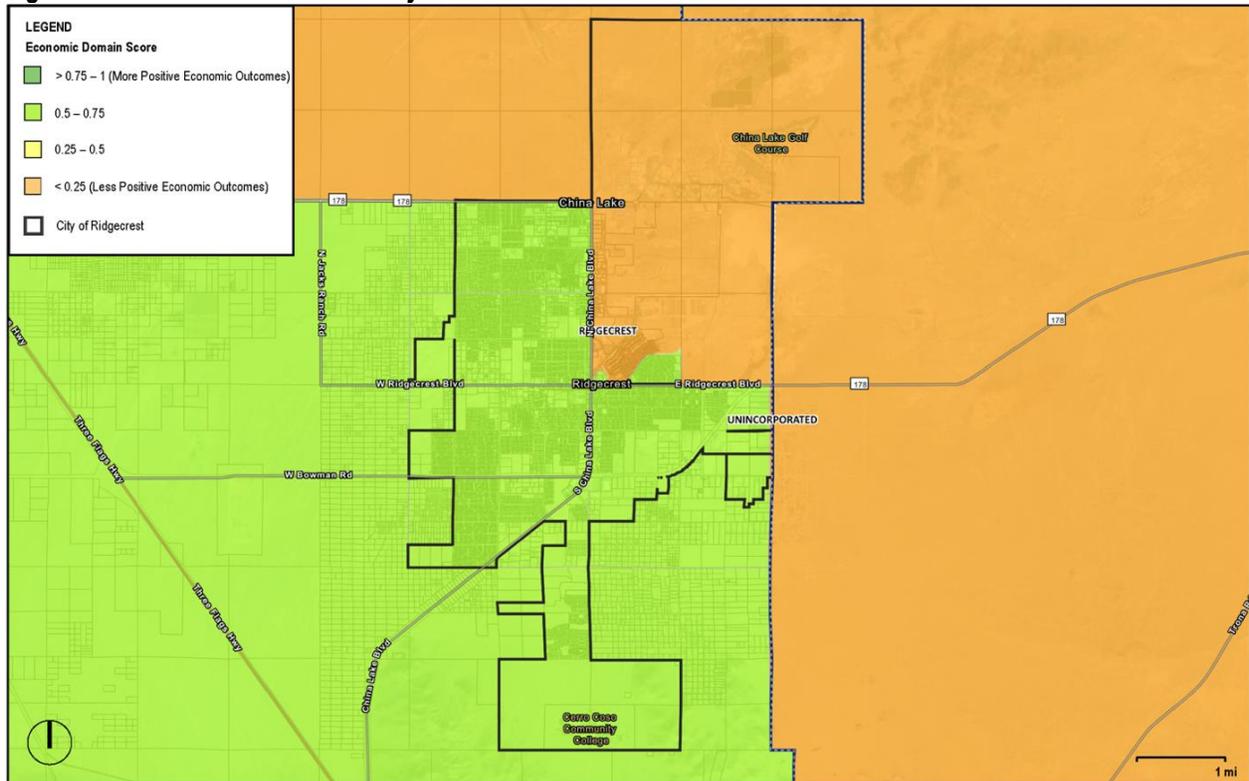
will be further analyzed in the next sections.

By promoting new development opportunities in low opportunity areas, it is the City's intent to improve the conditions of these census tracts by providing a boarder range of goods and services, bring new residential development closer to transit and jobs, and support community revitalization. Given that the city has one significant area with high segregation and poverty, the City must look to such area in order to accommodate new development, and the City has distributed these units throughout the resource levels to promote more equal and equitable patterns of opportunity.

### Economic Opportunity

The largest industry in Ridgecrest in 2020 was Public Administration at 29.6%. This is followed by Educational Services, And Health Care And Social Assistance at 21.5% and Retail Trade at 8.4%. As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. As shown in **Table A-6** above, the overall economic scores in Ridgecrest range from 0.02 to 0.51. The economic scores are mostly constant in the city, being the scores from 0.42 to 0.51 with the exception of census tract 53.00 with a score of 0.02. Although the predominant racial and ethnic group concentration is similar throughout the City, as shown in Figure 13, census tract 53.00 with a economic score of 0.02 is also the census tract of a higher diversity index and a lower median household income. Additionally, census tract 53.00 show correlations with and vulnerable sensitive classes.

**Figure 13: TCAC Economic Score by Census Tract**



Source: Kern Council of Governments Housing Needs Mapping Tool

As shown in Table 7, the City's population between 60 and 64 years of age has a lower rate of employment than the Countywide cohort. However, the population aged 65 and over in the city has a higher rate of employment per total population than the Countywide cohort and experiences in general lower unemployment rates (unemployed persons as total of the workforce) than the Countywide, with a higher rate in the 60-64 year range than in the 65+ ranges. The race

in the city that experience somewhat lower employment to population ratios than the Countywide average is Native Hawaiian and Other Pacific Islander, while the rest of the races have a slightly higher employment to population ratio than the Countywide average. Races in the city that experience higher unemployment rates than the Countywide cohorts are Black or African American alone, Native Hawaiian and Other Pacific Islander alone, Some other race alone, and Hispanic or Latino origin (of any race). Females in Ridgecrest experience less unemployment than the Countywide average, while females with their own children under 18 years of age experience higher employment than the Countywide average. Regarding income levels, the City's population below the poverty level that is in the labor force and unemployed is also higher than the Countywide rate. Persons with a disability in the city have a lower rate of employment to total working age population than Countywide and the unemployment rate for persons with a disability is also lower than the Countywide rate. Overall, Native Hawaiian and Other Pacific Islander alone, persons aged 60-64, and persons below the poverty level have less access to employment in the city, while Black or African American alone, Native Hawaiian and Other Pacific Islander alone, Some other race alone, Hispanic or Latino origin, and persons below the poverty level experience higher rates of unemployment than the Countywide averages. It is noted that while the difference in employment to population ratio is assumed to result from less access for the purpose of the above discussion, there is also the potential in this category for persons who choose to not be in the labor force. This is different from the unemployment rate which measures persons that are in the labor force but are not employed.

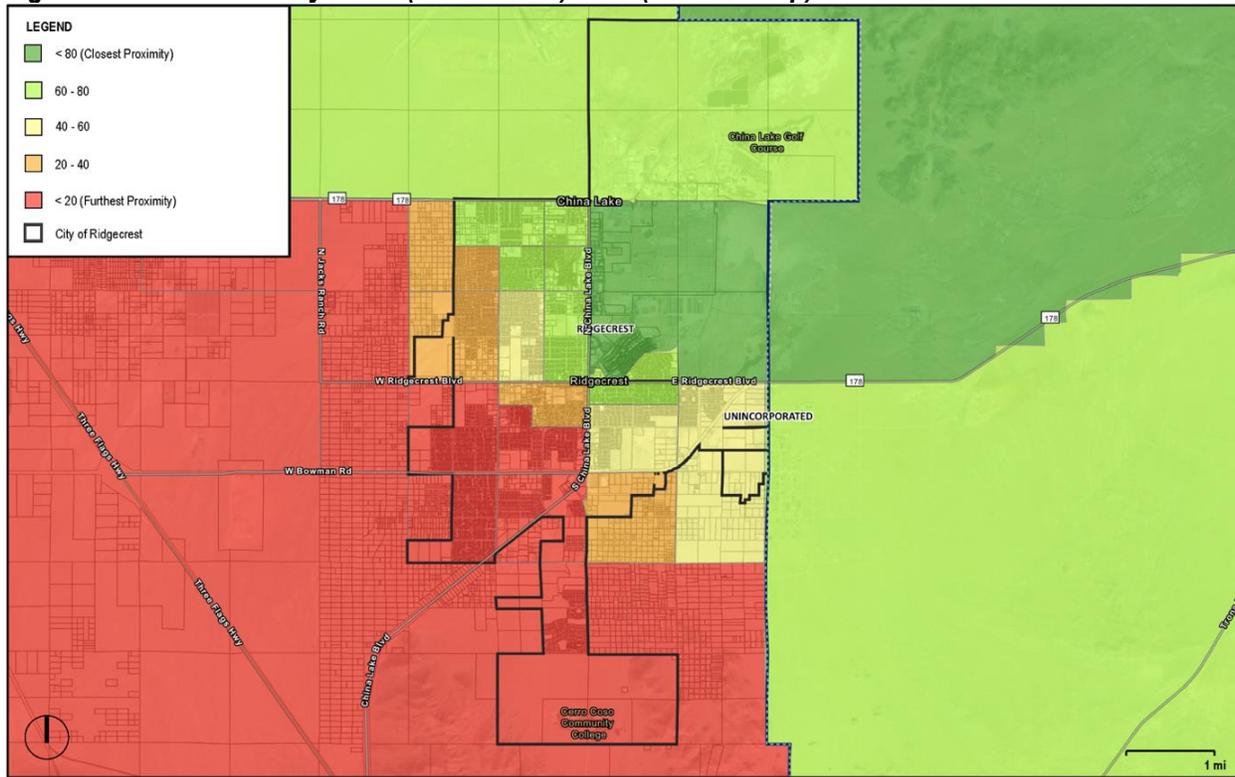
As shown in Figure 14, the job proximity index fluctuates significantly within Ridgecrest. On a scale from zero to 100 where 100 is the closest proximity to jobs, around half of the city scores above 40, with northeastern section having scores above 60. The city centric section of census tract 53 has a score above 80, being the highest score in the city. It is important to note that tract 53 is highly diverse and considered a vulnerable area. On the hand, the southwestern section of the city has lower scores, including parts of tracts 54.03 and 55.01 having a score lower than 20, which is considered the lowest score in the parameter.

