

# CITY OF OJAI

## 2014-2021 HOUSING ELEMENT



ADOPTED  
DECEMBER 10, 2013

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## I. INTRODUCTION

### A. Purpose of the Housing Element

Statutory Overview: All cities and counties in the State of California are required to affirmatively further affordable housing opportunities within their respective jurisdictions. Principal requirements of California Land Use Law include: adoption of Housing Elements as part of each community's General Plan; inducements to provide affordable housing through density bonuses and secondary dwellings; limitations on local land use authority to deny affordable projects or impose conditional use requirements on multifamily housing; and prohibitions on down zoning or imposition of development standards that prevent attainment of Housing Element goals.

Housing Element Law: Housing Element law is codified in Article 10.6 of the California Government Code commencing with Section 65580. Under these statutes, all communities in California are required to have a Housing Element as part of their adopted General Plan. These Elements are to be updated periodically. The law further stipulates that Housing Elements consist of an identification and analysis of existing and projected housing needs along with a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. In summary, the Housing Element is required to contain: (i) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs; (ii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iii) a program that sets forth a schedule of actions to implement relevant Housing Element policies and achieve stated goals. A cross reference of relevant statutes to corresponding sections of the Housing Element is summarized in Table A.

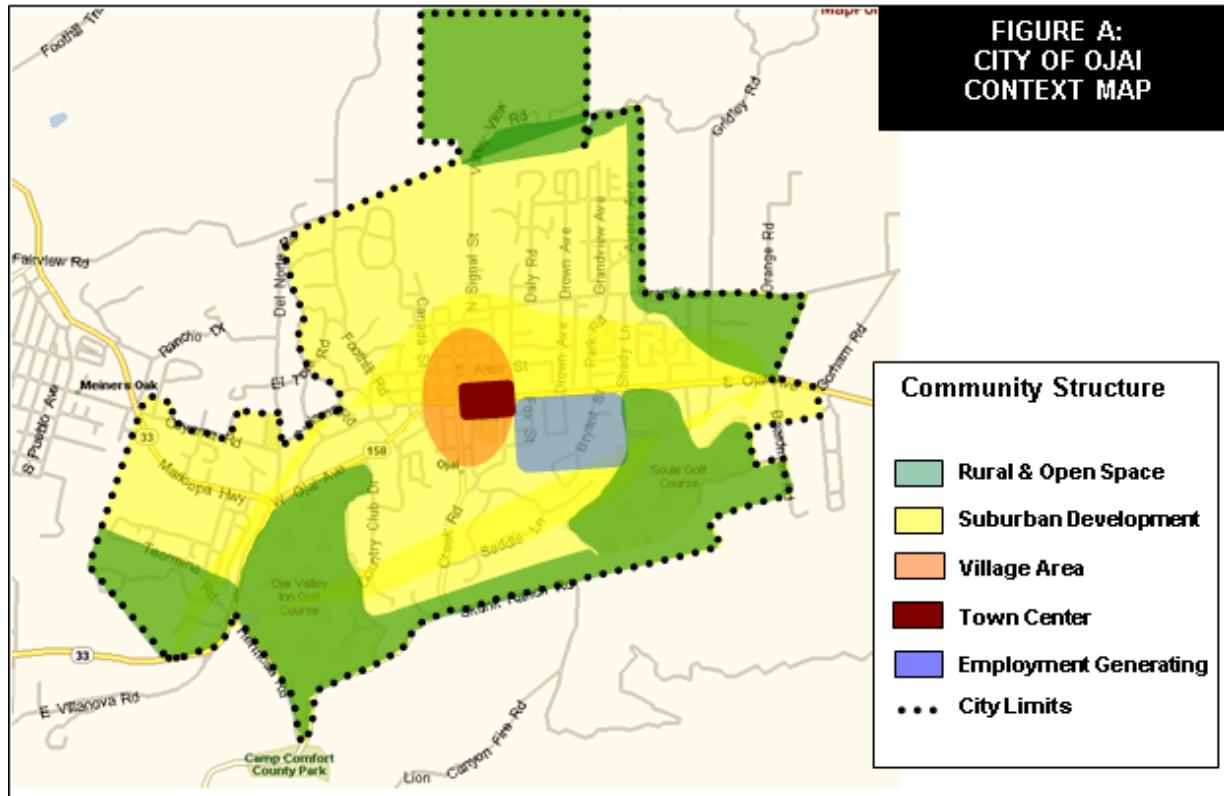
Housing Element Contents: The Housing Element consists of the following major components:

- An analysis of the city's demographic and housing characteristics and trends (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter III); and
- A review of potential constraints, both governmental and non-governmental, to meeting Ojai's identified housing needs (Chapter IV);
- The Housing Action Plan for addressing the City's identified housing needs, including housing goals, policies and programs (Chapter V).

### B. Community Context

The City of Ojai is a community of 7,535 persons (as of 2012) located on US Highway 33 in the Ojai Valley of Ventura County, approximately 12 miles north of the City of Ventura. The City is a predominately low density residential community contained within four

square miles and surrounded by a rural landscape of large lot large estates, orchards and picturesque hillsides. The community has long been known as a haven for artists, musicians and health enthusiasts: a “village” as locals call it. Its beauty gained fame decades ago when the area was photographed to represent Shangri-La in the 1939 movie, The Lost Horizon. The community is built around a quaint downtown commercial district filled with boutique shops, art galleries and a host of places to retreat from the fast-paced lifestyle of more urbanized areas. A fundamental goal of the Housing Element is to address the housing needs of current and future residents in ways that respect and enhance the quality of life which is “only in Ojai.”



## C. Public Participation

Public participation is an important component of the planning process in Ojai, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement. Appendix C contains a summary of these opportunities as well as a list of persons and organizations that were notified during the Housing Element update process and a summary of comments and issues raised.

## D. Consistency with Other Elements of the General Plan

State law requires that all portions of the General Plan be internally consistent. The City of Ojai General Plan consists of nine elements: Land Use; Circulation; Housing; Air Quality; Open Space; Conservation; Recreation; Noise; and Safety. This Housing Element builds

upon the other elements and is consistent with the policies and proposals set forth by the General Plan. Examples of inter-element consistency include: residential development capacities established in the Land Use Element are incorporated within the Housing Element, and the discussion of infrastructure and public services in the Housing Element is consistent with the Land Use and Safety elements. As the General Plan is amended through time, the City will review the Housing Element for internal consistency, and make any necessary revisions.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

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## II. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the city's projected housing growth needs based on the latest Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent data from the 2010 U.S. Census, American Community Survey (ACS), California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys and from private organizations. In addition, Ventura County's Consolidated Plan provides useful information for this update of the Housing Element. The implications of these findings for the city's housing policies and programs are also discussed.

### A. Population Characteristics

#### 1. Population Growth Trends

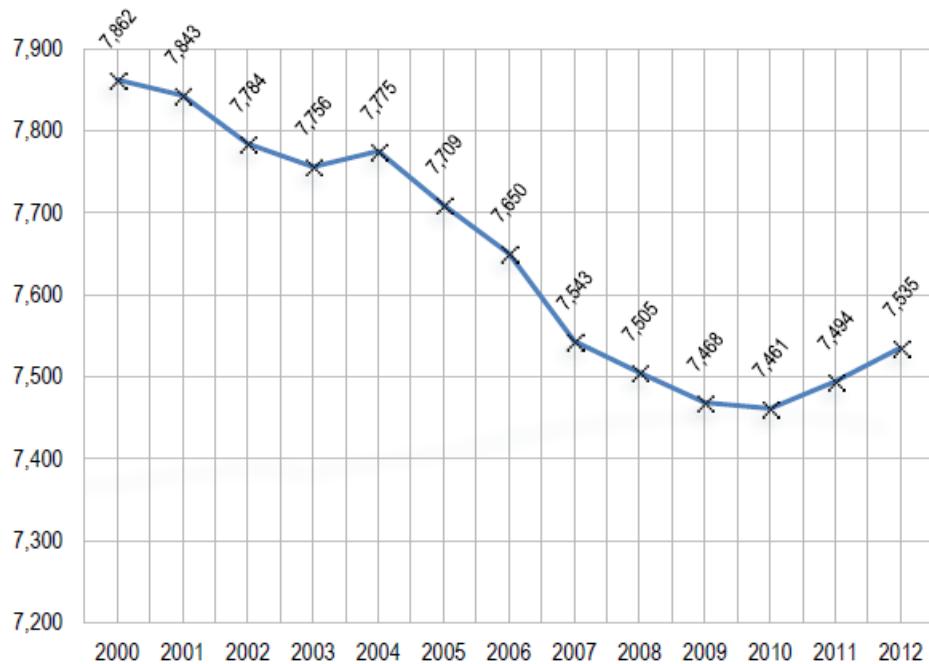
Ojai experienced modest growth during the 1990s, but its population has declined since 2000, to an estimated 7,535 in 2012 (see Table II-1 and Figure II-1).

**Table II-1**  
Population Trends 1990-2012

Jurisdiction	1990	2000	2010	2012	Growth 1990-2000	Growth 2000-2012
Ojai	7,613	7,862	7,461	7,535	3.3%	-4.2%
Ventura County	669,016	753,197	823,318	832,970	12.6%	10.6%

Sources: U.S. Census; Calif. Dept. of Finance Table E-5 (2012); SCAG

**Figure II-1**  
**Ojai Population 2000-2012**



Sources: California Department of Finance, E-5, 2012

## 2. Age

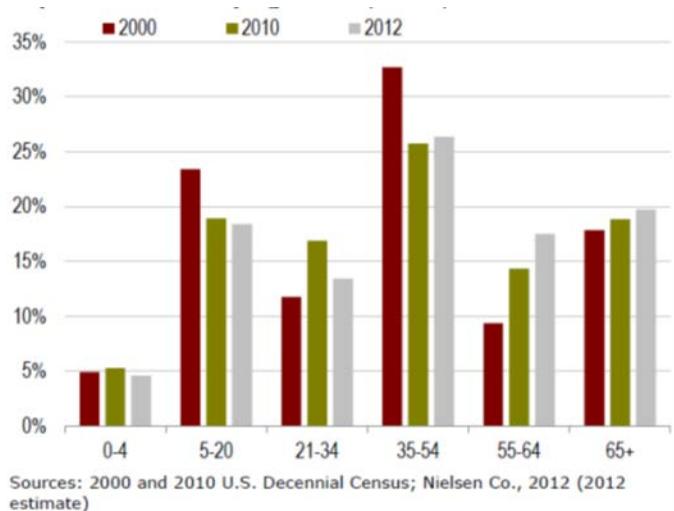
Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table II-2 provides a comparison of the city's and county's population by age group in 2010. This table shows that the age distribution of the city's population is, overall, older than Ventura County as a whole (median age of 47.1 vs. 36.2 for the county). Children age 19 and under represent about 23% of the city's population compared to about 29% for the county as a whole. Ojai also has a larger percentage of seniors (65+) compared to the county (19.3% city vs. 11.6% county). Figure II-2 shows the trend in age distribution from 2000 to 2012.

**Table II-2**  
**Age Distribution**

Age Group	Ojai		Ventura County	
	Persons	%	Persons	%
Under 5 years	342	4.6%	55,336	6.7%
5 to 9 years	382	5.1%	56,970	6.9%
10 to 14 years	472	6.3%	60,390	7.3%
15 to 19 years	499	6.7%	64,407	7.8%
20 to 24 years	340	4.6%	56,183	6.8%
25 to 29 years	314	4.2%	54,253	6.6%
30 to 34 years	291	3.9%	51,207	6.2%
35 to 39 years	374	5.0%	53,448	6.5%
40 to 44 years	467	6.3%	57,635	7.0%
45 to 49 years	613	8.2%	62,731	7.6%
50 to 54 years	689	9.2%	60,973	7.4%
55 to 59 years	672	9.0%	51,164	6.2%
60 to 64 years	573	7.7%	42,312	5.1%
65 to 69 years	401	5.4%	29,834	3.6%
70 to 74 years	252	3.4%	21,562	2.6%
75 to 79 years	223	3.0%	17,443	2.1%
80 to 84 years	237	3.2%	13,427	1.6%
85+ years	320	4.3%	14,043	1.7%
Total	7,461	100%	823,318	100%
Median age	47.1		36.2	

Source: 2010 Census, Table DP-1

**Figure II-2**  
**Ojai Age Distribution 2000-2012**



### 3. Race and Ethnicity

The racial and ethnic composition of Ojai differs from Ventura County in that a smaller proportion of city residents are Hispanic/Latino. Approximately 18% of city residents reported Hispanic/Latino ancestry, contrasted with about 40% for the County as a whole (Table II-3).

**Table II-3**  
**Race/Ethnicity**

Race/Ethnicity	Ojai		Ventura County	
	Population	% Total	Population	% Total
White	6,555	87.9%	565,804	68.7%
Black	42	0.6%	15,163	1.8%
American Indian	47	0.6%	8,068	1.0%
Asian	158	2.1%	55,446	6.7%
Native Hawaiian and Other Pacific Islander	1	0.0%	1,643	0.2%
Other race	440	5.9%	140,253	17.0%
2 or more races	218	2.9%	36,941	4.5%
Total	7,461	100.0%	823,318	100.0%
Hispanic	1,339	17.9%	331,567	40.3%

Source: 2010 Census, Table DP-1

## B. Household Characteristics

### 1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Table II-4 provides a comparison of households by type for the city and Ventura County as a whole, as reported in the 2010 Census. Family households comprised approximately 61% of all households in the city, compared to about 74% for the county as a whole. The city's average household size is significantly smaller than Ventura County as a whole (2.34 persons per household in the city vs. 3.04 persons per household in the county). These statistics suggest that there is a lesser need for large units in Ojai than for some other areas of Ventura County, and nearly one-third of households are persons living alone.