**Table 7: Employment by Characteristics and Regional (County/City) Comparison**

Characteristic	Kern County, California			Ridgecrest, California			Difference in Employment/Population Ratio	Difference in Unemployment Rate
	Total	Employment / Population Ratio	Unemployment rate	Total	Employment / Population Ratio	Unemployment rate		
<b>Population 16 years and over</b>	<b>671,496</b>	<b>52.7%</b>	<b>8.9%</b>	<b>21,515</b>	<b>56.1%</b>	<b>7.6%</b>	<b>3.4%</b>	<b>-1.3%</b>
<b>AGE</b>								
60 to 64 years	45,376	46.2%	6.6%	1,469	37.2%	3.9%	-9%	-2.7%
65 to 74 years	61,305	20.1%	5.7%	2,163	32.5%	1.1%	12.4%	-4.6%
75 years and over	37,715	4.8%	8.0%	1,551	9.2%	0.0%	4.4%	-8%
<b>RACE AND HISPANIC OR LATINO ORIGIN</b>								
White alone	423,993	52.4%	8.4%	16,886	56.1%	6.5%	3.7%	-1.9%
Black or African American alone	36,486	42.6%	15.9%	601	48.4%	0.0%	5.8%	-15.9%
American Indian and Alaska Native alone	7,141	45.9%	11.5%	165	46.1%	40.6%	0.2%	29.1%
Asian alone	34,888	57.0%	5.3%	1,320	59.2%	3.2%	2.2%	-2.1%
Native Hawaiian and Other Pacific Islander alone	1,038	45.8%	17.4%	63	41.3%	48.0%	-4.5%	30.6%
Some other race alone	90,076	54.9%	9.4%	1,366	56.3%	21.0%	1.4%	11.6%
Two or more races	77,874	54.8%	9.2%	1,114	59.1%	4.5%	4.3%	-4.7%
Hispanic or Latino origin (of any race)	341,897	55.6%	8.8%	3,852	63.3%	10.0%	7.7%	1.2%
White alone, not Hispanic or Latino	239,459	49.9%	8.2%	15,052	54.4%	6.9%	4.5%	-1.3%
<b>Population 20 to 64 years</b>	<b>518,253</b>	<b>63.4%</b>	<b>8.3%</b>	<b>16,334</b>	<b>66.5%</b>	<b>7.7%</b>	<b>3.1%</b>	<b>-0.6%</b>
<b>SEX</b>								
Male	272,424	67.3%	8.4%	8,325	67.3%	7.8%	0.0%	-0.6%
Female	245,829	59.1%	8.2%	8,009	65.7%	7.6%	6.6%	-0.6%
With own children under 18 years	101,798	60.8%	7.9%	3,094	70.3%	7.2%	9.5%	-0.7%
<b>POVERTY STATUS IN THE PAST 12 MONTHS</b>								
Below poverty level	81,865	33.1%	25.8%	2,089	19.9%	37.5%	-13.2%	11.7%
At or above the poverty level	412,382	73.1%	6.3%	14,138	73.9%	5.9%	0.8%	-0.4%
<b>DISABILITY STATUS</b>								
With any disability	51,788	31.7%	14.1%	2,463	29.8%	10.5%	-1.9%	-3.6%

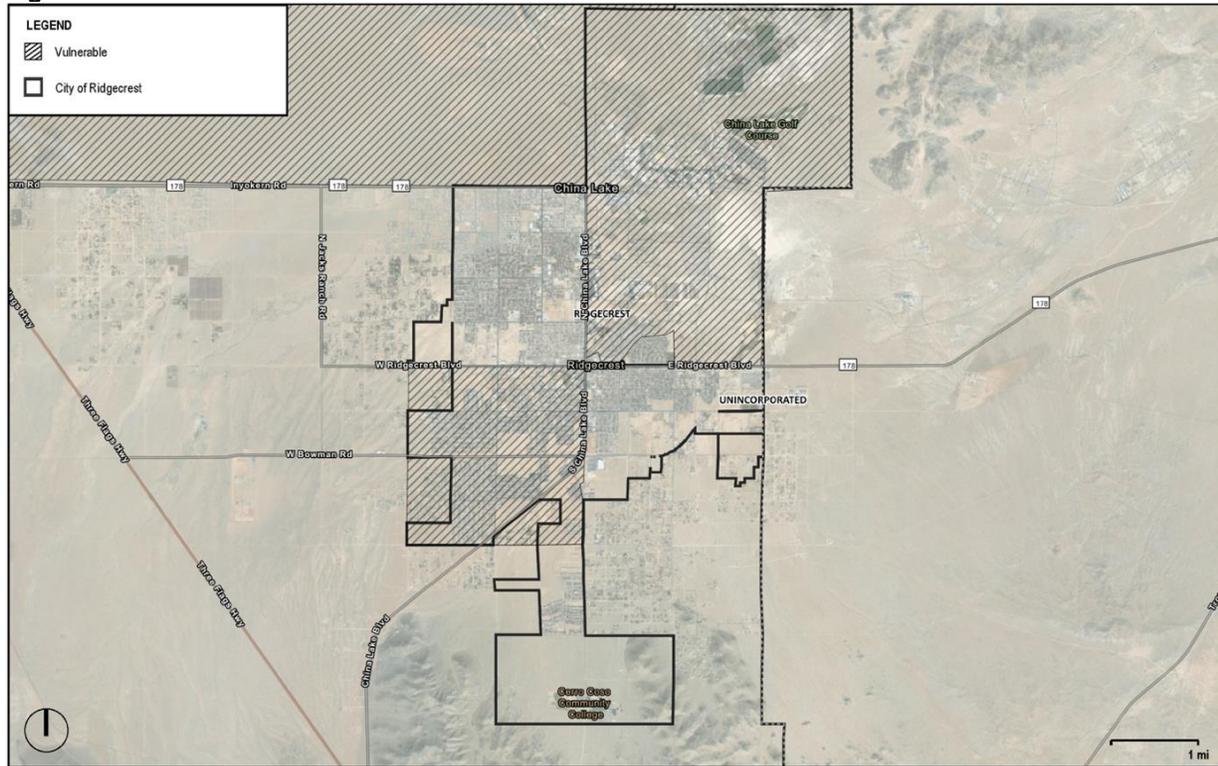
Source: U.S. Census Bureau, ACS 2017-2021

**Figure 14: Jobs Proximity Index (2014 – 2017) HUD (Block Group)**



Source: Kern Council of Governments Housing Needs Mapping Tool

**Figure 15: Sensitive Communities**

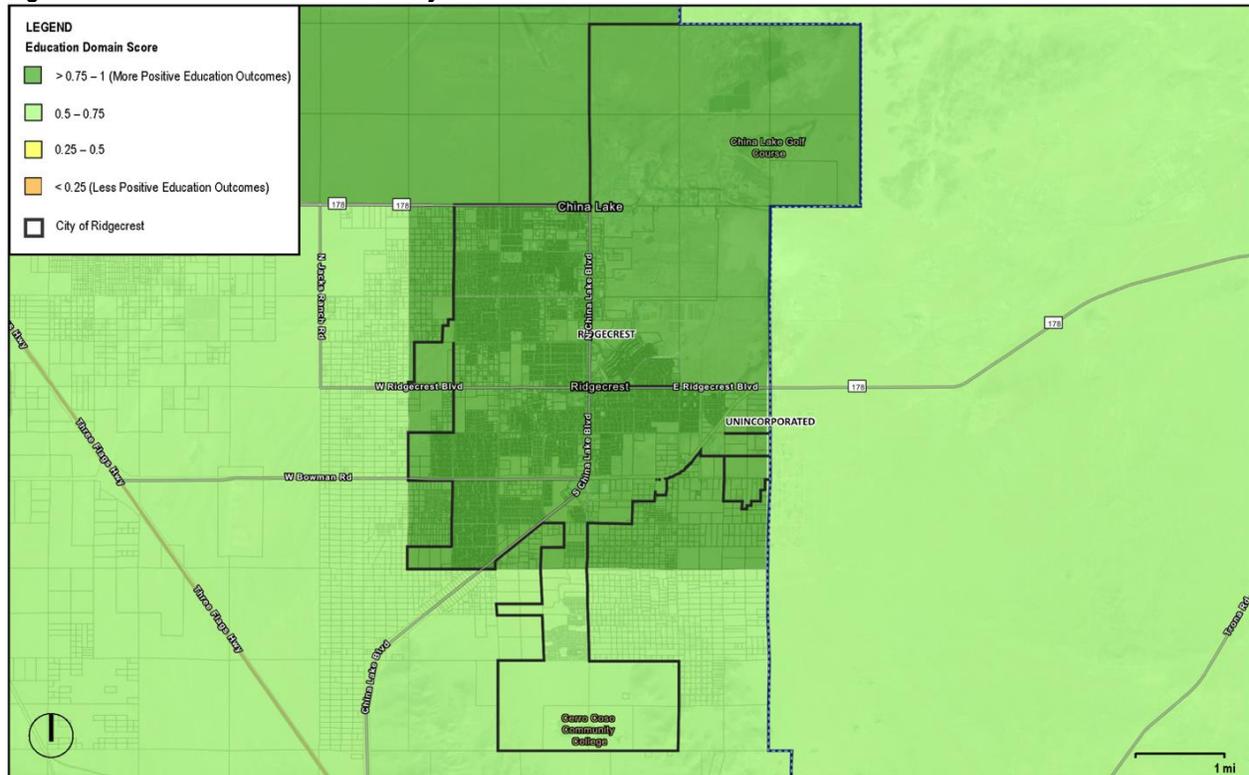


Source: Kern Council of Governments Housing Needs Mapping Tool

## Educational Opportunity

TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. As shown in **Table 7** above, the overall education opportunity scores in Ridgecrest range from 0.70 to 0.83. Most census tracts in the city have an educational opportunity score above 0.75. Such tracts are the most diverse in the city, with a relatively high percent of non-white population. As shown in the figure 16, only part of census tract 55.01 has an educational score below 0.75 with a 0.70, which is still generally high.

**Figure 16: TCAC Educational Score by Census Tract**



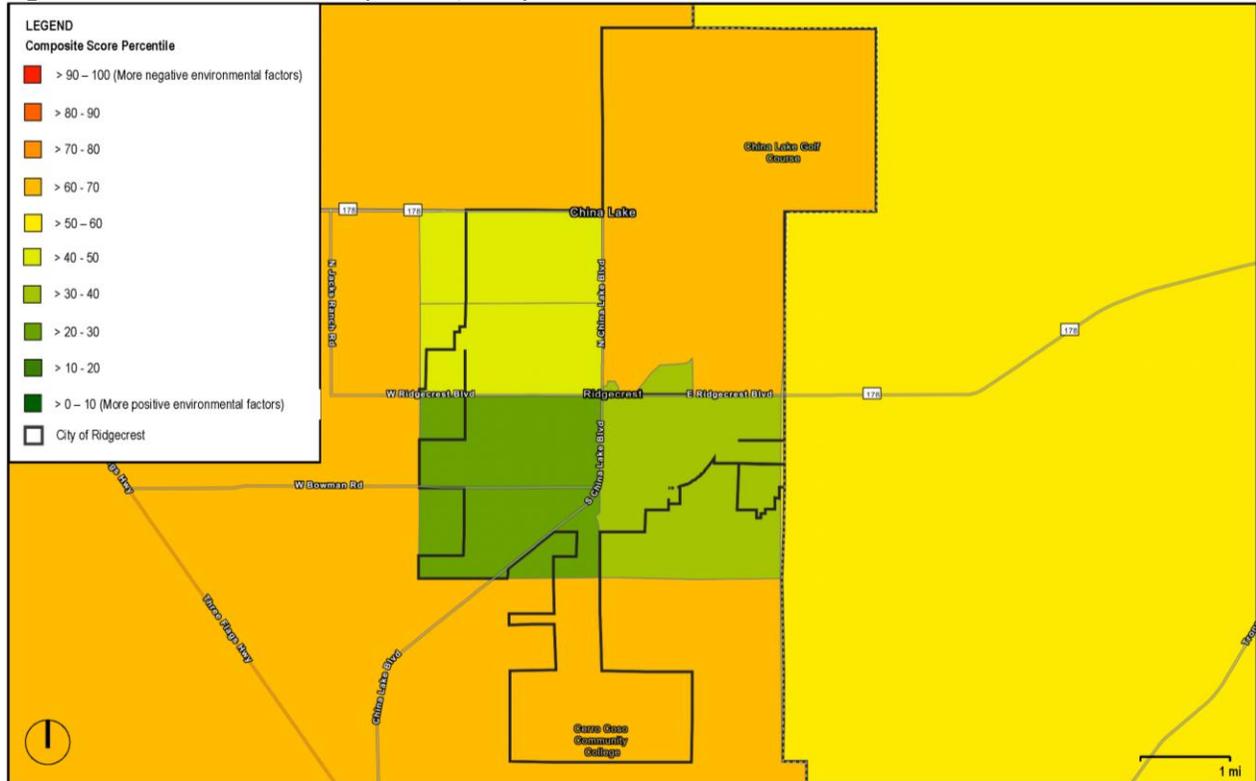
Source: Kern Council of Governments Housing Needs Mapping Tool

## Environmental Opportunity

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. As shown in **Table 6** above, the overall TCAC environmental scores in Ridgecrest range from 0.12 to 0.99. Census tracts 53 and 54.01 have lower environmental scores of 0.12 and 0.19 respectively. The CalEnviroScreen scores coincide with previous TCAC scores as it measures negative or positive environmental factors affecting certain tracts. As shown in Figure 17, census tracts in the center of the city seem to generally have a moderate score. Tract 54.03 has the lowest score in between 20 and 30 while tract 54.04 has a score between 30 and 40, generally having positive environmental factors. Tracts 54.01 and 54.02 have moderate scores in between 40 and 50. Tracts 53 and 55.01 have in general scores between 60 and 70, meaning having more negative environmental factors. Comparing these results with the TCAC environmental score, tract 53 seems to be the tract most affected by negative environmental

factors.

**Figure 17: CalEnviroScreen 4.0 (OEHHA, 2021) - Tract**



Source: Kern Council of Governments Housing Needs Mapping Tool, 2023 CalEnviroScreen 4.0

A disadvantaged community or environmental justice community (“EJ Community”) is identified by the California Environmental Protection Agency (“CalEPA”) as “areas that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation,” and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community’s environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25 percent highest score census tracts) are those that have been designated disadvantaged communities under SB 535. Communities that are identified as an EJ Community based on their cumulative pollution exposure score are targeted for investment through the State cap-and-trade program. However, the condition of these communities poses fair housing concerns due to disproportionate exposure to unhealthy living conditions. As shown in CalEPA’s Disadvantaged Communities Map, there is no EJ Community in the City of Ridgecrest.

### Transportation

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. Countywide, the Kern County Public Works Department is responsible for the planning, design, construction, maintenance, and operation of roads, bridges, traffic signals, sanitary landfills, recycling centers, wastewater treatment plants, public transit center, and other publicly-owned facilities. Specific to Ridgecrest, Ridgecrest Transit Division serves the city combining the benefits of traditional fixed route service and demand response service for Transit Functional Needs qualified passengers. As stated in the Ridgecrest Transit Division website, the bus follows a defined route, picking up and dropping off passengers at designated stops. The bus will also “deviate” off its route within a three-quarter of a mile radius when a Transit Functional Needs passenger has been identified and an advance reservation has been made. Additionally, Ridgecrest Transit provides

all citizens' equal access to its transportation services under Title VI of the Civil Rights Act and it is also the intent of Ridgecrest Transit that all citizens are aware of their rights to such access. Services are offered both in English and Spanish.

As it was previously discussed in Chapter 3, an 87.8% of Ridgecrest population travel less than 30 minutes from home to work. This figure indicates that many of the jobs are within 20 miles of the city and that there is a strong jobs/housing balance, meaning that the available jobs are within relatively close distance to the employees' places of residence.

### **Findings**

Overall, it appears that generally residents of Ridgecrest have consistent levels of access to opportunities– from high to highest resource – except for tract 53 which its resource level is considered high segregation and poverty. As shown in Table 7, the educational, environmental and economic opportunity scores are generally consistent across census tracts in the city, and it is only the census tract 53.00 that vary drastically with low environmental and economic scores. On the other hand, tracts 54.02, 54.03 and 54.04 are considered to have highest resource levels. Therefore, while opportunity scores are generally similar throughout the City, the above analysis indicates that there are discrepancies in unemployment between races and persons below the poverty level have higher rates of unemployment in Ridgecrest than Countywide – this is not an area-specific issue, but a Citywide issue. Additionally, census tract 53 and 55.01 seems to be more susceptible to negative environmental impacts caused by sources of pollution, groundwater threats, toxic sites, and hazardous materials exposure. Tract 53 has high levels of diversity and non-white population, while tract 55.01 a high percent of population that is 65 years and over and a low jobs proximity index. This is important to note as environmental score obtained from CalEnviroScreen also takes into consideration socioeconomic factors. On the other hand, TCAC educational score are high and consistent throughout the city.

New mixed-use development in the City is envisioned to provide new safe residential housing units, new employment opportunities, and new space for the development of commercial projects offering a variety of goods and services. Moreover, by continuing to improve the ratio of housing to local jobs, the City's contributes to reducing vehicle miles traveled, reducing GHG emissions, and improving regional air quality, thereby working to improve access to higher levels of environmental health.

## DISCUSSION OF DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT

### Future Growth Needs

As it was previously discussed in Chapter 3, the Kern COG Regional Housing Needs Allocation (RHNA) plan has allocated 620 housing units as Ridgecrest's 2023-2031 regional housing share for low- and very low-income households. Thus, of the 379 very low-income housing needed, the City is estimating 189 units for extremely low-income households. Most, if not all, extremely low-income households will require rental housing. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

### Cost Burden

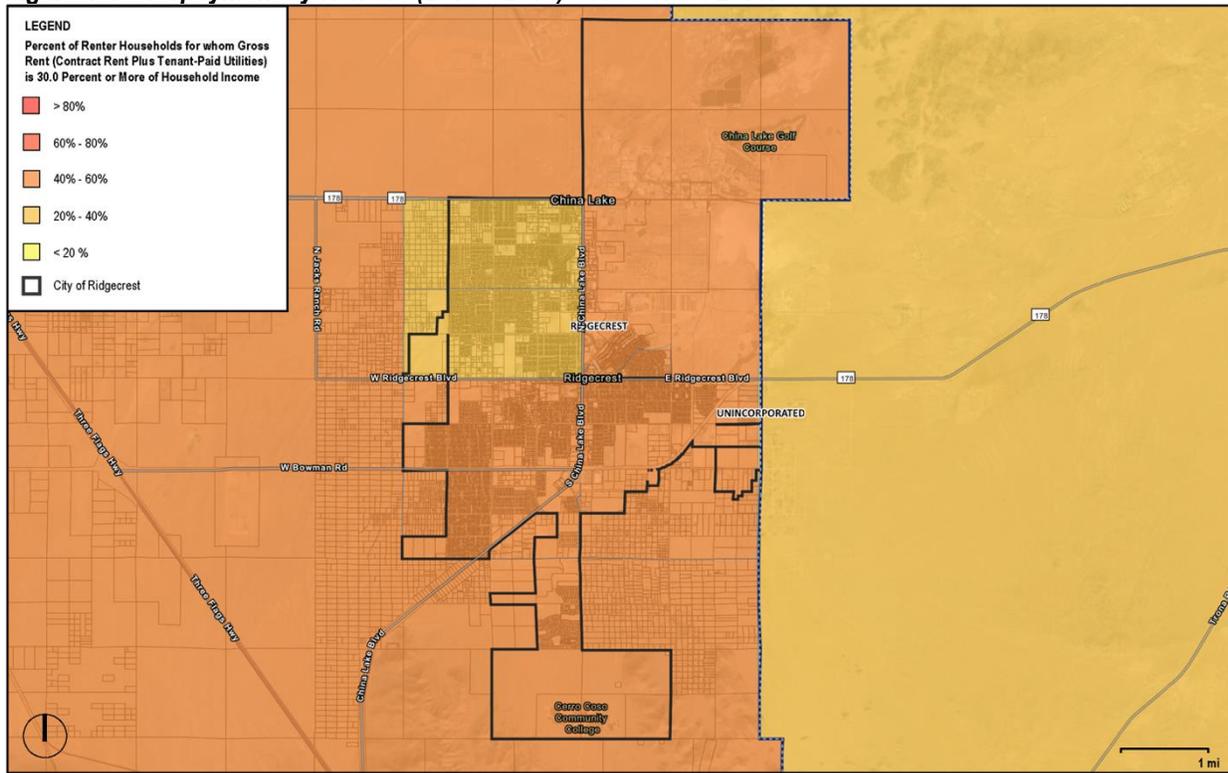
A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For homeowners, housing costs include mortgage payment, taxes, insurance, and utilities. As discussed in the Background, as with most communities, the location of the home is one of the biggest factors regarding price. Figure 18 and Figure 19 indicates renter households and owner households demonstrate different patterns of overpayment. For renter households, all census tracts except for 54.01 and 54.02 have a percentage of the population overpaying in the 40-60% range. For owner households, census tract 53 has a percentage of the population overpaying in the 60-80% range. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs.

Countywide, approximately 50.8% of renters and 28.0% of owners overpaid for housing. As discussed previously in the Background Report, 37.1% of renters in Ridgecrest overpay for housing. Regionally, Ridgecrest renters have a lower rate of overpayment than Countywide. The majority of renters that overpay are in the lower income group with a 64%, while the other 35.8% is part of the extremely low-income group severely overpaying for housing (over 50% of their monthly income). As shown in Figure A-18, these renters are concentrated in the census tracts located in South and East of Ridgecrest.