**Table II-4**  
**Household Composition**

Household Type	Ojai		Ventura County	
	Households	%	Households	%
<b>Family households:</b>				
Husband-wife family	1,890	60.8%	197,178	73.9%
With own children under 18 years	549	17.6%	71,149	26.7%
Male householder, no wife present	128	4.1%	15,134	5.7%
With own children under 18 years	66	2.1%	7,302	2.7%
Female householder, no husband present	366	11.8%	31,532	11.8%
With own children under 18 years	200	6.4%	15,632	5.9%
<b>Nonfamily households:</b>				
Householder living alone	992	31.9%	53,037	19.9%
Households with individuals under 18 years	876	28.2%	106,457	39.9%
Households with individuals 65 years and over	1,027	33.0%	69,982	26.2%
<b>Total households</b>	3,111	100%	266,920	100%
Average household size	2.34		3.04	
Source: 2010 Census, Table DP-1				

### 2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and

composition, and lifestyles. Table II-5 provides a comparison of the number of owner-occupied and renter-occupied units in the city in 2010 as compared to the county as a whole. It reveals a lower level of homeownership in the city, approximately 10 percentage points lower than for the county as a whole (55% city vs. 65% county).

**Table II-5**  
**Household Tenure**

Tenure	Ojai		Ventura County	
	Units	%	Units	%
Owner Occupied	1,717	55%	174,168	65%
Renter Occupied	1,394	45%	92,752	35%
Total occupied units	3,111	100%	266,920	100%

Source: 2010 Census, Table DP-1

### 3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing. Table II-6 indicates that overcrowding in the City of Ojai is less prevalent than for Ventura County as a whole.

**Table II-6**  
**Overcrowding**

Household Type	Ojai		Ventura County	
	Households	Percent	Households	Percent
Owner-Occupied	1,720	100.0%	175,452	100.0%
Overcrowded (1.01 to 1.50)	22	1.3%	4,640	2.6%
Severely overcrowded (1.51+)	0	0.0%	1,178	0.7%
Renter-Occupied	1,248	100.0%	88,853	100.0%
Overcrowded (1.01 to 1.50)	52	4.2%	7,351	8.3%
Severely overcrowded (1.51+)	30	2.4%	3,080	3.5%

Source: 2006-2010 ACS, Table B25014

According to Census Bureau estimates, overcrowding is more likely to affect renters; about 4% of renter households in the city were overcrowded and an additional 2% were severely overcrowded while only about 1% of owner households were overcrowded and none was severely overcrowded.

#### 4. Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to the Southern California Association of Governments, about 46% of households in Ojai fell into the lower-income categories<sup>1</sup> compared to just 40% for Ventura County as a whole (Table II-7).

**Table II-7**  
**Household Income Distribution**

Income Group	Ojai		Ventura County	
	Households	Percent	Households	Percent
Extremely Low Income	424	14%	31,438	12%
Very Low Income	430	14%	28,717	11%
Low Income	559	18%	42,348	17%
Moderate Income	470	15%	47,646	19%
Above Moderate	1,203	39%	106,004	41%
Total	3,086	100%	256,154	100%

Source: SCAG 2012, based on 2005-2009 ACS

#### 5. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-8 displays recent estimates for overpayment in Ojai for owners and renters. It is estimated that 37% of owner households and 55% of renter households were overpaying for housing.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

<sup>1</sup> Together, the extremely-low, very-low, and low income categories are considered “lower-income”

**Table II-8**  
**Overpayment by Income Category**

% of Income Paid for Housing	Owners		Renters	
	Households	Percent	Households	Percent
Less than 10%	187	10.5%	11	0.8%
10 to 14.9%	156	8.8%	102	7.8%
15 to 19.9%	310	17.5%	92	7.1%
20 to 24.9%	233	13.1%	207	15.9%
25 to 29.9%	201	11.3%	175	13.4%
30 to 34.9%	158	8.9%	146	11.2%
35 to 39.9%	56	3.2%	21	1.6%
40 to 49.9%	88	5.0%	136	10.4%
50% or more	347	19.6%	291	22.3%
Not computed	38	2.1%	122	9.4%
Total Households	1,774	100%	1,303	100%

Source: SCAG based on the 2005-2009 ACS

### Extremely Low Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely low income is defined as households with income less than 30% of area median income. The 2013 area median income for Ventura County was \$89,300 (see Table II-15). For extremely-low-income households, this means an income of \$26,800 or less for a four-person household. Households with extremely-low-income have a variety of housing needs.

#### *Existing Needs*

According to SCAG estimates, extremely-low-income households represented about 14% of all households in Ojai.

#### *Projected Needs*

The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income regional housing need of 87 units, or 44 extremely-low-income units during the 2014-2021 period. The resources and programs to address this need are similar to those for other low-income households and are discussed throughout the Housing Element, including Chapter V, the Housing Action Plan. Because the needs of extremely-low-income households overlap extensively with other special needs groups, further analysis and resources for extremely-low-income households can be found in Chapter II, Needs Assessment, Section E, Special Needs, and Chapter IV, Constraints, Section A.g. Special Needs Housing.

## C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

### 1. Current Employment Characteristics

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table II-9 shows that the city's estimated labor participation rate was approximately 63% of the working-age population, which is slightly lower than the estimated 67% for the county as a whole.

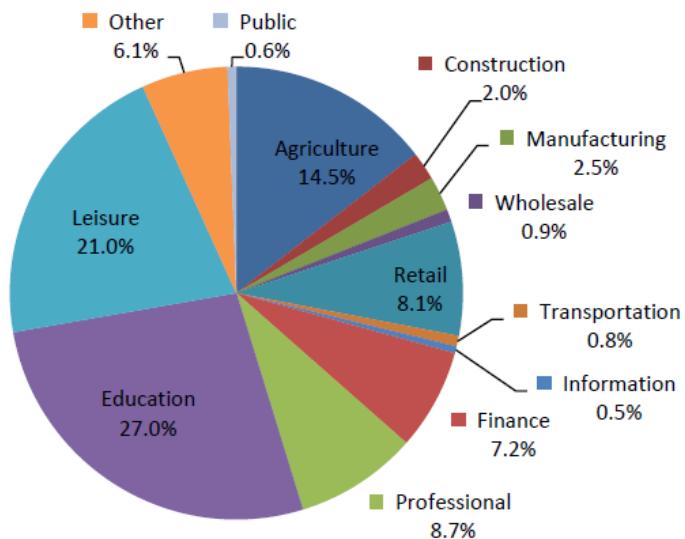
**Table II-9**  
**Labor Force: Ojai vs. Ventura County**

Labor Force Status	Ojai		Ventura County	
	Persons	Percent	Persons	Percent
Population 16 years and over	6,023	100%	623,606	100%
In labor force	3,765	62.5%	419,563	67.3%
Civilian labor force	3,746	62.2%	415,148	66.6%
Employed	3,443	91.9%	385,262	92.8%
Unemployed	303	8.1%	29,886	7.2%
Armed Forces	19	0.3%	4,415	0.7%
Not in labor force	2,258	37.5%	204,043	32.7%

Source: Bureau of the Census, 2006-2010 American Community Survey, Table DP-3.

According to recent Employment Development Department data, the largest industry sectors for city residents were education (27%) and leisure (21%) (Figure II-3). A substantial proportion of the city's working residents were also employed in the agriculture, professional and retail sectors.

**Figure II-3**  
**Ojai Employment by Sectors**



Sources: California Employment Development Department, 2012; InfoGroup; and SCAG.

## 2. Projected Job Growth

Future housing needs are affected by the number and type of new jobs created during this planning period. Table II-10 shows projected job growth by industry for the Oxnard-Thousand Oaks-Ventura MSA (Ventura County) for the period 2008-2018. Total employment in Ventura County is expected to grow by about 8% during this 10-year period. The overall growth is expected to add 26,500 new jobs and bring the employment of Ventura County to over 371,000 by 2018. The industries with the largest projected job growth are Education/Health Care/Social Assistance, Leisure/Hospitality, Professional and Business Services, and Accommodation/Food Services.

**Table II-10**  
**2008-2018 Industry Employment Projections**  
**Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area**

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2008	2018	Jobs	Percent
	Total Employment	344,900	371,400	26,500	7.7
	Self Employment (A)	25,500	26,000	500	2.0
	Unpaid Family Workers (B)	800	900	100	12.5
	Private Household Workers (C)	2,200	2,600	400	18.2
	Total Farm	25,100	26,700	1,600	6.4
	Total Nonfarm	291,300	315,200	23,900	8.2
1133,21	Mining and Logging	1,200	1,300	100	8.3
23	Construction	16,700	18,000	1,300	7.8
31-33	Manufacturing	35,900	37,000	1,100	3.1
22,48-49	Transportation, Warehousing, and Utilities	6,000	6,500	500	8.3
22	Utilities	1,000	1,200	200	20.0
48-49	Transportation and Warehousing	5,000	5,300	300	6.0
51	Information	5,600	5,700	100	1.8
52-53	Financial Activities	21,100	21,700	600	2.8
54-56	Professional and Business Services	38,300	41,900	3,600	9.4
61-62	Education Services, Health Care, and Social Assistance	31,800	37,200	5,400	17.0
71-72	Leisure and Hospitality	31,500	35,800	4,300	13.7
71	Arts, entertainment, and Recreation	5,100	5,800	700	13.7
72	Accommodation and Food Services	26,500	30,000	3,500	13.2
81	Other Services (excludes 814-Private Household Workers)	10,000	10,800	800	8.0
	Government	43,100	44,900	1,800	4.2
	Federal Government	7,300	7,400	100	1.4
	State and Local Government	35,800	37,500	1,700	4.7

## Notes:

(A) Self-Employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.

(B) Unpaid family workers are those persons who work without pay for 15 or more hours per week on a farm or in a business operated by a member of the household to whom they are related by birth or marriage.

(C) Private Household Workers are employed as domestic workers whose primary activities are to maintain the household.

Industry employment is based on the Quarterly Census of Employment and Wages (QCEW) program.

Source: California Employment Development Department, March 2009 Benchmark

## D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

## 1. Housing Type

As of 2010, the housing stock in Ojai was comprised mostly of single-family detached homes, which made up over 68% of all units, while multi-family units comprised about 22% of housing units. About 10% of units were single-family attached (condo) units. Table II-11 provides a breakdown of the housing stock by type in 2010.

**Table II-11**  
**Housing by Type - 2010**

Structure Type	Ojai		Ventura County	
	Units	%	Units	%
Single-family detached	2,317	68.5%	182,703	64.9%
Single-family attached	320	9.5%	30,893	11.0%
Multi-family 2-4 units	430	12.7%	15,000	5.3%
Multi-family 5+ units	315	9.3%	41,779	14.8%
Mobile Homes	0	0.0%	11,320	4.0%
Total units	3,382	100%	281,695	100%

Source: Department of Finance, 2013

## 2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by lead-based paint coated windows and doors opening and closing.

Table II-12 shows the age distribution of the housing stock in Ojai as reported in the 2010 Census. This table shows that the majority of units were constructed prior to 1970. These findings suggest that there may be strong need for maintenance and rehabilitation, including remediation of lead-based paint, for a large proportion of the City's housing stock.

**Table II-12**  
**Age of Housing Stock**

Year Built	Units	% of Total
2005 or later	57	1.7%
2000-04	86	2.6%
1990-99	134	4.1%
1980-89	355	10.8%
1970-79	753	23.0%
1960-69	394	12.0%
1950-59	775	23.7%
1940-49	287	8.8%
1939 or earlier	435	13.3%
Total Units	3,276	100%

Source: 2010 Census, Table DP-4

Independent field surveys by City Building and Planning staff were conducted during 2007 to better assess the condition of housing in Ojai. The results are depicted in Table 39 and suggest less overall need as opposed to data reported in the 2000 Census; 47 total substandard units were identified in the surveys as opposed to 60 units using Census definitions (i.e., lacking of plumbing, electrical and similar deficiencies). The survey data also suggest that the majority of substandard conditions are largely cosmetic (i.e., deferred maintenance) as opposed to those needing major rehabilitation (Table II-13). In sum total, 14 dwellings were identified as candidates for replacement (i.e., dilapidation and functional obsolescence).

**Table II-13**  
**Housing Conditions Survey Results**

Condition	Single-Family		Multi-Family		Total	
	Units	%	Units	%	Units	%
Sound	0	0%	2	9%	2	4%
Deferred Maintenance	12	48%	15	68%	27	57%
Deteriorated	4	16%	0	0%	4	9%
Dilapidated	3	12%	5	23%	8	17%
Functional Obsolescence	6	24%	0	0%	6	13%
Total	25	100%	22	100%	47	100%

Source: Windshield Surveys, City of Ojai, Community Development Department, 2007.