Regionally, Ridgecrest owners have a lower rate of overpayment than Countywide. As shown previously, 18.9% of homeowners overpay for housing with 28.8% in the extremely low-income group severely overpaying for housing (over 50% of their monthly income). Figure 19 shows the concentrations of cost burden for homeowners in the city. There is a concentration of homeowners who overpay located in the census tracts in northeastern part of Ridgecrest.

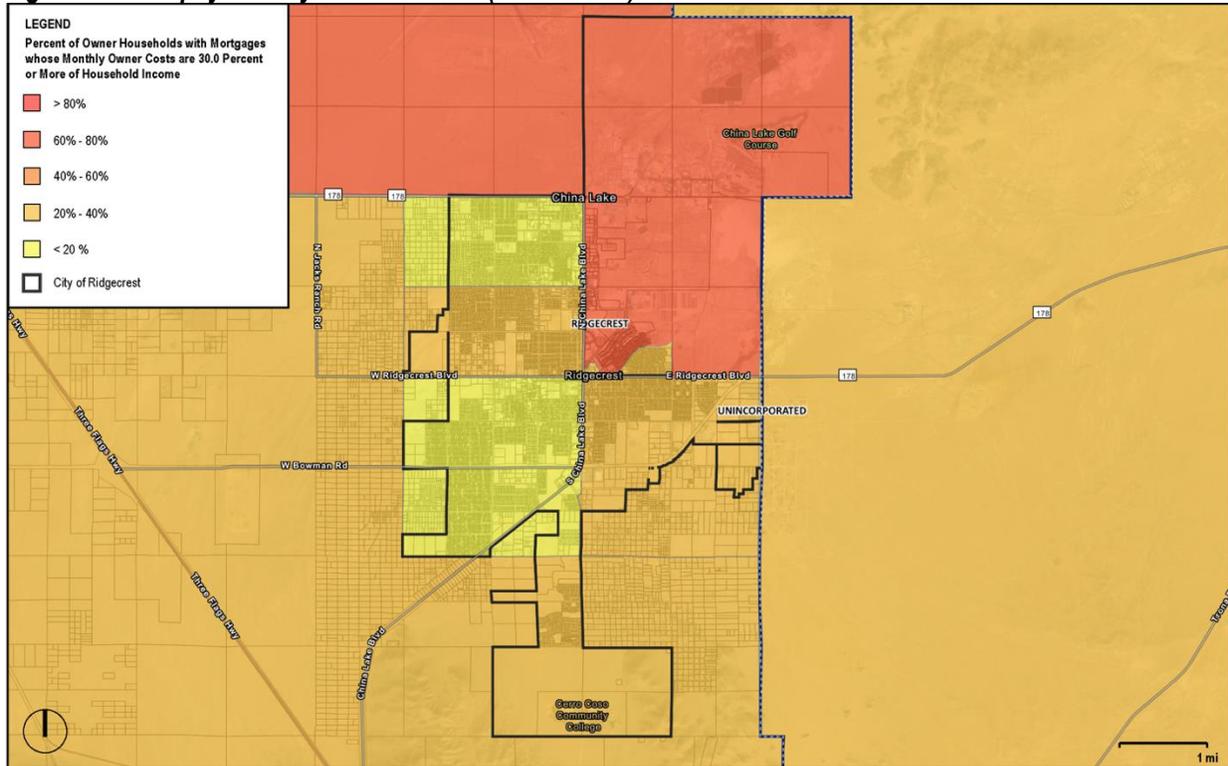
The median sales price for a single-family home in Ridgecrest in 2013 was \$136,000. Figures 18 and 19 show the concentrations of costburden by renter and homeowners, with Ridgecrest having the highest concentrations of cost-burdened renters in the central, southern and northeastern portions of the city and the highest concentrations of cost-burdened homeowners in the central and northeastern portions of the city. As seen in the figures, there are concentrations of cost burdened renters and homeowners located throughout the County.

**Figure 18: Overpayment by Renters (2015 – 2019) – ACS Tract Level**



Source: Kern Council of Governments Housing Needs Mapping Tool

**Figure 19: Overpayment by Home Owners (2015 – 2019) ACS Tract Level**

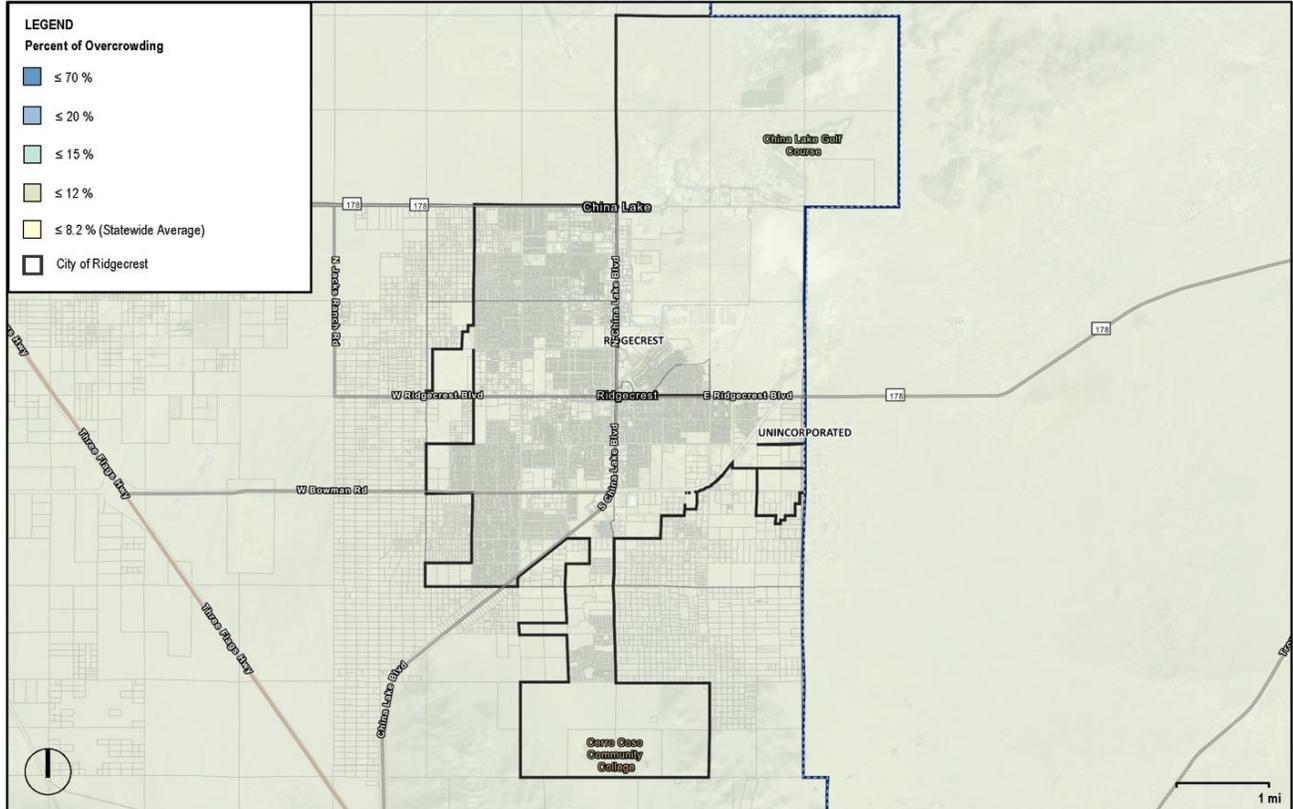


Source: Kern Council of Governments Housing Needs Mapping Tool

## Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. As discussed in the Needs Assessment of the Housing Element, overcrowded households in the City of Ridgecrest appear to be low with the 2.6% of occupied housing units being overcrowded. As described in Chapter 3, the average household size in Ridgecrest was 2.46 persons in 2020. As Figure 20 indicates, the degree of overcrowding is consistent across the city.

**Figure 20: Overcrowded Households Data – CHHS – Tract**



Source: Kern Council of Governments Housing Needs Mapping Tool

## Substandard Housing

As discussed, in Chapter 3, the vast majority of housing unit in the city were built after World War II. Approximately one half (53.2%) of Ridgecrest's housing stock was built after 1980. Countywide, 55.4 percent of the housing stock was built after 1980. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements. While it is likely that some homeowners have conducted ongoing maintenance to maintain the value of their homes, it is likely that many of these homes need some degree of repairs. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. According to CHAS data compiled for the U.S. Department of Housing and Urban Development, there were 315 owner households and 720 renter households earning less than 50 percent of the median family income with one or more housing problems, which may include overcrowding, lack of a complete kitchen, lack of complete plumbing, or cost burden. As identified above, many homeowners and renters in Ridgecrest are cost burdened, and may represent a large portion with a housing problem.

## Homelessness

The Bakersfield-Kern Regional Homeless Collaborative conducted a point-in-time survey regarding the homeless population in Kern County. The countywide survey was completed on January 23 and 24, 2020. The survey found there were four unsheltered homeless persons residing in Ridgecrest during the two-day period. There are several organizations which provide services to the homeless in the Ridgecrest area, but none provide emergency shelter. Some service providers in Ridgecrest include Salvation Army, The Women's Shelter, Family Resource Centers and the Ridgecrest Senior Center. As Ridgecrest lacks a place that provides access to medication, medical services, and shelter, another issue facing homeless persons in Ridgecrest is the need of transit available to get to other cities that offer better services. Transitional housing is allowed in zones A, E-1, E-2, E-3, R-1 R-2, R-3, R-4 and MH. Conditional uses may be authorized in zones CG and CS by the granting of a conditional use permit by the Planning Commission. Conditional use permits are discretionary, and the approved process is described on pages 5-19 and 5-20 of this Housing Element. Emergency shelters are allowed in the R-3 and R-4 zones without discretionary review. These zones have land available to accommodate an emergency shelter. Program R. requires the city to amend the Zoning Ordinance to allow transitional and supportive housing per Senate Bill 2 in all zones that allow residential uses in the same way other residential uses are allowed. Program Q. addresses special needs groups including the homeless.

### DISPLACEMENT RISK

The City plans to accommodate its 2023-2031 RHNA allocation on parcels designated for single family, multifamily, and mixed-use development, with vacant sites representing the majority of sites for new housing. The Kern COG Regional Housing Needs Allocation (RHNA) plan has allocated 620 housing units as Ridgecrest's 2023-2031 regional housing share for low- and very low-income households. Underdeveloped residential sites are also identified as helping to meet a small portion of the City's very low- income units and to provide additional opportunities for lower, moderate- and above-moderate income units; based on the net addition of units at these locations, there is no a significant displacement risk associated with the City's current affordable housing stock as a result of new development.