### 3. Vacancy

According to the state Department of Finance, the housing vacancy rate in Ojai was approximately 8% in 2012. For the county as a whole, the vacancy rate was estimated to be just over 5% (Table II-14).

**Table II-14**  
**Housing Vacancy Rates –**  
**Ventura County Jurisdictions**

Jurisdiction	Vacancy Rate
Camarillo	4.66%
Fillmore	5.71%
Moorpark	2.37%
Ojai	7.99%
Oxnard	5.64%
Port Hueneme	13.09%
San Buenaventura	5.58%
Santa Paula	4.59%
Simi Valley	2.99%
Thousand Oaks	3.50%
Unincorporated Area	8.76%
County Total	5.25%

Source: Cal. Department of Finance Table E-5, 2012

### 4. Housing Cost

#### a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly payment is no more than 30% of a household's gross income. In some areas (such as Ventura County), these income limits may be increased to adjust for high housing costs.

Table II-15 shows 2013 affordable rent levels and estimated affordable purchase prices for housing in Ventura County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$670, while the maximum affordable rent for very-low-income households is \$1,116. The maximum affordable rent for low-income households is \$1,780, while the maximum for moderate-income households is \$2,679. These figures are based on a 4-person household and are adjusted for different household sizes.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments,

homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-15 have been estimated based on typical conditions.

**Table II-15**  
**Income Categories and Affordable Housing Costs –**  
**Ventura County**

2013 County Median Income = \$89,300	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$26,800	\$670	--
Very Low (31-50%)	\$44,650	\$1,116	--
Low (51-80%)	\$71,200	\$1,780	\$250,000
Moderate (81-120%)	\$107,150	\$2,679	\$400,000
Above moderate (120%+)	\$107,150+	\$2,679+	\$400,000+

Assumptions:

- Based on a family of 4
- 30% of gross income for rent or PITI
- 10% down payment, 4% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

**b. For-Sale Housing**

Median housing sales price statistics for Ventura County during 2012 (Table II-16) show that housing in Ojai is generally more expensive than most areas of the county. The median single-family sales price was \$445,000, while the median price for condos was \$280,000. Based on the estimated affordable purchase prices shown in Table II-15, very few single-family homes or condos are likely to be affordable to low-income residents. These data illustrate that public subsidies are required to reduce sales prices to a level that is affordable to lower-income homebuyers.

**Table II-16**  
**Housing Sales Prices 2012 –**  
**Ventura County**

Jurisdiction	Zip Code	Single Family Residences			Condominiums		
		SFR	Price	% chg	Condos	Price	% chg
<b>Countywide</b>		<b>7,234</b>	<b>\$406</b>	<b>2.7%</b>	<b>2,469</b>	<b>\$242</b>	<b>3.1%</b>
Camarillo	93010	417	\$420	1.2%	123	\$298	4.4%
Camarillo	93012	331	\$494	4.9%	276	\$268	-2.5%
Fillmore	93015	150	\$261	-3.4%	12	\$153	20.1%
Moorpark	93021	374	\$475	-3.4%	76	\$218	-3.1%
Newbury Park	91320	483	\$528	1.5%	119	\$320	20.6%
Oak Park	91377	156	\$635	1.8%	80	\$328	-7.6%
Oak View	93022	80	\$300	-1.8%	1	\$170	n/a
Ojai	93023	255	\$445	6.0%	17	\$280	3.7%
Oxnard	93030	332	\$313	-2.8%	79	\$240	1.3%
Oxnard	93033	389	\$246	2.3%	87	\$159	-5.6%
Oxnard	93035	336	\$406	-3.2%	210	\$320	-3.5%
Oxnard	93036	317	\$310	3.3%	110	\$202	-5.6%
Piru	93040	9	\$190	-15.6%	0	n/a	n/a
Port Hueneme	93041	103	\$250	-3.8%	209	\$169	-1.7%
Santa Paula	93060	152	\$269	7.7%	44	\$114	18.8%
Simi Valley	93063	549	\$380	1.3%	147	\$215	0.0%
Simi Valley	93065	844	\$390	2.6%	197	\$260	0.0%
Somis	93066	26	\$775	12.2%	0	n/a	n/a
Thousand Oaks	91360	455	\$461	-0.9%	88	\$235	6.8%
Thousand Oaks	91362	367	\$690	0.7%	256	\$330	6.1%
Ventura	93001	251	\$377	14.0%	68	\$209	-3.7%
Ventura	93003	376	\$403	3.2%	178	\$182	3.7%
Ventura	93004	257	\$379	-1.6%	30	\$258	-2.8%
Westlake Village	91361	168	\$885	9.3%	213	\$459	-2.0%

### c. Rental Housing

An internet search of available rental units in Ojai during August 2013 found rents ranging from \$895 to over \$2,500 per month<sup>2</sup>, with those units at the upper end of the range being single-family homes.

When market rents are compared to the amounts lower-income households can afford to pay (Table II-15), it is clear that extremely-low and very-low-income households have difficulty finding rental housing without overpaying. However, most rental units fall within the affordable range for low- and moderate-income households.

### E. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and

<sup>2</sup> [http://www.trulia.com/for\\_rent/Ojai,CA/](http://www.trulia.com/for_rent/Ojai,CA/)

income, family characteristics, disability, or other conditions. As a result, some Ojai residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

## 1. Persons with Disabilities

Disabilities may include sensory difficulties (vision, hearing, etc.), cognitive difficulties, mobility difficulties or self-care difficulties. Such issues may make independent living problematic.

Due to Ojai's small population, disability data was not reported in the most recent ACS. Housing opportunities for persons with disabilities can be expanded through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units. During the prior planning period the City amended the Municipal Code to establish procedures to ensure reasonable accommodations for persons with disabilities pursuant to Government Code Sec. 65008 and 65583 (SB 520).

### Developmentally Disabled

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals

may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Ojai is served by the Tri-Counties Regional Center<sup>3</sup> (TCRC) which is based in Santa Barbara and operates a field office in Oxnard. As of 2011 the Center served approximately 11,300 clients and had 280 staff persons. TCRC reported that it assisted 144 Ojai residents in 2012. Any resident who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. TCRC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability.

## 2. Elderly

According to ACS estimates, approximately 32% of owner households and 18% of renter households in Ojai were headed by someone age 65 or older (Table II-17). Many elderly persons are dependent on fixed incomes and many have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be partially addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

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<sup>3</sup> [www.tri-counties.org](http://www.tri-counties.org)

**Table II-17**  
**Elderly Households by Tenure**

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	1,167	68%	1,024	82%
65 to 74 years	248	14%	73	6%
75 to 84 years	171	10%	75	6%
85 years and over	134	8%	76	6%
Total Households	1,720	100%	1,248	100%

Source: U.S. Census 2006-2010 ACS, Table B25007

### 3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Recent ACS data reported that about 8% of owner households and about 15% of renter households had five or more members (Table II-18). This distribution indicates a relatively low need for large units with four or more bedrooms, and there are significantly more small households with one or two persons in Ojai.

**Table II-18**  
**Household Size by Tenure**

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	298	17.3%	561	45.0%
2 persons	783	45.5%	343	27.5%
3 persons	251	14.6%	101	8.1%
4 persons	242	14.1%	62	5.0%
5 persons	83	4.8%	129	10.3%
6 persons	41	2.4%	52	4.2%
7+ persons	22	1.3%	0	0.0%
Total households	1,720	100%	1,248	100%

Source: 2006-2010 ACS Table B25009

### 4. Female-Headed Households

According to ACS estimates, about 11% of owner households and 18% of renter households were headed by a female (Table II-19). While female-headed households represent a relatively small portion of all households, they often have special challenges

of balancing work and childcare responsibilities. All of the City's efforts to increase the supply of affordable housing respond to the needs of female-headed households.

**Table II-19**  
**Household Type by Tenure**

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	1,505	50.7%	255	20.4%
Male householder, no wife present	165	5.6%	127	10.2%
Female householder, no husband present	336	11.3%	221	17.7%
Non-family households	962	32.4%	645	51.7%
Total households	2,968	100.0%	1,248	100.0%

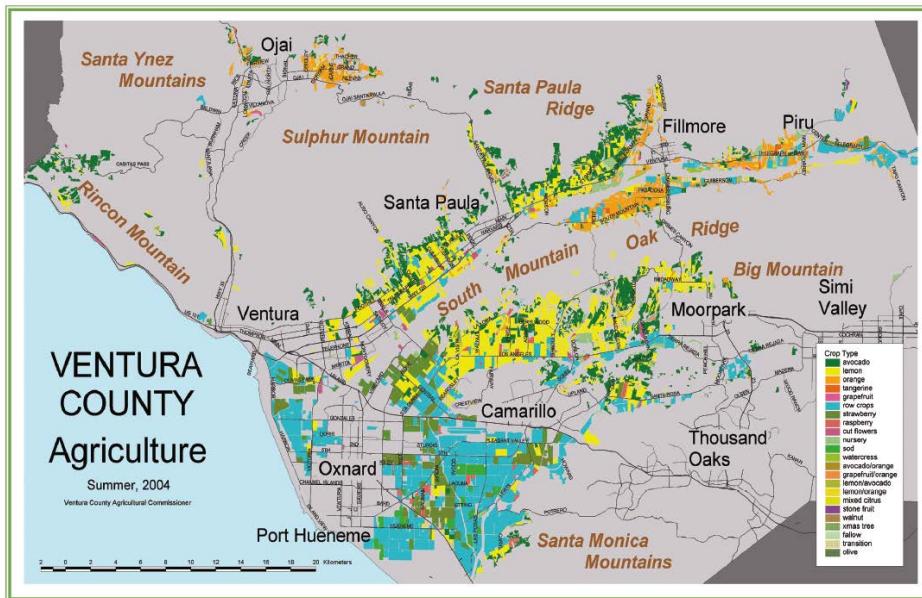
Source: 2006-2010 ACS Table B11012

## 5. Farm Workers

Unlike most areas of the Southern California metropolitan area, agriculture is still a significant component of the economy in Ventura County, with a total annual crop value of over \$1.8 billion in 2011<sup>4</sup>. There is strong public sentiment for retaining agricultural production, as reflected in the SOAR (Save Open Space and Agricultural Resources) initiatives that have been approved by voters. Figure II-3 illustrates the wide variety of crops produced in the county.

<sup>4</sup> Ventura County Agricultural Commissioner, 2011 Crop Report

**Figure II-3**  
**Ventura County Agricultural Production Areas**



Accurate statistics regarding agricultural workers in Ventura County, especially migrant workers, are difficult to obtain. One source of data for the Ventura County farmworker population is the Migrant Health Program, housed in the federal Bureau of Primary Health Care, Health Resources and Services Administration<sup>5</sup>. In their most recent study (2000), MHP researchers estimated the number of farm workers in several categories: total number of farm workers, the number of seasonal farm workers, and the number of migrant farm workers (those who establish temporary residences in connection with their work), as well as the total number of people living in farm worker households (Table II-20).

**Table II-20**  
**Ventura County Farm Workers – 2000**

	Farm Workers	Migrant Farm Workers	Seasonal Workers	Farmer Workers + Other Household Members
Totals	35,181	16,289	18,892	62,605

Source: Bureau of Primary Health Care, Health Resources and Services Administration, 2000

As part of its technical assistance to member jurisdictions for the 2013 Housing Element Cycle, the Southern California Association of Governments (SCAG) compiled a variety of demographic and employment statistics<sup>6</sup> that included information related to farm workers. According to SCAG, about 11,000 persons living in Ventura County are

<sup>5</sup> Migrant and Seasonal Farmworkers Enumeration Profile Study: California," Alice C. Larsen, Ph. D., Migrant Health Program, Bureau of Primary Health Care, Health Resources and Services Administration. September 2000.

<sup>6</sup> <http://rtpscs.scag.ca.gov/Pages/Housing-Elements-2012.aspx>

employed in agricultural occupations (Table II-21). Of these, 30 reported Ojai as their place of residence (0.3% of the county total).

**Table II-21**  
**Agricultural Employment –**  
**Ojai and Ventura County**

Farm Workers	Workers	% of County Total
Farm workers living in Ventura County	11,091	100%
Farm workers who live in Ojai	30	0.3%

Source: SCAG based on 2005-2009 ACS

With its mild climate, agriculture is a year-round activity in Ventura County, and most farm laborers are permanent non-migrant and seasonal laborers. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent affordable housing, such as lower-cost apartments and single-family homes. In compliance with the Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the Municipal Code allows farmworker housing for up to 12 units or 36 persons by-right (i.e., without a CUP or other discretionary approval) in zones allowing agricultural uses.

## 6. Homeless Persons

Homelessness is a continuing national problem that persists within local cities and communities including Ventura County. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

The homeless count conducted by the Ventura County Homeless and Housing Coalition (VCHHC) in January 2012 reported 41 homeless persons in Ojai, which represents about 2% of the county total (Table II-22). The most recent survey by VCHHC identified a number of sub-populations of the homeless, as shown in Table II-23. These include families that might be displaced through evictions, women and children displaced through abusive family life, persons with substance abuse problems, or persons suffering from mental illness.

**Table II-22**  
**Ventura County Homeless Count: 2012**

Jurisdiction	Number	% of Total
Camarillo	30	1.5%
Fillmore	16	0.8%
Moorpark	5	0.3%
Ojai	41	2.1%
Oxnard	522	27.0%
Port Hueneme	12	0.6%
Santa Paula	60	3.1%
Simi Valley	284	14.7%
Thousand Oaks	90	4.6%
Ventura	701	36.2%
Unincorporated County	175	9.0%
Total	1,936	100%

Source: County of Ventura 2012 Homeless Count  
[http://www.vchhc.org/images/PDFs/2012\\_Ventura\\_HomelessCount\\_Report.pdf](http://www.vchhc.org/images/PDFs/2012_Ventura_HomelessCount_Report.pdf)

**Table II-23**  
**Ventura County Homeless Sub-Populations: 2012**

Sub-Population	% of Total
Chronic Homeless Persons	56%
Men	75%
Persons with a Developmental Disability	20%
Persons with a Physical Disability	42%
Persons with HIV/AIDS	4%
Persons with Mental Illness	28%
Substance Abusers	26%
Veterans	13%
Victims of Domestic Violence	22%
Women	25%
Youth Ages 18 - 24	7%

Source: 2012 Ventura County Homeless Survey  
[http://www.vchhc.org/images/PDFs/2012\\_VenturaSurvey.pdf](http://www.vchhc.org/images/PDFs/2012_VenturaSurvey.pdf)

Although there are myriad causes of homelessness, among the most common causes are the following:

- Substance Abuse and Alcohol

The 2012 Ventura County survey found that more than one-quarter of homeless persons reported problems with alcohol or other substance abuse. The Ventura County Housing and Homeless Coalition has identified a need for additional treatment facilities with supportive housing. They also recommend that a treatment facility be established for youth with drug and alcohol addiction.

The State of California Department of Alcohol and Drug Programs licenses residential facilities and/or certified alcohol and drug programs in Ventura County. There are eleven residential facilities and two residential detoxification facilities in the county.

- Domestic Violence

Nearly one-quarter of homeless persons in Ventura County reported being victims of domestic violence. The Ventura County Housing and Homeless Coalition has identified a need for additional shelters for battered women and runaway youth. These individuals also require counseling and assistance to become self-sufficient or return to their families. Victims of household violence can become homeless as a result of escaping abusive living environments. They also suffer physical and psychological trauma as a result of the abuse. Many of these persons (almost exclusively women) are ill equipped to fend for themselves and their children. Without access to low-income housing, reliable transportation and supportive counseling they are at a greater disadvantage and create special homeless needs. Common issues faced by battered women are lack of jobs, lack of child care, lack of affordable housing, underemployment, codependent substance abuse, and a need for marketable skills.

- Mental Illness

Persons who are homeless and mentally ill have special needs that may not be served in traditional homeless shelters. Many are at risk in the community, frequently being victimized and often suffering from physical and mental illnesses due to lack of proper nourishment and shelter. Many of the homeless mentally ill do not avail themselves of services or cannot be served by traditional services due to their untreated psychiatric symptoms, active substance abuse, histories of abusive behaviors.

The 2012 survey reported that 28% of homeless persons in Ventura County suffered from some form of mental illness. Ojai, as part of the Ventura County service area, receives assistance with the homeless mentally ill from the Ventura County Behavioral Health Department.

Although there are currently no emergency shelters within the City of Ojai, there are services for the homeless and year-round shelters located in the larger population centers of Ventura and Oxnard, where most homeless persons congregate. Senate Bill (SB) 2 of 2007 amended Government Code Secs. 65582, 65583 and 65589.5 to strengthen the planning requirements for emergency shelters and transitional/supportive housing. SB 2 requires that shelters be allowed "by-right" (i.e., without a conditional use permit or other discretionary approval) in at least one zoning district. In accordance with SB 2, the City amended the Municipal Code during the previous planning period to allow emergency shelters in the Business Professional Commercial (BP) zone.

## F. Assisted Housing at Risk of Conversion

As part of the Housing Element, jurisdictions must evaluate the potential for deed-restricted low-income housing units to convert from affordable to market rate status within the ten-year period 2013-2023. The inventory includes all multi-family rental units assisted under federal, state and/or local programs including federal and state grants, bond programs, redevelopment projects, local in-lieu fees, housing trusts funds, inclusionary housing and density bonuses. The inventory covers all units that are eligible for conversion to market rate housing due to termination of subsidy contracts, mortgage prepayment, or expiring use restrictions. This inventory was compiled through City staff, Ventura County Area Housing Authority and California Housing Partnership Corporation. There are four assisted projects in the City: Whispering Oaks (a 101-unit senior rental project owned and managed by the Ventura County Area Housing Authority); Montgomery Oaks (a 21-unit family rental project owned and managed by Cabrillo Economic Development Corporation); and two Section 8 property-based family rental projects totaling 15 units (owned and managed by the Ventura County Area Housing Authority). None of the properties is at risk of conversion within the 2023 time horizon (Table II-24).

**Table II-24**  
**Assisted Affordable Housing Developments –**  
**Ojai**

Project	Address	Property Owner	Assisted Units	Target Group	Expiration	Program Type
Whispering Oaks	999 E. Ojai Avenue	VCAHA	101	V. L. and Low Income Seniors	None	Public Housing
Montgomery Oaks	508 Montgomery St.	CEDC	21	V.L and Low Income Family	2063	Tax Credits and Tax Increment
Project Based Section 8	211 Summer Street	VCAHA	15	V.L and Low Income Family	2043	Tax Increment & Section 8
Sycamore Homes	107-213 Olive Mill Ln.	CEDC	25	V.L and Low Income Family	2033	Tax Credits and Tax Increment

Source: City of Ojai, 2013.

Notes:

VCAHA = Ventura County Area Housing Authority

CEDC = Cabrillo Economic Development Corporation

## G. Future Growth Needs

### 1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The latest RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012 and covers the projection period of January 2014 to October 2021. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a

child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories<sup>7</sup> on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

## 2. 2014-2021 Ojai Growth Needs

The total housing growth need for the City of Ojai during the 2014-2021 projection period is 371 units. This total is distributed by income category as shown in Table II-25.

**Table II-25**  
**2014-2021 Regional Housing Growth Needs –**  
**Ojai**

Very Low*	Low	Moderate	Above Mod	Total
87**	59	70	155	371
23.5%	15.9%	18.9%	41.8%	100%

Source: SCAG 2012

Notes:

\*Includes the Extremely-Low Category

\*\*144 of these are assumed to be Extremely-Low units

A discussion of the City's resources for addressing this growth need is provided in Chapter III.

<sup>7</sup> Although AB 2634 requires Housing Elements to consider the needs of extremely-low-income households, the RHNA does not quantify the need for this category. State law allows individual jurisdictions to establish the extremely-low-income need as one-half of the very-low-income RHNA allocation.

## III. RESOURCES AND OPPORTUNITIES

### A. Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of sites with potential for housing development is provided in Appendix B. The results of this analysis are summarized in Table III-1, below. The table shows that the city’s land inventory exceeds the RHNA allocation for the 2014-2021 period. The Housing Action Plan (Chapter V) contains programs to encourage and facilitate development of housing for all economic segments of the community.

**Table III-1**  
**Land Inventory Summary**

Category	Income Category			
	Lower	Mod	Above	Total
SPO Overlay Zone (Table B-2)	176	-	-	176
Other vacant and underutilized land (Table B-3)	-	>70	>155	>225
Potential second units & home splits	8	8	2	18
Total Potential Units	184	>70	>155	>371
RHNA 2014-2021	146	70	155	371
Adequate Sites?	Yes	Yes	Yes	Yes

Source: City of Ojai Planning Dept., 2013

A discussion of public facilities and infrastructure needed to serve future development is contained in Section IV.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

### B. Financial and Administrative Resources

#### 1. State and Federal Resources

**Community Development Block Grant Program (CDBG)** - The City of Ojai is eligible to receive federal Community Development Block Grant funding annually through its “small cities” association with the Cities of Fillmore, Moorpark, Port Hueneme, Santa Paula, and the County of Ventura. These funds are available for affordable housing projects and public facilities serving low income residents, including new housing construction, ownership and rental rehabilitation, infrastructure improvements and the provision of public facilities and services for low income residents. The balance of this funding can be utilized for economic development and planning activities. These funds are allocated on a formula basis with Ojai’s share being 3.2% of the annual allocation.

Based on the most recent funding cycle, and allowing for a modest 2% annual increase in totally funding, it is expected that Ojai may receive approximately \$500,000 during the forthcoming Housing Element cycle.

**HOME Investment Partnership Program (HOME)** - Federal HOME funds can be used for a variety of activities that promote affordable rental housing and homeownership for low- and very-low-income households. Funds may be used for building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. Grant recipients must provide a local match ranging between 25% and 50% depending on program activity. Unlike CDBG monies that are allocated by formula, HOME funds are channeled through the County of Ventura and are available on a competitive basis.

**Low-Income Housing Tax Credit Program** - The Low-Income Housing Tax Credit (LIHTC) Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low- and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the LIHTC program include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

**Other State and Federal Resources** – A wide variety of state programs provide funding assistance for housing, as summarized in Table III-2.

## 2. Local Resources

**Ojai Redevelopment Agency** - Prior to 2012, State law required that redevelopment agencies set aside no less than 20% of all tax increment revenue derived within designated project areas for activities that increase, improve or preserve the supply of housing affordable to persons of low- and moderate-income. Statutes then in effect also required that 15% of all new privately developed housing and 30% of Agency-assisted housing within the Project Area must be made affordable to persons and families of low- and moderate-income. However, as a consequence of the state legislature's approval of AB 1x26 and subsequent rulings of the California Supreme Court, redevelopment agencies in California were dissolved in 2012 and this source of funding for affordable housing is no longer available.

**Table III-2**  
**State Housing Program Summary**

Program	Description
<b>Rental Programs</b>	
Multifamily Housing Program (MHP)	Low-interest loans for development of affordable rental housing, disabled persons, low income students and supporting services.
Local Housing Trust Fund Program	Matching grants to local agencies who operate local housing trust funds.
Affordable Housing Innovation Program	Acquisition financing for the development or preservation of affordable housing.
Construction Liability Insurance Reform Pilot Program (CLIRPP)	Predevelopment grants to reduce insurance rates for condominium development.
<b>Homeownership Programs</b>	
CalHome	Grants and loans by HCD to local public agencies and non-profits to fund local homeownership programs and developments.
Building Equity and Growth in Neighborhoods (BEGIN)	Grants by HCD to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for downpayment assistance for low and moderate income homebuyers.
CalHome: Self-Help Housing Set Aside	Grants to organizations to assist low and moderate income households who build their own homes.
Mobile Home Park Resident Ownership Program (MPROP)	Low interest loans to assist residents to acquire resident organization, non-profit sponsor or local public agency to purchase a mobilehome park.
Innovative Homeownership Program	Special financing to increase homeownership.
<b>Special Needs Housing</b>	
Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG) - General	Grants and loans for development of rental and ownership housing for farmworkers.
Emergency Housing Assistance Program (EHAP & EHAPCD)	Grants for development of emergency shelters (no operating subsidy).
California Homebuyer's Downpayment Assistance Program (CHDAP)	Deferred payment down payment assistance loans for first-time moderate income homebuyers.
Residential Development Loan Program	Short term low interest loans to local government agencies for site acquisition and predevelopment related to infill and owner-occupied housing.
Homeownership in Revitalized Areas Program (HIRAP)	Downpayment assistance targeted to first-time low income homebuyers purchasing in revitalization areas.
School Facility Fee Downpayment Assistance Program	Downpayment assistance grants for homebuyers of newly constructed homes.
Mortgage Insurance	Insurance for home mortgages.
Extra Credit Teacher's Home Purchase Assistance (Extra Credit Teacher Program)	Provides up to 100% financing to eligible teachers, administrators and staff members working in low performing schools.
Preservation Opportunity Program	Supplemental financing for "at-risk" subsidized rental developments receiving bond financing from CalHFA.
Source: State of California, January 2009	

**Non-Profit Housing Organizations** - In addition to direct funding, Ojai has access to indirect resources through alliances with local non-profit housing organizations. The organizations most active in Ventura County include: (i) Area Housing Authority of Ventura County, a political subdivision of the State responsible for providing affordable housing through rent subsidy programs or by occupancy in one of its housing developments; (ii) Peoples' Self-Help Housing Corporation (PSHHC), a private non-profit housing developer providing design, implementation, technical assistance and property management of low-income ownership and rental housing; and (iii) Cabrillo Economic Development Corporation (CEDC), offering construction, property management, homeownership, counseling and community building services.

## C. Energy Conservation Opportunities

Energy efficiency is important not only for conserving natural resources, it has the added benefit of keeping incidental housing costs in check. It also has public policy ramifications relative to underwriting the cost of providing affordable housing. As noted in Section III and codified in Title 25, Section 6920 of the California Code of Regulations, utility expenses are part of the formula used in computing of maximum rents and sales prices that may be charged for housing that is made available to target income groups. High utility costs translate to lower the rent and price thresholds, which in turn result in larger financial gaps between market rate and affordable housing. Simply put, as residential energy costs rise, housing affordability declines. As such, it is in the shared interest of the consumer and City to promote energy conservation. In this regard, there are three principal means by which to promote efficient use of energy resources: (i) building regulation; (ii) land use practice; and (iii) education and inducement.