The City recognizes that even though it has identified sufficient land to accommodate its RHNA allocation at all income levels, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the city to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing available in the marketplace.

In Ridgecrest, there are areas vulnerable to displacement. As shown in Figure A-17, census tract 53 and 54.03 in the city are identified as areas where residents may be particularly vulnerable to displacement in the event of increased redevelopment and shifts in housing costs. Communities were designated sensitive in the HCD AFFH Dataset if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. "Vulnerable" indicates a tract with a share of very low-income residents above 20% in 2017 that meets one other criterion related to renters, diversity, and housing burden.

To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted "just cause" eviction provisions and statewide rent control to protect tenants from displacement.

Research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. Environmental hazards affecting residential

development in the city primarily include geologic and seismic hazards, flooding and inundation hazards, and hazardous materials release.

## **Findings**

“Disproportionate housing needs” generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on data analysis previously presented, the most disproportionate housing needs in Ridgecrest includes rehabilitation of the existing housing stock and increased variety of housing types at affordable prices, including housing for lower income households. A significant number of renters in Ridgecrest pay more than the 30% of their household income for rent. While the percent of home owners overpaying for their mortgages is less than renter overpayment for their rent, more than 80% of home owners in tract 53 seem to overpay for their mortgage. As it has been previously discussed, tract 53 seems to have a low median household income and low TCAC scores. Therefore, it is important to consider the population of tract 53 in future plans of affordable housing implementation. At the same time. Additionally, 1,035 households in the city earning less than 50 percent of the median family income have one or more housing problems, being a reason for the rehabilitation of the existing housing stock.

## C. SITES INVENTORY & FINDINGS

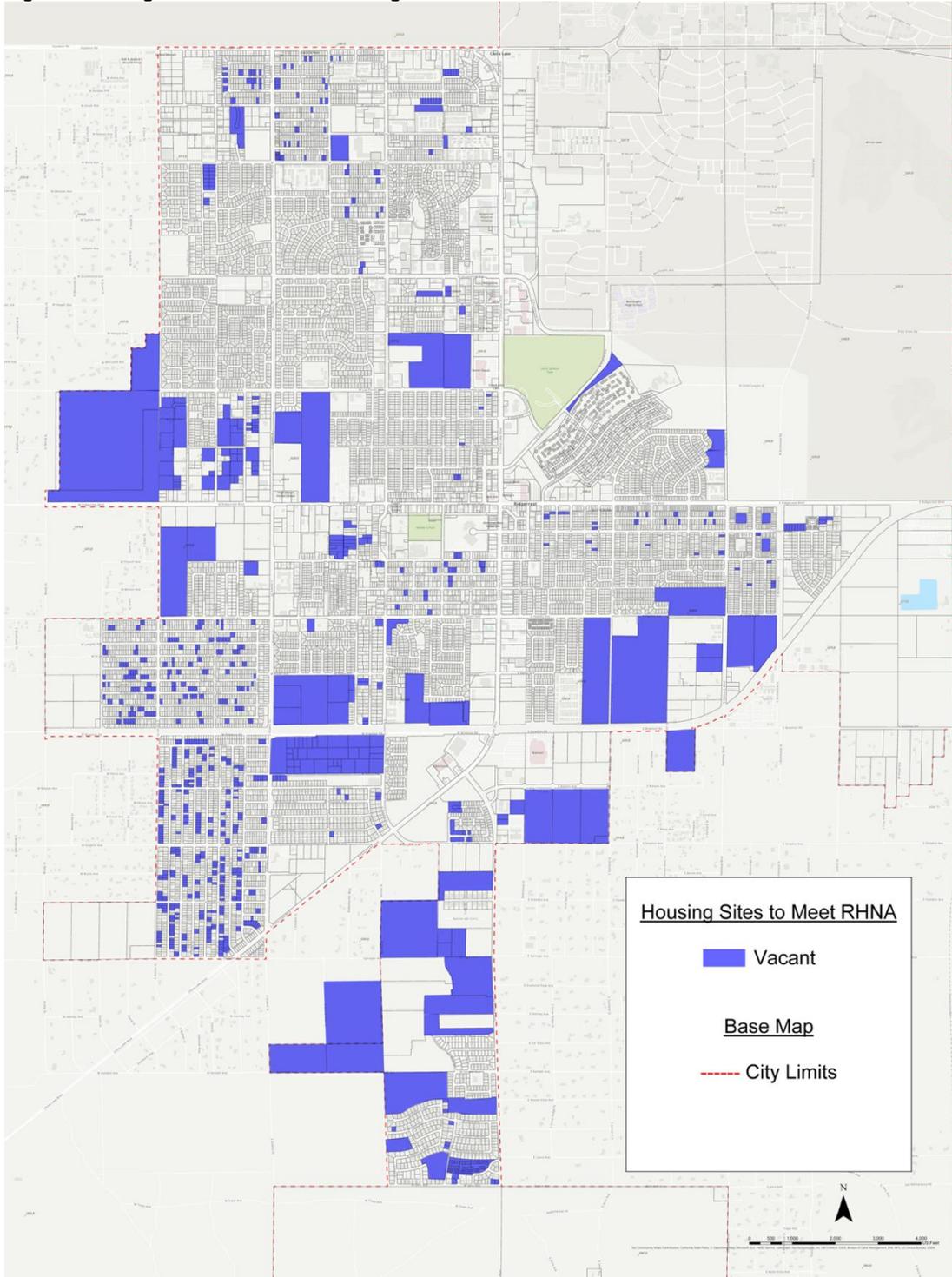
AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in this section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. In 2022, in the 6th Cycle Regional Housing Needs Allocation Plan by Kern COG 1,436 housing units were allocated to Ridgecrest, including 620 for Lower Income households (Very Low & Low Income).

The distribution of RHNA sites across the community will help to improve the opportunities and outcomes throughout the city. Furthermore, the RHNA sites will allow for development at densities needed to stimulate affordable housing development. All the sites available in the inventory allow accommodation of moderate to low-income housing units, provided that the structures containing the units meet all development standards specified under the zoning ordinance. Special attention is paid to those sites identified to accommodate a portion of the City's lower-income RHNA to ensure that the city is carefully considering how the development of new affordable housing options can promote patterns of equality and inclusiveness.

Table A-8 reflects that the sites identified to meet the City's RHNA are at all income levels. According to figure A-21, the RHNA sites are generally accommodated throughout Ridgecrest and are not necessarily concentrated in areas with high racial or ethnic populations, persons with disabilities, senior households, and areas with low to moderate income households. In the specific of areas with high concentrations of low to moderate income households and high diversity index, minimal parcels are allocated to these, including tract 53. Although more diverse than other tracts in the city, there are several parcels allocated to tract 54.03, yet most of these parcels are allocated in the block with high percentage of moderate to above moderate income households. A similar situation occurs with tracts 54.01 and 54.02, although these have lower diversity indexes. For these reasons, the city finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional opportunities are desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this chapter. Further, an emphasis on increasing access in primarily single-family neighborhoods through ADUs, SB 9 units, and alternative housing types as discussed in the Housing Plan will increase opportunities in areas where single family neighborhoods coincide with higher-than-average income levels, areas of opportunity, and lower diversity.

Additionally, approximately 10 sites zoned R-3 and R-4 were identified within the vacant residential opportunity parcels list where significant amounts of new units can be built for lower income level households.

**Figure 21: Ridgecrest Available Housing Sites**



Source: City of Ridgecrest Planning Commission

**D. IDENTIFICATION OF CONTRIBUTING FACTORS AND FAIR HOUSING PRIORITIES AND GOALS**

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook published by HUD identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory. This study has analyzed patterns of any racial and economic segregation, disparities in access to opportunity in the city. This chapter further identifies contributing factors, sets fair housing priorities and goals, and proposes strategies and recommendations to create a more equitable and integrated communities.

Based on the issues identified in this Fair Housing Analysis, the following are the top 4 issues to be addressed through the programs in the Housing Plan:

1. Assisting in the provision of housing opportunities for all;
2. Removing regulatory and financial constraints, as necessary;
3. Providing adequate sites to achieve a variety and diversity of housing; and
4. Promoting equal housing opportunity.

A review was also undertaken of the housing goals set in the Housing Plan. It was found that these goals and strategies adequately address the issues identified above regarding fair housing. After considering these issues, the City has identified in **Table 9** potential contributing factors to fairhousing issues in Ridgecrest and outlines the meaningful actions to be taken. The meaningful actions listed in the Table relate to the actions identified in the Housing Plan.

<b>Fair Housing Issue</b>	<b>Contributing Factors</b>	<b>Priority</b>	<b>Meaningful Action</b>
Limitations in local Planning Processes, funding allocations, Housing Elements Processes, and other city planning documents.	<ul style="list-style-type: none"> <li>• Untimely code amendments, not in pace with newer Housing Element laws, lack of staffing resources for proper follow-up, and lack of adequate financial resources at the local level.</li> </ul>	High	<ul style="list-style-type: none"> <li>• Programs 1, 10, 15, 14 - Zoning Ordinances and programs to allow streamlined processing, objective design, diversity of housing to support low-income residents and residents with disabilities.</li> </ul>
Assist in the provision of housing by removing government constraints and promoting equal housing opportunity	<ul style="list-style-type: none"> <li>• Limitations of zoning ordinances to support housing needs of low-income groups such as seniors, students and people with special needs</li> </ul>	High	<p>Programs 10, 11, 14, 15, 16.</p> <ul style="list-style-type: none"> <li>• Parking incentives to senior housing, reduced infrastructure capacity fees to assist development of low, very, low, extremely low-income housing projects.</li> <li>• Streamlined Administrative review to reduce processing times.</li> <li>• Accessory Dwelling Unit Ordinance Program to support housing needs of seniors, college students, other low-income and special needs groups</li> </ul>
<b>Fair Housing Issue</b>	<b>Contributing Factors</b>	<b>Priority</b>	<b>Meaningful Action</b>