**Building Regulation.** The City is subject to the California Building Code ("CBC") that establishes minimum standards for all classes of construction. A component of the state Building Code is Title 24 of the California Code of Regulations that prescribes minimum energy conservation features and requires the adoption of energy budgets for all new development. Beyond the requirements of Code (particularly in regard to existing homes), the City has the opportunity to promote energy conservation as a condition of receiving financial assistance for housing rehabilitation programs it may choose to underwrite. One such approach would be to employ the standards prescribed in the Code of Federal Regulations (24 CFR 39.7). Property improvements undertaken pursuant to 24 CFR 39.7 encompass: (i) exterior weatherization consisting of weather-stripping, caulking and water heater insulation blankets; (ii) interior weatherization consisting of attic insulation, duct wrap and flow restrictors for showerheads and sink aerators; (iii) energy-efficient retrofit consisting of water saver toilets, wall insulation, floor insulation, space conditioning equipment, set back thermostats, pipe insulation, electronic ignition of forced air furnaces and gas cooking appliances; and (iv) energy-efficient lighting.

**Land Use Practices.** The goal of promoting compact development and resulting efficiencies is very relevant in the Housing Element update, in particular, mixed-use development policies that foster smart growth principles by: (i) creating affordable housing near employment, thereby reducing automobile dependency; and (ii) concentrating growth in existing urbanized areas, thereby maximizing existing infrastructure. In the prior Housing Element cycle, the City advanced these principals by revamping the Village Mixed Use zone district to induce infill development. A companion effort is presently underway to develop Green Building Guidelines that promote sustainable designs and environmentally responsible construction. It is anticipated that the Guidelines will embody the principals of LEED (Leadership in Energy and Environmental Design) that promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

**Education and Inducement.** According to Southern California Edison, 44% of residential energy costs are attributed to heating and cooling systems, 33% is attributed to lighting and appliances, 14% is attributed to water heaters and 9% is attributed to refrigerators.

SCE further notes that residential consumers can realize significant savings by a variety of relatively simple practices including insulating water pipes, weather stripping, cleaning refrigerator coils, using compact fluorescent light bulbs, repairing leaky faucets, sealing heating and cooling ducts, servicing furnace filters and installing programmable thermostats. To both assist and incentivize consumers to conserve, SCE offers a variety of programs; most notable, energy audits, performance incentives, equipment rebates, design and construction assistance, and technical advice. With the recent advent of the Green Building initiative, the City has the opportunity to affirmatively further energy conservation education and avail its residents of programs available through SCE. In addition, the City can better leverage its own resources by including SCE incentives in housing rehabilitation programs it may choose to underwrite.

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## IV. CONSTRAINTS

In planning for the provision of housing, constraints to the development, maintenance and improvement of housing must be recognized, and jurisdictions must take appropriate steps to mitigate them where feasible. Local government cannot control many of these constraints, such as those related to general economic and market conditions, but others can be addressed. Potential constraints to housing are discussed below, and include governmental constraints and non-governmental constraints.

### A. Governmental Constraints

Governmental regulations, while intentionally controlling the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. On-site and off-site improvements such as roads, traffic signals on adjacent streets, or sewer systems may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes potential governmental constraints, which may affect the supply and cost of housing in Ojai.

#### 1. Land Use Plans and Regulations

##### a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent and the City's zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The Land Use Element provides for five residential land use designations and three flexible designations, as shown in Table IV-1. The Special Housing Overlay (SPL) designation accommodates very-low- and low-income housing, as described in the following discussion of zoning regulations and in Program 6 in the Housing Action Plan (Chapter V).

**Table IV-1**  
**Residential Land Use Categories**  
**Ojai General Plan**

Designation	Maximum Density <sup>1</sup>
Very Low Density Residential	1 du/acre
Low Density Residential	2 du/acre
Medium Density Residential	4 du/acre
Medium High Density Residential	8 du/acre
High Density Residential	15 du/acre
Village Mixed Use	8 du/acre
Special Housing Overlay	No maximum
Specific Plan	Determined individually

#### **b. Zoning Designations and Development Standards**

As is typical for most California jurisdictions, Ojai has adopted a variety of development standards for all of its zone districts. These standards are codified in Title 10 of the Ojai Municipal Code and include requirements for lot area, off-street parking, lot coverage, density, building height and setbacks. Standards particular to residential construction are set forth in Table IV-2. With the exception of density and height limits (discussed below), the City's development standards are not dissimilar to those imposed in other Ventura County jurisdictions. Of the ten principal zone districts that allow residential construction, the Village Mixed Use (VMU) district provides the most flexibility.

**Table IV-2**  
**Residential Development Standards**

Zoning District	Minimum Lot Area (Sq.Ft.)	Building Setbacks	Intensity		Maximum Density (units/acre)	Height Limit
			Lot Coverage	FAR		
R-O-4	174,240	Varies	None	None	0.25	Two Stories
R-O-2	87,120	Varies	None	None	0.5	Two Stories
R-O-1	43,560	Varies	None	None	1	Two Stories
R-O-1/2	20,000	Varies	35%	None	2	Two Stories
R-O	12,000	Varies	35%	None	3	Two Stories
R-1	10,000	Varies	35%	None	4	Two Stories
R-2	10,000	Varies	35%	None	8.7	Two Stories
R-3	9,600	Varies	60%	None	14.5	Two Stories
R-S	9,600	Varies	60%	None	14.5	Two Stories
VMU	8,500	Varies	35%-70%	0.35-1.00	8	35 Feet
SPL Overlay	n/a	Varies	No limit specified	No limit specified	20	Two Stories <sup>1</sup>

Source: City of Ojai, Community Development Department, Title 10 (Zoning) of the Ojai Municipal Code.  
Notes:  
1. Reflects proposed Code amendment (see Program 6 in Chapter V, Housing Action Plan)

As shown in Table IV-2, height limits in the City's multiple-family zones are limited to two-story construction except in the VMU zone. Currently the zones other than VMU are also subject to a 30 foot height limit. The City is considering lowering the basic height limit to 25 feet, except for architectural features up to 30 feet, which may be approved through a design review process if determined to fit the neighborhood and not adversely impact adjoining properties. VMU is the only zone district that allows residential units and does not expressly limit the number of building stories. As noted in Program 6 (Chapter V), consultation with non-profit housing developers confirmed that affordable housing is feasible in Ojai within a two-story building envelope, therefore a two-story height limit would not pose an unreasonable constraint to meeting the City's affordable housing needs.

#### c. Provision of Housing for Lower-Income Households

Low-income housing can be accommodated in all zones permitting residential use, provided they meet site development standards. These may include multi-family units in residential or mixed-use zones, or second residential units that are permitted within all of the single-family residential zones. In order to expand opportunities for lower-income housing, the Special Housing Overlay (SPL) regulations were amended in the previous planning period to allow multi-family development by-right at a minimum density of 20 units/acre for sites within the SPL overlay (see also the sites inventory presented in Appendix B).

#### d. Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. Many of these groups also fall under the category of extremely low-income households. The City's provisions for these housing types are discussed below.

- **Residential Care Facilities** – As defined in Section 10-2.3602 of the Ojai Municipal Code, the term "residential care home" means: "...a dwelling unit...which provides twenty-four (24) hour nonmedical care of unrelated persons who are in need of personal services..." and expressly include "...children's homes; transitional houses; orphanages; rehabilitation centers; and self-help group homes." While the City's Zoning Ordinance does not make expressed reference to shared living arrangements for disabled persons, such arrangements are clearly embodied within the definition of residential care homes. The Municipal Code allows residential care facilities for six persons or less as a permitted use in any residential zone in conformance with state law. Residential care facilities for seven or more persons are conditionally permitted in the R2 and R3 zones.
- **Housing for Persons with Disabilities** – Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such

accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Codes adopted by the City of Ojai incorporate accessibility standards contained in Title 24 of the California Administrative Code. For example, apartment complexes of three or more units and condominium complexes of four or more units must be designed to accessibility standards. A Reasonable Accommodation Ordinance was also adopted in 2013 in conformance with state law.

- **Farm Worker Housing** –Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that is exclusively for farmworkers; or traditional housing that is intended for lower-income households but is not restricted to farmworkers.

The majority of farm laborers in Ventura County are permanent non-migrant and seasonal workers. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes.

The state Employee Housing Act<sup>8</sup> regulates farmworker housing and generally requires that facilities with no more than 36 beds (as group quarters) or 12 separate units be treated as an agricultural land use that is not subject to any conditional use permit that is not required of other agricultural uses in the same zone. In accordance with state law, the Municipal Code was amended in the previous planning period to permit agricultural employee housing by-right in the Agriculture and Open Space zoning districts.

- **Emergency Shelters and Transitional/Supportive Housing** – An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Supportive housing has no limit on length of stay and includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

SB 2 of 2007 strengthened the requirements for local government regulations regarding emergency shelters and transitional/supportive housing. Unless a city has sufficient existing shelter facilities to accommodate its need, land use regulations must identify at least one zoning district where shelters are a permitted use (i.e., do not require a conditional use permit or other discretionary review). The Municipal Code was amended in the previous planning period to allow emergency shelters with up to 27 beds by-right in the Business Professional (BP) zone. This zone designation is the best suited to accommodate homeless facilities by virtue of the mixed uses it allows and its proximity to complimentary health care facilities. In addition, the BP zone allows the most intense development of all zone districts within the City with an allowable Floor Area Ratio (FAR) of 1.50 and overall lot coverage of 70%.

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<sup>8</sup> California Health and Safety Code Sec. 17021.5 and 17021.6

Additional shelter beds may be permitted in the BP subject to a conditional use permit. Small emergency shelters for up to six persons are permitted by-right in any residential zone.

The Municipal Code also specifies that transitional and supportive housing are residential uses subject to only those requirements that apply to other residential uses of the same type in the same zone.

### Off-Street Parking Requirements

As shown in Table IV-3, required off-street parking within multiple family zone districts range from two to three spaces per dwelling. Particularly noteworthy are the standards applicable to higher density rental units (i.e., 9+ units per acre) which require as many as two and one-half spaces per dwelling. In order to reduce potential constraints on affordable housing and housing for persons with special needs, the Municipal Code was amended in the previous planning period to allow reduced parking requirements for projects that include off-setting considerations such as restrictions on the number of vehicles that occupants may own, senior projects with alternative transportation options, etc.

**Table IV-3**  
**Residential Parking Requirements**

Unit Type	Zoning District			
	R-2	R-3	R-S	VMU
Duplex	2 covered spaces for each unit.			n.a.
Triplex	2 covered spaces for each unit.			n.a.
Condominiums	2 covered spaces plus 1 uncovered guest parking space for each dwelling unit.			n.a.
Multiple Units (4-8)	2 covered spaces for each unit, plus 0.5 uncovered guest parking space for each dwelling unit.			n.a.
Multiple Units (9+)	1.5 covered spaces for each dwelling unit plus 0.5 uncovered guest parking space for each 1 bedroom unit and 1 uncovered guest parking space for each dwelling unit containing 2 or more bedrooms.			n.a.
Mixed Use	n.a.			Determined by Design Review Permit
Senior Projects	1 space for each unit with half the spaces covered, plus 1 guest parking space for each 10 units.			n.a.

Source: City of Ojai, Community Development Department, Title 10 (Zoning) of the Ojai Municipal Code.

#### e. Second Units

Second units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation, located on the same lot as the primary structure. The City permits the development of second units in all single-family residential zones. In order to encourage construction of additional second units, in the previous planning

period the Municipal Code was amended to eliminate the Design Review Permit requirement for new second units that do not involve two-story construction or the alteration of the second story of an existing two-story residence. In addition, the construction of second units is exempt from the requirements of the City's Growth Management regulations. The Code was also amended to allow *Home Splits*, the division of a single-family home of at least 2,000 square feet into two separate units without a Design Review Permit when the project does not involve two-story construction or the alteration of the second story of an existing two-story residence.

In 2013 the Code was also amended to create a program by which unpermitted units that existed prior to 2006 may obtain legal non-conforming status. These provisions will sunset on June 30, 2014.

#### **f. Mobile Homes and Manufactured Housing**

There is an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

The Municipal Code allows mobile homes and manufactured housing on permanent foundations as a single-family residential use in any zone where single-family homes are permitted. Mobile homes not on permanent foundations are permitted in the R-1 zone. Mobile home parks are a conditionally permitted use in all residential zones.

#### **g. Density Bonus**

Pursuant to state law (Government Code Sec. 65915 et seq.), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the zoning regulations and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. The Municipal Code was amended in conformance with state density bonus law in 2013.

#### **h. Growth Management Ordinance**

The City's Growth Management Ordinance (GMO) regulates residential construction through an annual permit allocation process. Similar traffic management-related policies are embodied in the Air Quality Element and Circulation Element of the City's General Plan and limit the amount and intensity of future development through the establishment of minimum acceptable traffic volumes. In 2013, the GMO was amended to exempt second units and home splits from the program. The GMO was also amended to eliminate the differentiation between single-family and multi-family allocation categories by consolidating these into a single permit allocation pool, and to establish a special pool to allow future use of unallocated units.