Funding for marginalized or distressed communities or special needs groups	<ul style="list-style-type: none"> <li>Ensuring funding is available for marginalized and distressed community</li> </ul>	High	Programs 2, 3, 6, 7, 8, 9, 11, 12. <ul style="list-style-type: none"> <li>Dissemination of information on rehabilitation loans by the code enforcement officer,</li> <li>Assist low-income buyers with down payment assistance using CDBG funding.</li> <li>Provide section 8 assistance.</li> <li>Participate in a Mortgage Credit Program.</li> <li>Outreach program providing information on grants and loans for handicap accessibility projects.</li> <li>Fund the PACT Neighborhood Watch Program</li> <li>Reduce or waive capacity fees.</li> <li>Apply for rehabilitation funds to assist residents.</li> </ul>
Develop and implement a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation when necessary.	<ul style="list-style-type: none"> <li>Code enforcement</li> </ul>	High	<ul style="list-style-type: none"> <li>Program 2 - Code Enforcement Program</li> </ul>
Use design tools to seamlessly support affordable housing development	<ul style="list-style-type: none"> <li>Limitations in zoning code</li> <li>Approval process</li> </ul>	Medium	Programs 10, 15, 16. Amend the Zoning Codes to facilitate land divisions of small lots, encourage affordable housing developments by utilizing objective design criteria and administrative approvals.
Disproportionate Housing Needs, including Overpayment	<ul style="list-style-type: none"> <li>Increasing the variety of housing types at affordable prices for low-income households</li> <li>Ongoing need for affordable housing</li> <li>Lack of local information regarding available housing and need for assistance.</li> </ul>	Medium	Programs 3, 4, 6, 7, 14, <ul style="list-style-type: none"> <li>Down payment assistance and Section 8 assistance utilizing CDBG funds</li> <li>Fair Housing Assistance</li> </ul>

The city of Ridgecrest remains committed to providing a diversity of housing options for all income levels, encouraging development throughout the community to help overcome overpayment, the availability of affordable housing and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The vast majority of the City's Housing Programs designed to address fair housing will be implemented on an ongoing basis, with annual progress reports and programs evaluations to ensure they are achieving the city's objectives. The following list summarizes those programs identified in Housing Element which

affirmatively further fair housing.

<b>PROGRAM No.</b>	<b>DETAILS</b>	<b>OBJECTIVES/ACTIONS</b>
1.	Monitor Assisted Units	Monitor units at risk of conversion to market rate.
2.	Code Enforcement Program	Continue to carry out code enforcement activities, including dissemination of information on rehabilitation loans, identify unsafe building for demolition, and establish a procedure to abate unsafe buildings.
3.	Community Development Block Grants (CDBG)/HOME	Rehabilitate housing and other property, building public facilities, education and job training, public services for youths, disabled, and the elderly, crime reduction initiatives, assisting low-income home buyers with down payment assistance and subsidizing interest rates, etc.
4.	Fair Housing Services	<p>Education Activities – Provide brochures, posters, presentations to the public, poster/essay contest in the schools, public service announcements, community outreach activities.</p> <p>Investigation/Testing – Investigate the validity of a discrimination complaint.</p> <p>Mediation – Serve as a mediator and offer a resolution to the conflict between two parties. The program is not an enforcement agency, but an impartial third party.</p> <p>Coordination – Provide connecting links between groups, agencies, individuals, and private enterprises that are involved in fair housing that will enhance the delivery of fair housing services.</p>
5.	Nonprofit Housing Provider (such as Habitat for Humanity)	Substandard units may be improved and/or new units constructed between 2023-2031 by various nonprofit organizations such as Habitat for Humanity.
6.	Kern County Housing Authority (HACK)	Work with Kern County Housing Authority (HACK) on the Housing Choice Voucher (Section 8) and Family Self-Sufficiency programs.
7.	Mortgage Credit Certificate Program	The city may qualify and participate in a Mortgage Credit Certificate (MCC) program either solely or jointly with Kern County if one becomes available between 2023-2031.
8.	Outreach Program	Provide information on availability of grants and loans for handicap accessibility,
9.	Policy and Community Together (PACT) Program	Continue and fund the Policy and Community Together (PACT) neighborhood watch program between 2023-2031 for increased safety.
10.	Parking Reduction Program	Continue to reduce parking requirements by 50 percent for developments that provide at least half of the units exclusively

		for elderly persons. Continue to reduce parking ratio for non-handicap units on-site by 20 percent.
11.	Reduce or Waive Sewer Capacity Fees	Assist in the development of extremely low-, very low-, and low-income housing as well as housing for persons with special needs.
12.	Rehabilitation Program	Apply for rehabilitation funds to serve city residents.
13.	Energy Conservation	Implement Title 24 of the California Code of Regulations on all new development and state-mandated or recommended green building standards.
14.	Special Needs Housing	Continue to provide assistance to special needs housing such reduced parking permitted for the Ridge Senior Apartments project.
15.	Zoning Code Amendment	Revise Zoning Ordinance to comply with several new state housing laws as listed under program 15 of the Housing Element.
16.	Extremely Low Income	Prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development or rehabilitation of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multi-family units.

**EXHIBIT 1**

**VACANT RESIDENTIAL OPPORTUNITY PARCELS  
OVER 6000 SQFT**

**EXHIBIT 1: Vacant Residential Opportunity Parcels Over 6000 Sq.Ft**

<b>APN</b>	<b>Zoning</b>	<b>General Plan Land Use</b>	<b>Acreage</b>	<b>Realistic Units</b>	<b>Infrastructure</b>	<b>Constraints</b>
455-100-09	E-1 Estate Residential	RR Residential Rural Density	112.7	122	Yes	Yes
455-100-06	E-1 Estate Residential	RR Residential Rural Density	32.61	13	Yes	Yes
			<b>145.31</b>	<b>134</b>		
453-270-01-00-4	E-2 Estate Residential	RT Residential Estate	0.26	1	Yes	No
453-270-14-00-2	E-2 Estate Residential	RT Residential Estate	0.25	1	Yes	No
453-270-02-00-7	E-2 Estate Residential	RT Residential Estate	0.25	1	Yes	No
453-270-13-00-9	E-2 Estate Residential	RT Residential Estate	0.26	1	Yes	No
453-270-03-00-0	E-2 Estate Residential	RT Residential Estate	0.26	1	Yes	No
453-270-12-00-6	E-2 Estate Residential	RT Residential Estate	0.26	1	Yes	No
453-270-04-00-3	E-2 Estate Residential	RT Residential Estate	0.26	1	Yes	No
453-270-11-00-3	E-2 Estate Residential	RT Residential Estate	0.26	1	Yes	No
453-270-05-00-6	E-2 Estate Residential	RT Residential Estate	0.26	1	Yes	No
453-270-10-00-0	E-2 Estate Residential	RT Residential Estate	0.26	1	Yes	No
453-270-06-00-9	E-2 Estate Residential	RT Residential Estate	0.26	1	Yes	No
453-270-09-00-8	E-2 Estate Residential	RT Residential Estate	0.26	1	Yes	No
453-270-07-00-2	E-2 Estate Residential	RT Residential Estate	0.26	1	Yes	No
453-270-08-00-5	E-2 Estate Residential	RT Residential Estate	0.26	1	Yes	No
453-231-08-00-0	E-2 Estate Residential	RT Residential Estate	0.23	1	Yes	No
453-253-07-00-7	E-2 Estate Residential	RT Residential Estate	0.43	1	Yes	No
453-240-04-00-4	E-2 Estate Residential	RT Residential Estate	0.26	1	Yes	No
510-010-17-00-1	E-2 Estate Residential	RT Residential Estate	20.9	66	Yes	No
510-010-24-00-1	E-2 Estate Residential	RT Residential Estate	19.6	62	Yes	No
510-010-07-00-2	E-2 Estate Residential	RT Residential Estate	20.32	65	Yes	No
510-010-06-00-9	E-2 Estate Residential	RT Residential Estate	20.31	65	Yes	No
510-010-04-00-3	E-2 Estate Residential	RT Residential Estate	20.25	65	Yes	No
510-010-05-00-6	E-2 Estate Residential	RT Residential Estate	20.31	65	Yes	No
510-020-02-00-0	E-2 Estate Residential	RT Residential Estate	26.92	86	Yes	No
510-020-03-00-3	E-2 Estate Residential	RT Residential Estate	9.22	29	Yes	No
510-020-07-00-5	E-2 Estate Residential	RT Residential Estate	3.82	12	Yes	No
479-041-01-00-2	E-2 Estate Residential	RT Residential Estate	0.69	2	Yes	No
479-041-40-00-5	E-2 Estate Residential	RT Residential Estate	0.23	1	Yes	No

510-020-11-00-6	E-2 Estate Residential	RT Residential Estate	6.62	21	Yes	No
509-020-16-00-1	E-2 Estate Residential	RT Residential Estate	5.04	16	Yes	No
509-020-14-00-5	E-2 Estate Residential	RT Residential Estate	2.52	8	Yes	No
509-020-15-00-8	E-2 Estate Residential	RT Residential Estate	2.52	8	Yes	No
509-020-19-00-0	E-2 Estate Residential	RT Residential Estate	40.37	129	Yes	No
509-020-43-00-9	E-2 Estate Residential	RT Residential Estate	13.57	43	Yes	No
509-010-01-00-4	E-2 Estate Residential	RT Residential Estate	8.56	27	Yes	No
509-090-03-00-4	E-2 Estate Residential	RT Residential Estate	2.76	9	Yes	No
509-090-02-00-1	E-2 Estate Residential	RT Residential Estate	3.05	10	Yes	No
509-090-01-00-8	E-2 Estate Residential	RT Residential Estate	2.2	6	Yes	No
509-090-10-00-4	E-2 Estate Residential	RT Residential Estate	1.61	5	Yes	No
509-090-11-00-7	E-2 Estate Residential	RT Residential Estate	2.56	8	Yes	No
509-090-12-00-0	E-2 Estate Residential	RT Residential Estate	2.06	6	Yes	No
509-090-14-00-6	E-2 Estate Residential	RT Residential Estate	1.83	6	Yes	No
509-090-15-00-9	E-2 Estate Residential	RT Residential Estate	2.05	6	Yes	No
455-100-08-00-9	E-2 Estate Residential	RR Residential Rural Density	17.7	59	Yes	Yes
			<b>255.45</b>	<b>901</b>		
080-142-16-00-6	R-1 Single Family Residential	CD Commercial Downtown	0.17	1	Yes	No
080-141-03-00-1	R-1 Single Family Residential	CD Commercial Downtown	0.189	1	Yes	No
080-133-15-00-7	R-1 Single Family Residential	CD Commercial Downtown	0.189	1	Yes	No
067-040-13-00-7	R-1 Single Family Residential	RM Residential Medium Density	18.01	209	Yes	No
418-064-07-00-2	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No
418-064-10-00-0	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No
418-071-05-00-8	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No
418-072-09-00-7	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No
418-071-04-00-5	R-1 Single Family Residential	RL Residential Low Density	0.139	1	Yes	No
418-071-03-00-2	R-1 Single Family Residential	RL Residential Low Density	0.139	1	Yes	No
418-072-11-00-2	R-1 Single Family Residential	RL Residential Low Density	0.219	1	Yes	No
418-071-02-00-9	R-1 Single Family Residential	RL Residential Low Density	0.139	1	Yes	No
418-071-01-00-6	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No