Current County policy passed in 1988 prohibits discretionary development that may add any unmitigable traffic on State Highway 33 through Casitas Springs during critical weekday commuter peak travel periods. This roadway segment has experienced unacceptable roadway service levels (Level of Service F) for several years and continues to worsen. Companion traffic management policies are embodied in the Circulation Element of the City's General Plan. Policies 1, 2 and 3 have direct impact on residential growth by limiting the amount and intensity of future development through the establishment of minimum acceptable traffic volumes. Separate yet related policies appear in the City's Air Quality Element and are translated in the form of a Growth Management Program.

(i) Residential Permit Allocations. Under the residential component of the Growth Management Program and enabling ordinances, residential construction is regulated through an annual permit allocation process. As shown in Table IV-4, annual allocations have consistently exceeded actual construction, resulting in a cumulative unused balance of 62 units. It is further noted that second dwellings and affordable housing projects are expressly exempt from the allocation process. Together, these factors provide evidence that the GMO does not impede housing production.

(ii) Permit Allocation Process. The process by which annual permit allocations are made is dictated by criteria specified in the City's Municipal Code. First and foremost, all projects for which GMO permits are sought must meet the following thresholds: (i) consistency with the City's General Plan and Zoning Ordinance; and (ii) availability of adequate public services and infrastructure. For projects meeting these baseline thresholds, the Planning Director is delegated authority to issue permits for single-family dwellings, while the Planning Commission is responsible for issuance of multiple-family permits. Single family permits are issued on a "first come, first served" basis, while multiple-family permits are allocated on a quarterly basis. When more projects are proposed than there are permit allocations available, the Municipal Code specifies preferences that guide the Planning Commission's allotments (e.g., infill development, project readiness, social balance, design excellence and environmental compatibility). Decisions of the Planning Director and Planning Commission are appealable to the City Council.

(iii) Project Exemptions. As previously noted, second dwellings and affordable housing projects are expressly exempt from the allocation process. This includes projects that qualify for a density bonus in accordance with Government Code Section 65915 and applicable regulations of the City (per Section 10-6.401(e) of the Zoning Ordinance).

**Table IV-4**  
**Growth Management Allocations 2008-2013**

Year	Allocations			Construction			Balance	
	Total	S.F.	M.F.	S.F.	M.F.	Exempt	S.F.	M.F.
2008	16	11	5	8	0	0	3	5
2009	16	11	5	4	0	0	7	5
2010	16	11	5	4	0	0	7	5
2011	16	11	5	6	0	0	5	5
2012	16	11	5	4	2	0	7	3
2013	16	11	5	6	0	0	5	5
<b>Total</b>	<b>96</b>	<b>66</b>	<b>30</b>	<b>32</b>	<b>2</b>	<b>0</b>	<b>34</b>	<b>28</b>

Sources:

1. Dwelling Unit Allocations: State Department of Finance, State of California, Population and Housing Estimates 1998-2005. Unit tabulations are based on Growth Management Ordinance formulas.
2. Actual Construction: Building Records, City of Ojai

## i. Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Fire, Mechanical, Electrical, Housing, Building Conservation and Energy Codes, and the International Property Maintenance Code. These are considered the minimum necessary to protect the public's health, safety and welfare. Although minor amendments have been incorporated to address local conditions, no additional regulations have been imposed by the city that would unnecessarily add to housing costs.

## 2. Residential Development Processing Procedures

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review.

The City's permit process is codified in Title 10 of the Ojai Municipal Code and provides, in regard to residential projects, three levels of governmental review: (i) approvals by the Planning Director for Zoning Clearances and Minor Use Permits; (ii) approvals by the Planning Commission for Design Review and Conditional Use Permits; and (iii) approvals by the City Council when projects entail tentative maps, zone changes or other legislative acts. With the limited exception of single-family dwellings within the RO and R1 zone districts, all projects, at a minimum, are subject to Design Review.

**Design Review** – The City's Design Guidelines are codified in Article 20 of the Zoning Ordinance and provide objective and measurable criteria by which to evaluate projects. The Planning Commission is charged with the responsibility for administering the Design Guidelines and issuing relevant permits for all but the following types of development: (i) single-family dwellings limited to one story (including second units); and (ii) routine maintenance to all structures. The Design Review process entails discretion in the application of prescribed standards; however, decision-making authority is expressly limited to physical attributes of design as opposed to use or occupancy considerations. This intent is reinforced with measures included in Program 17.

**Permit Processing Time** - The time required to process discretionary land use applications has ranged from one to 33 months depending upon complexity, with an overall average of 19 months. The types of discretionary approvals vary from project to project but are typically processed concurrently, thereby improving overall time efficiency.

### **3. Development Fees and Improvement Requirements**

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and off-site improvement requirements are levied by the City (as well as other agencies) to cover processing costs, provide services and construct facilities such as utilities, schools and supporting infrastructure. These fees and public improvements are assessed through a pro rata share system based on the magnitude of the project's impact or the extent of benefit that will be derived. Table IV-5 summarizes typical fee assessments and exactions for a hypothetical 20-unit apartment project. Fees and exactions imposed on housing projects in Ojai are comparable to those charged elsewhere within the county.

**Table IV-5**  
**Summary of Development Fees**

Impact Fees	Unit Cost	Total Cost
Ojai Unified School District	\$3.20/sft	\$54,600
Traffic impact fees	\$430/unit	\$7,660
Flood Control Fees	\$2,400/Acre	\$2,400
Park Fees	\$70/Bedroom	\$2,800
Will Serve (Sanitary)	\$15,500/unit	\$76,620
Will Serve (Water)	Determined by District	
Public Improv. Fees	\$571/unit	\$11,420
Drainage Fees	\$1,052/unit	\$21,040
New Address Request	\$90/unit	\$240
In-Lieu Parking Fees	\$668/unit	\$13,360
<b>City Permit Fees</b>		
CEQA review (Mitigated Negative Declaration)	\$3,570	\$3,570
Design review	Included	Included
Building allocation	\$90/unit	\$920
Zoning clearance	\$ 90	\$32
Building & Grading Permits	\$5,606/unit	\$112,120
Staff costs	\$1,309	\$26,180
<b>Total Estimated Fees (including all non-City fees)</b>		
Estimated Total Cost	\$16,650	\$333,000
Assumptions: 20-unit apartment project that is consistent with zoning and development standards (avg. 2 bd., 1,000 sf/unit)		
Source: City of Ojai, 2013		

The total development fees identified in Table IV-5 represent the estimated fees to process and build a 20-unit apartment project. The City periodically evaluates the actual cost of processing the development permits when revising its fee schedule.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, recreational facilities and school sites, consistent with the Subdivision Map Act.

City standards for new streets and highways are as follows:

40 feet (curb-to-curb)

60 feet (total right of way)

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets and other public works projects to facilitate the continued build-

out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

## B. Non-Governmental Constraints

### 1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the state Fish and Game Code and Alquist-Priolo Act). The City's land use plans have been designed to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies. The assumptions regarding future capacity for housing development described in Chapter III and Appendix B take these limitations into account.

### 2. Infrastructure Constraints

The infrastructure issues that most directly affect future housing development are water supply, wastewater treatment and roadway capacity. These issues are discussed below.

#### a. Water

Like all jurisdictions in Southern California, water supply is a serious concern in Ojai. According to the Ventura County Watershed Protection District, water demand in Ventura County has nearly tripled over the last 25 years, and is expected to double again by 2050. In addition, according to the U.S. Drought Monitor data provided by NOAA, the Ojai Valley is currently in a multi-year severe drought and has received only 43% of its average annual rainfall for this current water year.

Groundwater is the largest single source of water in Ventura County, and provides about 67% of the locally utilized water in the County. Agricultural demand accounts for 68% of the total demand for groundwater in the County<sup>9</sup>. Imported water from the State Water Project represents about one-quarter of Ventura County's total water supply, but under normal circumstances is only available in the southern and eastern portions of the county and does not contribute to water supplies in the City of Ojai.

The Golden State Water District ("GSWD") is an investor-owned public utility and operates the water system for the City of Ojai, part of the unincorporated area east of Ventura

<sup>9</sup>

[http://portal.countyofventura.org/portal/page/portal/PUBLIC\\_WORKS/Watershed\\_Protection\\_District/About\\_Us/VCWPD\\_Divisions/Water\\_and\\_Environmental\\_Resources/Groundwater\\_Resources](http://portal.countyofventura.org/portal/page/portal/PUBLIC_WORKS/Watershed_Protection_District/About_Us/VCWPD_Divisions/Water_and_Environmental_Resources/Groundwater_Resources)

and part of the Meiners Oaks community west of Ojai. In 2010, the total water supply conveyed by GSWC through the system to its customers was approximately 1,778 ac-ft/yr. (compared to 2,710 ac-ft/yr in 2005). Of this amount, 87% was from local water well extractions from the Ojai Valley Water Basin ("Ojai Basin") and the balance was purchased from Casitas Municipal Water District ("CMWD").

The EIR prepared in 2012 for the City's 2006-2014 Housing Element concluded that anticipated water supplies are adequate to serve the projected level of growth. However, continuation of the current drought could result in the need for additional measures to ensure adequate domestic water supply. It should be recognized that the City's obligations under state Housing Element law are to (1) provide adequate capacity in its land use plans and zoning regulations to accommodate residential development commensurate with the RHNA allocation; (2) analyze infrastructure limitations that could hinder development; and (3) identify potential methods for removing infrastructure constraints. Since other agencies have the primary authority for providing water, the City's power to address this issue is limited. Under state law, the RHNA allocations for the current (2014-2021) period are final and not subject to revision or further review. Program 1 in the Housing Action Plan (Chapter V) includes a commitment to work cooperatively with regional planning agencies in the preparation of future growth forecasts to ensure that the City's assigned share of housing need for the next planning cycle (expected to cover the 2021-2029 period) reflects infrastructure and resource limitations such as water supply.

#### **b. Wastewater**

Wastewater collection and treatment is provided to City residents by the Ojai Valley Sanitary District ("OVSD"). OVSD operates a sewage treatment plant with a rated capacity of 3.0 million gallons per day average dry weather flow ("GPD"). The EIR prepared in 2012 for the City's 2006-2014 Housing Element, which had a 17% higher total 4<sup>th</sup> Cycle RHNA allocation over the current (5<sup>th</sup> Cycle) RHNA of 371 units, concluded that the additional demand for wastewater treatment to serve the projected level of new housing development would not exceed OVSD's current capacity.

#### **c. Transportation**

Access to the Ojai Valley is severely constrained by the limited number of routes connecting the valley to surrounding areas, as well as the poor levels of service on State Highway 33, the main route in and out of the Ojai Valley, and significant physical and financial impediments to improving segments of this route. The EIR prepared in 2012 for the City's 2006-2014 Housing Element concluded that the additional traffic that would be generated by the projected level of new housing development would not exceed roadway capacity within the City of Ojai, but would cause a significant impact on SR-33 in the unincorporated Casitas Springs area to the southwest of the City. Under traffic-related policies in the City's General Plan, this situation poses a constraint on market-rate development. However, affordable housing projects, second units and special needs housing are expressly exempt from the City's traffic impact-related policies.

#### **d. Summary**

Water availability and roadway capacity pose the most significant potential impediments to future housing production in Ojai. While there are various strategies and

capital improvements that can help to mitigate these conditions, the cost and jurisdictional means of implementing these actions are not wholly within the City's control. This suggests a blended approach that matches capacity with low-impact development and programs that maximize opportunities through existing housing, while at the same time pursuing projects and partnerships that provide requisite capacity for managed growth. Toward that end, the following actions are included in Program 18 of the Housing Action Plan (Chapter V):

- Facilitate RHNA objectives through new construction projects in which the City retains a financial and/or real property interest to best control design, development and occupancy; gear housing production toward small unit sizes and transit-oriented occupants; institute job-based occupancy preferences to minimize commute traffic; promote programs that achieve affordability through existing housing.
- Work in partnership with GSWC, OBGMA, CMWD and the County of Ventura on the following initiatives: (i) develop a detailed hydrological model to more accurately predict the effects of drought, increased pumping, and new wells in the Ojai Basin; and (ii) participate in an inter-agency watershed management plan for the Ventura River Watershed to achieve an accurate accounting of supply and demand.
- Work in partnership with Caltrans and the County of Ventura on the following initiatives: (i) conduct updated traffic counts and create a new model for evaluating future growth impacts and mitigation measures that includes entirety of SR-33 within Ojai Valley; (ii) develop a fully integrated traffic management program with consistent policy application; and (iii) implement roadway improvements to improve traffic flow on SR-33 throughout the Ojai Valley.

### **3. Land and Construction Costs**

Land represents one of the most significant components of the cost of new housing. Changes in land prices reflect the cyclical nature of the residential real estate market. The housing market is now in a downturn similar to previous cycles in the early 1980s and early 1990s, and it is expected that recovery will occur and land prices will again rise, although the timing cannot be predicted with certainty. Current (2013) estimates of residential land cost range from \$300,000 to \$375,000 per acre.

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Ojai are not substantially different from most other cities in Ventura County. The City's Building and Safety Department estimates current (2013) construction costs to be approximately \$139 to \$167 per square foot for residential construction.

### **4. Cost and Availability of Financing**

Ojai is similar to most other communities with regard to private sector home financing programs. The recent crisis in the mortgage industry has affected the availability of real

estate loans, although for those homebuyers who can qualify, interest rates are at historic lows. Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining"). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, it does not appear that redlining is practiced in any area of the city.

## C. Fair Housing

The California Fair Employment and Housing Act: (i) prohibits discrimination and harassment in all aspects of housing including; (ii) requires housing providers to make reasonable accommodation for persons with disabilities; and (iii) prohibits retaliation against any person who has filed a complaint with the State. In furtherance of these provisions and anti-discriminatory practices in general, the City participates in fair housing initiatives including continued financial support of the Housing Rights Center; promotes equal opportunity for all residents; and provides, to the extent legally permissible, preferences to persons and households currently residing or employed in Ojai in regard to occupying new affordable housing.

## V. HOUSING ACTION PLAN

### A. Goals and Policies

Chapters II, III and IV of the Housing Element evaluate the City's housing needs, opportunities and constraints, while Appendix A presents a review of the previous element. This Housing Action Plan sets forth the City's goals, policies, and programs to address the identified housing needs and issues for the 2014-2021 planning period. Quantified Objectives for new construction, rehabilitation and conservation are also identified for this planning period.

The goals and policies that guide the City's housing programs and activities are as follows:

#### Adequate Housing Sites

**GOAL 1** *Dovetail the provision of affordable housing with overarching community objectives: low impact development, integration with community context and linking jobs with housing.*

**Policies:**

**H-1** *The City shall facilitate production of new affordable housing through direct involvement in the design-development process to best accomplish low-impact development principles.*

**H-2** *The City shall promote the preservation, conservation and conversion of existing housing as a means to satisfy existing and future housing needs through the inventory of housing that currently exists.*

**H-3** *The City shall work in partnership with water and transportation stakeholders to develop reliable data baselines, modeling methodologies, mitigation measures and policy parameters to maximum resource capacities.*

**Programs:**

**1. General Plan Update.**

General Plan law requires that all component elements, whether mandatory or optional, must be consistent with one another. A review of the current adopted General Plan reveals that baseline data relevant to air quality, water resources and traffic are outdated. If funding is available, the City will pursue a comprehensive General Plan update that addresses development constraints resulting from regional air quality, water quality, water supply and transportation issues. The City will also work cooperatively with regional planning agencies, including the Southern California Association of Governments, Ventura County Association of Governments, and the South

Coast Air Quality Management District, to ensure that future growth forecasts and housing needs assessments fairly reflect these environmental constraints.

## **2. Affordable Housing Covenants.**

The conversion of market rate units into affordable housing through a combination of acquisition, Section 8 property-based assistance and purchase of affordability covenants is expressly allowed by State Housing Element law for rental properties containing three or more units. In the 2000-2005 Housing Element cycle, the City helped finance the purchase of 15 units at a cost of \$300,000. According to preliminary analysis, there are 37 candidate properties totaling 279 multiple family units for which the purchase of affordable covenants and provision of project-based Section 8 rental assistance (in partnership with the Areawide Housing Authority) may be possible. Of this total, eight properties (50 total dwellings) consist of apartments between four and nine dwellings; 11 properties (157 total dwellings) consist of apartments with 10 or more dwellings; and 18 properties (72 total dwellings) consist of mixed-use projects. Housing Element law requires that the purchase of affordability covenants must be accomplished within the first two years of the Housing Element planning period. The City will explore the purchase of affordability covenants during the planning period commencing in October 2013, if funding is available.

## **3. Increase the Supply of Second Units.**

Second units provide an efficient method of expanding the supply of affordable housing for individuals and small families. The City will pursue a two-part strategy to encourage the development of new second units, as well as facilitate legalization of existing unpermitted second units.

A. New Second Units. The City has the land base to accommodate approximately 759 second dwellings under existing zoning and development standards. The existing baseline of second dwellings is unknown, but the untapped potential appears significant. Second units are deemed affordable to moderate-income households by design; as such, affordability covenants would not be required. Furthermore, second units are exempt from Growth Management and traffic impact policies. The objective for this program corresponds to the number of second dwellings that were constructed during the previous Housing Element cycle.

During the previous planning period, regulations were amended to exempt conforming second units from the Design Review Permit requirement. During the new planning period the City will consider additional amendments to second unit regulations to encourage construction of second units.

B. Second Unit Compliance. During the previous planning period, a numeric disparity in statistics was noted between the Ventura County Assessor and State Department of Finance, suggesting an undercounting of unpermitted dwellings in the City totaling more than 300 units. This anomaly was affirmed by members of the Housing Element Task Force and Ojai Board of Realtors, and

subsequently corroborated by the Ojai Valley Sanitary District ("OVSD"). In a one-year period ending June 30, 2011, OVSD identified 70 candidate properties within the City having second units connected to the sewer system without benefit of permits. Through an amnesty program implemented wholly independent of the City, OVSD legalized sewer connections for 52 residential dwellings. Drawing upon the experience of OVSD, in 2013 the City established a second unit compliance process by which owners of unpermitted second dwellings and guest houses can bring the units into legal non-conforming status, making such properties more marketable in exchange for counting the units against the City's RHNA goals. The program includes the following components:

- a. Incentivize participation by reducing or eliminating City fees, seeking fee concessions from other stakeholder agencies, and applying penalties after the compliance due date.
- b. The City will work, in coordination with other stakeholder agencies, to establish programs that promote code compliance and maintenance of the existing housing stock.
- c. Establish a period of participation in multiple phases of at least two years.

In order to encourage the provision of legal second units to the maximum extent feasible, it is the City's intent to make garage conversions eligible for legalization when all applicable requirements are met.

#### **4. Home Split Program.**

According to preliminary analysis, there are 264 candidate properties which may be suited for an internal division of space where the resulting configuration yields two dwelling units, each exceeding 640 square feet (which is the existing limit for conventional second units). These candidates consist of properties containing at least 1/2 acre, with an existing building footprint of at least 2,000 square feet and an underlying zone designation of R-0-1/2, R-0-1, R-0-2, and R-0-4. Home split units, like second units, are deemed affordable to moderate-income households by design.

During the previous planning period, regulations were amended to exempt conforming home splits from the Design Review Permit requirement and allow additions to accommodate additional kitchen and bathroom facilities, and established that home splits are exempt from the City's Growth Management Ordinance.

#### **5. VMU Mixed Use Zoning.**

Within the Village Mixed Use ("VMU") zone district, the City has the land base to accommodate between 91 and 345 additional residential dwellings. The low end of this range represents what can be accomplished under current zoning (taking into account a communitywide development intensity of 63%), while the higher number reflects density at 100% of the current permitted

amount (taking into account proposed adjustments in development standards that would maximize development potential). VMU dwellings are deemed affordable to moderate-income households by design; as such, affordability covenants are not deemed necessary.

During the previous planning period, VMU regulations were amended to provide less restrictive requirements for lot coverage and floor-area ratios (FARs) and flexible development standards including parking requirements. The implementing ordinance also included design guidelines for VMU projects.

## **6. Facilitate Affordable Housing Development.**

During the previous planning period, a Special Housing (SPL) zoning overlay was applied to eight sites comprising 14.23 net acres. The SPL Overlay allows affordable housing projects at a density of up to 20 du/acre through a ministerial design review permit process. Four of the eight properties are City-owned, and the City has been in discussions with People's Self-Help Housing regarding the feasibility of development of affordable housing on one or more of the City-owned sites. People's Self-Help Housing is particularly interested in assisting with the development of a housing project on Site 11, which is a City-owned property adjacent to the City's Public Works Department offices and equipment yard. City staff also encouraged the participation of the owners of the private properties considered for the SPL Overlay, and the privately-owned parcels in the SPL Overlay were included with the support of the property owners.

In discussions with both for-profit and non-profit developers, particular attention has been paid to the appropriate height limit required to facilitate affordable housing at a density of 20 units/acre. Conceptual plans for several projects presented to City staff and decision-makers indicate that multi-family development at this density can be accommodated within a two-story limit and would result in better compatibility with the existing fabric of the community. Two-story projects would also be less likely to generate community opposition, thereby enhancing the overall feasibility of affordable housing development over the long term.

During the planning period, the City will continue to work with housing developers to facilitate affordable housing development on SPL sites, and amend zoning regulations to facilitate development within a two-story building envelope. As part of the implementation of amendments to this program, City staff will also reassess the acreage and combination of SPL Overlay sites and make adjustments that may be appropriate to meet the goals of this program. For example, the net developable acreage for Site 11 was noted in the SPL Overlay as 0.87 acres because of potential slope and vegetation constraints; however, People's Self-Help Housing has evaluated this slope and believes that the developable acreage is closer to the property's gross acreage of 1.74 acres. As such, it would be appropriate to adjust upward the acreage of the SPL Overlay for this site. In addition, downward adjustments on other sites may also be appropriate while ensuring that the goals of this program are met in

conformance with the City's RHNA allocation. Specific objectives regarding the SPL regulations include the following:

- Revise Table 2-10 of Sec. 10-2.704 to more accurately reflect the net developable acreage for each site
- Revise SPL development standards to establish a two-story building envelope
- Amend Sec. 10-2.704(g)(2) to reflect applicable state density bonus law
- Incorporate the No Net Loss provisions of Government Code Sec. 65863
- Amend SPL development standards to provide an additional 5% bonus density incentive when parcels totaling at least 1 acre are consolidated into a single building site
- Revise the affordability provisions (currently 15% extremely low, 15% very low, 15% low and 20% moderate, with 30-50% senior) to 10% very low, 10% low and 5% moderate.

## 7. Commercial Mixed Use

A number of commercially-zoned parcels in the City are underutilized or blighted. As a stimulus to revitalization of these parcels, the City will pursue the creation of a new overlay district (outside of the Village Mixed Use district) to expand development options for these properties to include mixed-use and live/work projects. In addition to its economic benefits, such an overlay would create additional opportunities for workforce housing.

## 8. Mortgage Assistance.

The City will pursue state and federal mortgage assistance funding, to the extent assistance is available, to assist low- and moderate-income homebuyers or existing property owners to prevent foreclosure. Information will be provided on the City website and through flyers at other public locations.

## Affordable Housing Supply

**GOAL 2** *To provide a continuing supply of affordable housing to meet the needs of existing and future Ojai residents in all income categories.*

**Policies:**

**H-4** *The City shall adopt policies, programs and procedures to facilitate attainment of RHNA goals, with particular emphasis placed on the needs of persons and families of low and very-low income.*

**H-5** *The City shall actively seek and formulate partnerships with for-profit and non-profit developers to produce affordable housing and provide assistance in support of project applications to achieve development objectives.*

**H-6** *The City shall continue to support the Area Housing Authority of Ventura County in the provision of Section 8 rental assistance and shall seek to broaden the program to compliment other affordable housing initiatives (e.g., secondary dwelling production, project-based tenant assistance, etc.*

**Programs:**

**9. Inclusionary Housing.**

Inclusionary housing involves the reservation of a prescribed percentage of market rate dwelling units for target income households at affordable cost (or payment of affordable housing fees in lieu of on-site construction). Approximately one-third of all localities in the State employ local inclusionary policies.

It is recognized that the courts have imposed restrictions on some aspects of inclusionary zoning regulations (e.g., the *Palmer* and *Patterson* decisions), and that the state legislature may consider amendments to existing law in response to court rulings; therefore, it is the intent of this program to comply with applicable law as may be in effect at the time such an ordinance is proposed.

During the planning period, the City will consider adoption of an amendment to the Zoning Ordinance to establish a 15% inclusionary requirement on new residential construction. This percentage is consistent with requirements typically employed in other jurisdictions with inclusionary policies; and assures the production of affordable housing regardless of density. In addition, all inclusionary units would be subject to the occupancy preference requirements. To moderate the effect inclusionary requirements might have on overall housing production, the following actions shall be implemented: (i) exempt second units, split home units, small VMU mixed-use units (with a maximum of 640 square feet) and single-family homes developed on a single parcel of record; (ii) provide for density bonuses in accordance with the City's density bonus regulations; and (iii) exempt all inclusionary affordable housing units from growth and traffic management requirements which are constructed on-site.

**10. Capacity Preservation.**

In order to preserve the City's future capacity for residential development, the City will continue to enforce the Zoning Ordinance adopted in the prior planning period requiring that existing residential development potential be preserved by prohibiting downzoning or requiring the payment of in-lieu fees based on an inclusionary housing factor of 15%.

**11. Density Bonus.**

As an inducement to produce housing that is affordable to low- and moderate-income groups, the City will continue to implement density bonus provisions consistent with State law.