418-074-12-00-9	R-1 Single Family Residential	RL Residential Low Density	0.2	1	Yes	No
418-073-13-00-5	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No
418-073-11-00-9	R-1 Single Family Residential	RL Residential Low Density	0.219	1	Yes	No
419-010-21-00-6	R-1 Single Family Residential	RL Residential Low Density	0.92	2	Yes	No
419-010-22-00-9	R-1 Single Family Residential	RL Residential Low Density	1.11	3	Yes	No
419-010-23-00-2	R-1 Single Family Residential	RL Residential Low Density	1	2	Yes	No
419-010-32-00-8	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No
419-010-31-00-5	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No
419-010-30-00-2	R-1 Single Family Residential	RL Residential Low Density	0.2	1	Yes	No
419-010-29-00-0	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No
419-010-25-00-8	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No
419-010-26-00-1	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No
419-010-27-00-4	R-1 Single Family Residential	RL Residential Low Density	0.43	1	Yes	No
419-010-28-00-7	R-1 Single Family Residential	RL Residential Low Density	0.24	1	Yes	No
420-041-08-00-5	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No
420-041-28-00-3	R-1 Single Family Residential	RL Residential Low Density	0.15	1	Yes	No
420-041-27-00-0	R-1 Single Family Residential	RL Residential Low Density	0.15	1	Yes	No
420-041-26-01-6	R-1 Single Family Residential	RL Residential Low Density	0.15	1	Yes	No
420-051-23-00-1	R-1 Single Family Residential	RL Residential Low Density	0.169	1	Yes	No
420-051-36-00-9	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No
420-051-35-00-6	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No
420-051-55-00-4	R-1 Single Family Residential	RL Residential Low Density	0.169	1	Yes	No
420-052-05-00-6	R-1 Single Family Residential	RL Residential Low Density	0.15	1	Yes	No
420-052-06-00-9	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No
420-052-18-00-4	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No
420-052-37-00-9	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No
420-052-36-00-6	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No
420-020-25-00-1	R-1 Single Family Residential	RL Residential Low Density	0.549	1	Yes	No
419-020-07-00-9	R-1 Single Family Residential	RL Residential Low Density	2.18	8	Yes	No
067-121-13-00-7	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No

067-126-07-00-5	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No
067-121-10-00-8	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No
067-050-21-00-3	R-1 Single Family Residential	RL Residential Low Density	11.08	64	Yes	No
456-020-02-00-5	R-1 Single Family Residential	RL Residential Low Density	4.59	26	Yes	No
456-020-16-00-6	R-1 Single Family Residential	RL Residential Low Density	0.21	1	Yes	No
456-031-03-00-8	R-1 Single Family Residential	RL Residential Low Density	0.289	1	Yes	No
456-331-03-00-5	R-1 Single Family Residential	RL Residential Low Density	0.2	1	Yes	No
456-040-11-00-7	R-1 Single Family Residential	RL Residential Low Density	0.219	1	Yes	No
456-051-01-00-8	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No
456-051-02-00-1	R-1 Single Family Residential	RL Residential Low Density	0.169	1	Yes	No
456-052-15-00-6	R-1 Single Family Residential	RL Residential Low Density	0.269	1	Yes	No
456-040-23-00-2	R-1 Single Family Residential	RL Residential Low Density	0.3	1	Yes	No
456-020-21-00-0	R-1 Single Family Residential	RL Residential Low Density	1.36	7	Yes	No
456-020-14-00-0	R-1 Single Family Residential	RL Residential Low Density	0.93	5	Yes	No
456-040-14-00-6	R-1 Single Family Residential	RL Residential Low Density	1.1	6	Yes	No
456-040-15-00-9	R-1 Single Family Residential	RL Residential Low Density	1.26	7	Yes	No
456-051-13-00-3	R-1 Single Family Residential	RL Residential Low Density	0.209	1	Yes	No
456-051-05-00-0	R-1 Single Family Residential	RL Residential Low Density	0.209	1	Yes	No
456-052-23-00-9	R-1 Single Family Residential	RL Residential Low Density	0.259	1	Yes	No
456-020-01-00-2	R-1 Single Family Residential	RL Residential Low Density	1.89	10	Yes	No
456-051-12-00-0	R-1 Single Family Residential	RL Residential Low Density	0.209	1	Yes	No
456-051-06-00-3	R-1 Single Family Residential	RL Residential Low Density	0.209	1	Yes	No
456-052-24-00-2	R-1 Single Family Residential	RL Residential Low Density	0.259	1	Yes	No
456-031-16-00-6	R-1 Single Family Residential	RL Residential Low Density	0.209	1	Yes	No
456-051-11-00-7	R-1 Single Family Residential	RL Residential Low Density	0.209	1	Yes	No
456-051-07-00-6	R-1 Single Family Residential	RL Residential Low Density	0.209	1	Yes	No
456-052-25-00-5	R-1 Single Family Residential	RL Residential Low Density	0.196	1	Yes	No
456-051-08-00-9	R-1 Single Family Residential	RL Residential Low Density	0.279	1	Yes	No
456-040-08-00-9	R-1 Single Family Residential	RL Residential Low Density	0.4	2	Yes	No
456-040-04-00-7	R-1 Single Family Residential	RL Residential Low Density	0.73	4	Yes	No

456-040-07-00-6	R-1 Single Family Residential	RL Residential Low Density	0.25	1	Yes	No
456-052-01-00-5	R-1 Single Family Residential	RL Residential Low Density	0.359	1	Yes	No
456-052-10-00-1	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No
456-052-02-00-8	R-1 Single Family Residential	RL Residential Low Density	0.229	1	Yes	No
456-052-03-00-1	R-1 Single Family Residential	RL Residential Low Density	0.229	1	Yes	No
479-020-12-00-1	R-1 Single Family Residential	RL Residential Low Density	0.91	5	Yes	No
080-132-18-00-9	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No
456-052-12-00-7	R-1 Single Family Residential	RL Residential Low Density	0.229	1	Yes	No
456-052-30-00-9	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No
456-020-03-00-8	R-1 Single Family Residential	RL Residential Low Density	2.53	14	Yes	No
477-020-05-00-7	R-1 Single Family Residential	RL Residential Low Density	0.219	1	Yes	No
477-020-08-00-6	R-1 Single Family Residential	RL Residential Low Density	0.25	1	Yes	No
479-020-11-00-8	R-1 Single Family Residential	RL Residential Low Density	0.229	1	Yes	No
479-020-12-00-1	R-1 Single Family Residential	RL Residential Low Density	0.92	1	Yes	No
080-132-18-00-9	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No
080-132-17-00-6	R-1 Single Family Residential	RL Residential Low Density	0.189	5	Yes	No
080-132-09-00-3	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No
080-152-12-00-7	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No
479-020-13-00-4	R-1 Single Family Residential	RL Residential Low Density	0.93	5	Yes	No
080-162-18-00-8	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No
080-162-08-00-9	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No
479-020-10-00-5	R-1 Single Family Residential	RL Residential Low Density	6.96	38	Yes	No
479-020-09-00-3	R-1 Single Family Residential	RL Residential Low Density	5.69	31	Yes	No
080-073-07-00-7	R-1 Single Family Residential	RL Residential Low Density	0.139	1	Yes	No
080-091-11-00-0	R-1 Single Family Residential	RL Residential Low Density	0.139	1	Yes	No
080-093-03-00-1	R-1 Single Family Residential	RL Residential Low Density	0.169	1	Yes	No
080-093-10-00-1	R-1 Single Family Residential	RL Residential Low Density	0.16	1	Yes	No
080-152-12-00-7	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No
080-152-10-00-1	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No
080-162-08-00-9	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No

080-133-02-00-9	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No
080-132-06-00-4	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No
080-010-18-00-0	R-1 Single Family Residential	RL Residential Low Density	22.5	116	Yes	No
343-070-24-00-1	R-1 Single Family Residential	RL Residential Low Density	13.04	58	Yes	No
343-070-34-00-0	R-1 Single Family Residential	RL Residential Low Density	17.22	86	Yes	No
343-052-04-00-1	R-1 Single Family Residential	RL Residential Low Density	0.15	1	Yes	No
343-051-10-00-1	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No
343-061-42-00-7	R-1 Single Family Residential	RL Residential Low Density	0.139	1	Yes	No
080-020-03-00-9	R-1 Single Family Residential	RL Residential Low Density	69.26	386	Yes	No
080-020-24-00-0	R-1 Single Family Residential	RL Residential Low Density	34.04	194	Yes	No
480-010-13-00-1	R-1 Single Family Residential	RL Residential Low Density	1.52	9	Yes	No
480-010-15-00-7	R-1 Single Family Residential	RL Residential Low Density	9	50	Yes	No
480-030-05-00-4	R-1 Single Family Residential	RL Residential Low Density	2.78	15	Yes	No
343-351-40-00-5	R-1 Single Family Residential	RL Residential Low Density	41.45	232	Yes	No
			<b>292.755</b>	<b>1684</b>		
419-042-10-00-7	RMH Mobile Home Residential	RL Residential Low Density	0.16	1	Yes	No
419-041-11-00-3	RMH Mobile Home Residential	RL Residential Low Density	0.15	1	Yes	No
419-041-16-00-8	RMH Mobile Home Residential	RL Residential Low Density	0.159	1	Yes	No
419-041-38-00-2	RMH Mobile Home Residential	RL Residential Low Density	0.159	1	Yes	No
456-082-03-00-0	RMH Mobile Home Residential	RM Residential Medium Density	0.82	4	Yes	No
456-070-16-00-1	RMH Mobile Home Residential	RL Residential Low Density	0.309	2	Yes	No
456-070-12-00-9	RMH Mobile Home Residential	RL Residential Low Density	0.319	2	Yes	No
456-070-03-00-3	RMH Mobile Home Residential	RL Residential Low Density	0.329	2	Yes	No
456-060-05-00-6	RMH Mobile Home Residential	RL Residential Low Density	0.349	2	Yes	No
456-060-03-00-0	RMH Mobile Home Residential	RL Residential Low Density	0.409	2	Yes	No

456-060-06-00-9	RMH Mobile Home Residential	RL Residential Low Density	0.239	1	Yes	No
456-060-07-00-2	RMH Mobile Home Residential	RL Residential Low Density	0.239	1	Yes	No
456-060-08-00-5	RMH Mobile Home Residential	RL Residential Low Density	0.239	1	Yes	No
456-060-10-00-0	RMH Mobile Home Residential	RL Residential Low Density	0.319	2	Yes	No
456-060-09-00-8	RMH Mobile Home Residential	RL Residential Low Density	0.229	1	Yes	No
508-020-11-00-9	RMH Mobile Home Residential	RL Residential Low Density	29.29	173	Yes	No
			<b>33.718</b>	<b>193</b>		
067-010-15-00-4	R-2 Multi-Family Residential	IS Institutional	1.72	19	Yes	No
080-141-03-00-1	R-2 Multi-Family Residential	RL Residential Low Density	0.189	2	Yes	No
343-351-39-00-3	R-2 Multi-Family Residential	RL Residential Low Density	7.46	83	Yes	No
343-351-38-00-0	R-2 Multi-Family Residential	RL Residential Low Density	8.07	90	Yes	No
067-150-22-00-5	R-2 Multi-Family Residential	RL Residential Low Density	0.139	2	Yes	No
067-140-18-00-1	R-2 Multi-Family Residential	RL Residential Low Density	0.139	2	Yes	No
067-050-02-00-8	R-2 Multi-Family Residential	RL Residential Low Density	38.87	348	Yes	No
508-020-10-00-6	R-2 Multi-Family Residential	RL Residential Low Density	25.51	290	Yes	No
418-041-18-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	0	Yes	No
418-041-15-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.139	2	Yes	No
418-041-14-00-5	R-2 Multi-Family Residential	RM Residential Medium Density	0.139	2	Yes	No
419-020-30-00-5	R-2 Multi-Family Residential	RM Residential Medium Density	0.4	2	Yes	No
419-020-32-00-1	R-2 Multi-Family Residential	RM Residential Medium Density	0.49	6	Yes	No
067-210-25-00-1	R-2 Multi-Family Residential	RM Residential Medium Density	0.4	4	Yes	No
067-022-10-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	0.46	6	Yes	No
067-210-27-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.389	4	Yes	No
067-023-18-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	1.87	22	Yes	No
067-035-12-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	0.139	2	Yes	No
067-034-12-00-9	R-2 Multi-Family Residential	RM Residential Medium Density	0.159	2	Yes	No

067-040-30-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	26.72	263	Yes	No
456-081-02-00-0	R-2 Multi-Family Residential	RM Residential Medium Density	0.54	6	Yes	No
456-081-01-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.439	5	Yes	No
456-081-03-00-3	R-2 Multi-Family Residential	RM Residential Medium Density	0.64	7	Yes	No
456-081-04-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	0.52	6	Yes	No
456-082-01-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.56	6	Yes	No
456-082-05-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	1.38	16	Yes	No
456-090-13-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.419	5	Yes	No
456-090-08-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.419	5	Yes	No
456-082-08-00-5	R-2 Multi-Family Residential	RM Residential Medium Density	0.309	3	Yes	No
456-090-11-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	0.409	4	Yes	No
456-081-11-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	0.419	5	Yes	No
456-081-10-00-3	R-2 Multi-Family Residential	RM Residential Medium Density	0.409	4	Yes	No
456-090-10-00-9	R-2 Multi-Family Residential	RM Residential Medium Density	2.29	26	Yes	No
477-090-12-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.86	10	Yes	No
477-100-04-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.68	7	Yes	No
477-100-22-00-9	R-2 Multi-Family Residential	RM Residential Medium Density	0.45	5	Yes	No
477-100-21-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	0.45	5	Yes	No
477-100-06-00-3	R-2 Multi-Family Residential	RM Residential Medium Density	0.47	5	Yes	No
477-100-20-00-3	R-2 Multi-Family Residential	RM Residential Medium Density	0.28	3	Yes	No
477-100-19-00-1	R-2 Multi-Family Residential	RM Residential Medium Density	0.82	9	Yes	No
477-100-09-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	0.35	4	Yes	No
477-100-08-00-9	R-2 Multi-Family Residential	RM Residential Medium Density	0.26	2	Yes	No
477-100-10-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.26	6	Yes	No
477-100-26-00-1	R-2 Multi-Family Residential	RM Residential Medium Density	0.53	2	Yes	No
477-070-20-00-5	R-2 Multi-Family Residential	RM Residential Medium Density	0.312	6	Yes	No
477-070-09-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.68	3	Yes	No
477-110-08-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	0.18	7	Yes	No
477-080-02-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	0.36	2	Yes	No
477-110-10-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.57	4	Yes	No

477-080-22-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.31	6	Yes	No
477-080-13-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	3	Yes	No
477-080-09-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.2	2	Yes	No
080-061-38-00-0	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No
080-061-37-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No
080-062-07-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No
080-062-11-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No
479-010-15-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	20.13	2	Yes	No
479-010-14-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	7.49	225	Yes	No
479-010-12-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	5.83	83	Yes	No
080-041-38-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	65	Yes	No
080-041-34-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	0.139	2	Yes	No
080-051-35-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No
080-051-34-00-5	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No
080-052-06-00-1	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No
080-052-12-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No
080-042-08-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.159	2	Yes	No
080-042-09-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No
080-061-38-00-0	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No
343-230-43-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	0.239	2	Yes	No
343-230-44-00-5	R-2 Multi-Family Residential	RM Residential Medium Density	0.269	2	Yes	No
343-230-45-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.259	2	Yes	No
343-230-46-00-1	R-2 Multi-Family Residential	RM Residential Medium Density	0.279	2	Yes	No
343-230-50-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	0.269	2	Yes	No
343-230-51-00-5	R-2 Multi-Family Residential	RM Residential Medium Density	0.279	2	Yes	No
343-230-52-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.239	2	Yes	No
343-230-53-00-1	R-2 Multi-Family Residential	RM Residential Medium Density	0.269	2	Yes	No
343-230-33-00-3	R-2 Multi-Family Residential	RM Residential Medium Density	0.269	2	Yes	No
343-230-32-00-0	R-2 Multi-Family Residential	RM Residential Medium Density	0.279	3	Yes	No
343-032-52-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	1.05	11	Yes	No

343-042-57-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	1.33	14	Yes	No
343-061-09-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	0.139	2	Yes	No
343-061-10-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.139	2	Yes	No
343-061-11-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.139	2	Yes	No
			<b>171.72</b>	<b>1785</b>		
<b>Moderate Income Site Totals</b>						
453-071-07-00-1	R-3 Multi-Family Residential	RM Residential Medium Density	0.369	6	Yes	No
453-061-24-00-7	R-3 Multi-Family Residential	RM Residential Medium Density	0.169	2	Yes	No
453-061-23-00-4	R-3 Multi-Family Residential	RM Residential Medium Density	0.169	2	Yes	No
453-072-03-00-6	R-3 Multi-Family Residential	RM Residential Medium Density	0.169	2	Yes	No
453-072-05-00-2	R-3 Multi-Family Residential	RM Residential Medium Density	0.169	2	Yes	No
453-062-22-00-8	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No
453-062-20-00-2	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No
453-061-41-00-6	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No
453-072-02-00-3	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No
453-071-10-00-9	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No
453-071-12-00-5	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No
453-071-20-00-8	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No
453-072-06-00-5	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No
453-062-28-00-6	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No
453-062-27-00-3	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No
453-062-24-00-4	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No
453-062-23-00-1	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No
453-071-08-00-4	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No
453-071-09-00-7	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No
453-071-23-00-7	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No
453-071-08-00-4	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No
453-071-09-00-7	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No
453-071-23-00-7	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No
418-062-17-00-7	R-3 Multi-Family Residential	RM Residential Medium Density	0.159	2	Yes	No

418-062-23-00-4	R-3 Multi-Family Residential	RM Residential Medium Density	0.159	2	Yes	No
453-013-02-00-2	R-3 Multi-Family Residential	RM Residential Medium Density	4.02	70	Yes	No
453-013-28-00-8	R-3 Multi-Family Residential	RM Residential Medium Density	1.18	20	Yes	No
453-142-02-00-3	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No
396-060-08-00-8	R-3 Multi-Family Residential	RM Residential Medium Density	4.75	82	Yes	No
080-122-11-00-5	R-3 Multi-Family Residential	RM Residential Medium Density	0.429	7	Yes	No
480-010-17-00-3	R-3 Multi-Family Residential	RM Residential Medium Density	12.81	215	Yes	No
343-351-27-00-8	R-3 Multi-Family Residential	RM Residential Medium Density	2.43	41	Yes	No
343-351-26-00-5	R-3 Multi-Family Residential	RM Residential Medium Density	2.07	34	Yes	No
343-081-15-00-5	R-3 Multi-Family Residential	RM Residential Medium Density	14.59	245	Yes	No
396-400-07-00-3	R-3 Multi-Family Residential	RL Residential Low Density	3.74	65	Yes	No
396-400-06-00-0	R-3 Multi-Family Residential	RL Residential Low Density	3.86	67	Yes	No
080-122-09-00-0	R-3 Multi-Family Residential	RL Residential Low Density	0.15	2	Yes	No
080-122-10-00-2	R-3 Multi-Family Residential	RL Residential Low Density	0.15	2	Yes	No
			<b>55.043</b>	<b>926</b>		
508-020-12-00-2	R-4 Multi-Family Residential	RM Residential Medium Density	2.5	86	Yes	No
478-103-01-00-6	R-4 Multi-Family Residential	RM Residential Medium Density	0.219	7	Yes	No
478-104-07-00-1	R-4 Multi-Family Residential	RM Residential Medium Density	0.209	7	Yes	No
478-104-06-00-8	R-4 Multi-Family Residential	RM Residential Medium Density	0.209	7	Yes	No
478-104-05-00-5	R-4 Multi-Family Residential	RM Residential Medium Density	0.209	7	Yes	No
			<b>3.346</b>	<b>115</b>		
<b>TOTAL LAND INVENTORY</b>			<b>984</b>	<b>5,738</b>		
<b>CAPACITY BY INCOME CATEGORY</b>						
<b>Lower Income Capacity</b>			<b>79.297</b>	<b>1018</b>		
<b>Moderate Income Capacity</b>			<b>746.45</b>	<b>4469</b>		
<b>Above Moderate-Income Capacity</b>			<b>158.27</b>	<b>250</b>		
<b>Grand Totals</b>			<b>984</b>	<b>5738</b>		

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