## 12. Public-Private Partnerships.

The development of affordable housing, particularly for extremely-low- and very-low-income households, as well as populations with special needs, generally requires collaboration among multiple parties (e.g., developers, non-profit housing sponsors, local government, etc.). In this regard, the City's contribution can take a number of forms: (i) assisting in the review and preparation of concept drawings; (ii) analyzing development proformas and identifying gap financing; (iii) fast-tracking the environmental review and entitlement permit process; (iv) utilizing the City's police powers to provide appropriate land use and zoning; (v) supporting applications submitted to funding agencies; and (vi) providing direct financial or development assistance when feasible. Recognizing the collaborative nature of affordable housing development, the City shall undertake the following actions:

- a. Proactive Participation. The City shall continue its participation in the County CDBG Program and similar collaborative efforts to affirmatively further emergency shelter, transitional housing, single room occupancy units, shared living arrangements, supportive services and congregate housing needs outlined in the Consolidated Plan; actively engage non-profit housing sponsors and private property owners in implementing affordable housing strategies outlined under "Adequate Housing Sites;" notify and offer all reasonable assistance to facilitate the development of affordable housing consistent with the General Plan and Housing Element, with particular emphasis on the needs of extremely-low- and very-low-income households and associated special needs population segments (e.g., farmworkers, disabled, etc.).
- b. Resource Development. To augment local funding sources, the City shall: (i) actively pursue grant and loan funding to finance the various housing initiatives listed in the Housing Element; (ii) work cooperatively with for-profit and non-profit housing sponsors to leverage resources (e.g., State and Federal tax credits); (iii) continue participation in the HOME Consortium and CDBG Urban County programs and actively pursue funding for projects; (iv) assist with site identification and support applications for funding for farmworker housing such as the Joe Serna Jr. Farmworker Housing Grant Program; and (v) evaluate and implement other local funding options if deemed feasible. Funding assistance and regulatory incentives will prioritize multi-family and supportive housing developments that include units for extremely-low-income households.
- c. Public Outreach. No less often than once each year, the City shall conduct a noticed meeting to assess housing performance in connection with the planning report required by California Government Code Section 65400. As part of the annual review process, the City shall promote the availability of housing assistance

programs and notify non-profit housing sponsors and private developers of opportunities in implementing affordable housing strategies outlined under "Adequate Housing Sites." Notice, at a minimum, shall be furnished to the People's Self Help, Cabrillo Economic Development Corporation (CEDC), Area Housing Authority of Ventura County, Ventura County Tri-Counties Regional Center. No less than once a year, the meeting and relevant programs will be advertised in a newspaper of general circulation and posted on the City's official website.

## Housing Impediments

**GOAL 3** *To remove impediments to the provision of affordable housing and provide reasonable accommodation for persons with disabilities.*

**Policies:**

**H-7** *The City shall accommodate the full spectrum of housing types in its land use regulations including, but not limited to, mixed-use developments, rental and co-op housing, secondary dwellings, in-fill development and special needs housing (e.g., SROs, group homes and congregate living).*

**H-8** *The City shall periodically evaluate and adjust its regulations, ordinances and development fees to ensure that they do not unduly constrain housing production; new regulatory proposals shall be evaluated for compliance with this policy in advance of adoption.*

**H-9** *The City shall encourage the construction or conversion of emergency shelters, transitional housing and single room occupancy units to meet the needs of the homeless population and shall likewise facilitate development of group homes, congregate care facilities and independent living units for persons with disabilities.*

**Programs:**

### 13. Housing for Persons with Special Needs.

Certain segments of the population have traditionally experienced a more difficult time finding decent, affordable housing due to special circumstances particular to these groups. Those segments possessing special needs, as defined in California Government Code Section 65583(a)(6), consist of "...the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter."

The City will continue to implement land use regulations as amended during the previous planning period to minimize potential constraints to special needs housing. The City will seek state and federal grants as they become available, offer regulatory incentives, contact supportive housing developers and partner

with the Tri-Counties Regional Center to facilitate development of supportive housing for persons with disabilities, including developmental disabilities.

#### **14. Reasonable Accommodation for Persons with Disabilities.**

At the request of a person with a disability, local jurisdictions and housing providers must make reasonable accommodations in rules, policies, practices or services when these accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling. A housing provider must allow a person with a disability (at the tenant's expense) to reasonably modify existing premises if the modifications are necessary to afford the disabled person full enjoyment of the premises. The Zoning Ordinance was amended during the prior planning period to establish procedures for reviewing and approving requests for reasonable accommodation. The City will continue to enforce the provisions of the ordinance, including: (i) an abbreviated ministerial procedure with minimal processing fee, expressly designed to accommodate reasonable exceptions in zoning and land use for housing for persons with disabilities; (ii) information on the rights of the disabled shall be disseminated on the website and in public places; and (iii) the adaptive retrofit program to underwrite the expense of modifying dwellings to accommodate the needs of persons with disabilities, to the extent grant funds are available.

#### **15. Homeless Population.**

In conformance with Senate Bill 2 of 2007, the City will continue to implement Zoning Ordinance provisions as amended during the previous planning period to facilitate the provision of emergency shelters, transitional housing and supportive housing consistent with the California Health and Safety Code, including: (i) acknowledge that transitional and supportive housing are considered a residential use of property subject only to those restrictions that apply to other residential dwellings of the same type in the same zone; (ii) allow residential care homes (inclusive of emergency and transitional shelters) serving six or fewer clients as a permitted use in all residential zone districts; (iii) allow residential care homes (inclusive of emergency and transitional shelters) serving more than seven clients within medium- and high-density residential zones (R-2 and R-3) by Conditional Use Permit; (iv) enforce objective management and development standards consistent with the provisions of Government Code Section 65583(a)(4); and (v) maintain the Emergency Shelter Overlay Zone ("ESOZ") on all commercially zoned land with a BP (Business Professional Commercial) designation.

#### **16. Growth Management Ordinance.**

The City's Growth Management Ordinance (GMO) addresses air quality as a resource constraint and regulates residential construction through an annual permit allocation process. Companion traffic management policies are embodied in the Circulation Element of the City's General Plan and limit the amount and intensity of future development through the establishment of minimum acceptable traffic volumes. The City will continue to implement the

provisions of the GMO, which was amended during the previous planning period to: (i) broaden the list of exemptions to include split homes and small VMU units; (ii) remove the differentiation between single-family and multi-family permit allocation categories and consolidate these into a single permit allocation pool; (iii) create a Special Project Pool into which unallocated annual permits are allowed to accumulate and be applied toward projects designated by the City Council; (iv) make explicit that project exemptions include housing for persons and families of moderate income; (v) remove ambiguity (insofar as possible) in the criteria used in the award of allocations for multiple-family housing; and (vi) clarify that preferences will only be used to rank order competing applications for multiple-family allotments and not as a basis of project denial.

## **17. Resource Constraints.**

Water availability and roadway capacity pose potential impediments to housing production. In conjunction with updating the General Plan, the City's Environmental (CEQA) Guidelines shall be revised to impose a significance threshold that is linked to the Growth Management Ordinance. The environmental threshold shall apply to all non-exempt discretionary projects which entail the construction of new residential units in excess of the cumulative unused allocation of permits under the Growth Management Ordinance during the planning horizon of the Housing Element commencing in 2014 and ending in 2021. Exempt projects are expressly limited to dwellings for which permits and approvals are lawfully obtained. All other non-exempt discretionary projects shall be subject to the following provisions:

- a. An initial study and requisite environmental documentation shall be prepared to determine the availability of sufficient water resources and roadway capacity to accommodate the project within safe yields and acceptable levels of service.
- b. In the absence of conclusive evidence that adequate water resources and road capacity are available to accommodate the project, a Water and Traffic Management Plan shall be required for each such project that fully mitigates the impacts upon water and roadway capacity.
- c. Where resource impacts cannot be mitigated through reasonable and feasible measures, the resulting impact shall be deemed to be significant and unavoidable. In such cases, the project shall either be denied or the City may override the impact, at its discretion, with overriding considerations.

In order to minimize the impact of water supply and roadway capacity constraints on future housing supply, the City will take the following actions:

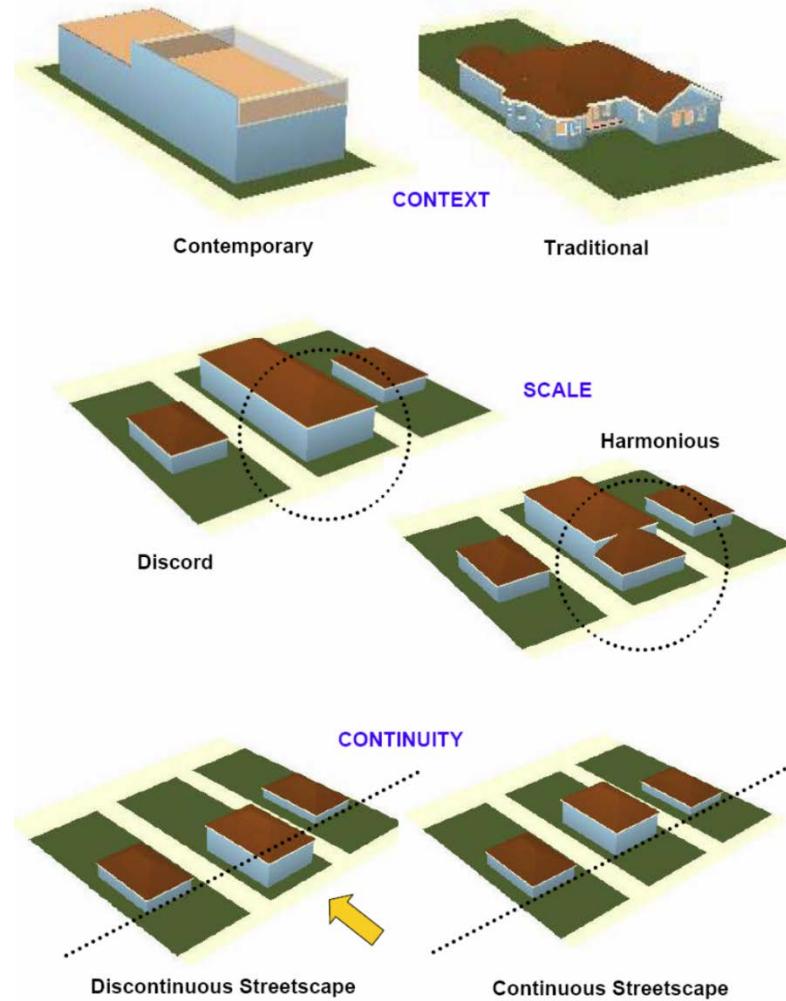
- Facilitate RHNA objectives through new construction projects in which the City retains a financial and/or real property interest to best control design, development and occupancy; gear housing production toward small unit sizes and transit-oriented occupants; institute job-based occupancy

preferences to minimize commute traffic; promote programs that achieve affordability through existing housing.

- Work in partnership with GSWC, OBGMA, CMWD and the County of Ventura on the following initiatives: (i) develop a detailed hydrological model to more accurately predict the effects of drought, increased pumping, and new wells in the Ojai Basin; and (ii) participate in an inter-agency watershed management plan for the Ventura River Watershed to achieve an accurate accounting of supply and demand.
- Work in partnership with Caltrans and the County of Ventura on the following initiatives: (i) conduct updated traffic counts and create a new model for evaluating future growth impacts and mitigation measures that includes entirety of SR-33 within Ojai Valley; (ii) develop a fully integrated traffic management program with consistent policy application; and (iii) implement roadway improvements to improve traffic flow on SR-33 throughout the Ojai Valley.

#### **18. Design Review.**

Design guidelines are codified in Article 20 of the City's Zoning Ordinance and provide objective and measurable criteria by which to evaluate projects. The Planning Commission is charged with the responsibility for administering the Design Guidelines and issuing relevant permits for all but the following types of development: (i) single-family dwellings limited to one-story (including second units); and (ii) routine maintenance to all structures. The Design Review process entails discretion in the application of prescribed standards; however, decision-making authority is expressly limited to physical attributes of design as opposed to use or occupancy considerations. During the previous planning period, the City amended the Municipal Code to provide more definitive criteria by which to objectively evaluate and render decisions. Examples include graphics to illustrate the intent behind the Guidelines such as compatibility with the scale as shown below:



## Conservation and Rehabilitation

**GOAL 4** *To maintain and enhance the quality of existing housing and residential neighborhoods in Ojai.*

### **Policies:**

- H-10** The City shall promote the cooperative repair, rehabilitation and improvement of residential structures that are substandard or in disrepair; resources shall be targeted to facilitate attainment of Housing Element goals and address properties and occupants of greatest need.
- H-11** The City shall require replacement of dwellings that are occupied by, and affordable to, target income groups and removed from the housing inventory due to demolition or conversion; exceptions shall be granted for owner-occupied dwellings and non-conforming uses.

**H-12**

*The City shall encourage energy efficient construction in all new and rehabilitated dwelling units and actively promote sustainable construction.*

**Programs:****19. Retention of Affordable Units.**

Preservation of existing affordable housing is a high priority for the City, particularly rental units that encompass the majority of substandard housing. To facilitate the preservation and improvement of these units, the following actions shall be implemented: (1) continue the City's housing rehabilitation loan program but selectively target assistance to dovetail with code compliance efforts; (ii) continue participation and support of the Section 8 Rental Assistance (Voucher) Program administered through the Area Housing Authority of Ventura County; and (iii) continue financial support of the Community Assistance Program-Rental Subsidy Lease Assistance Loan and Grant Program administered by Help of Ojai.

**20. Anti-Displacement.**

Previous studies of development trends within the City's Village Mixed Use district noted that the majority of new projects entailed the reuse, recycling or expansion of existing developed properties, resulting in the loss of dwelling units. To moderate these trends and the consequence of displacement, the City's Zoning Ordinance was amended in 2013 to institute a replacement housing requirement for the demolition, removal or conversion of housing that is occupied by and affordable to target income households with the following exceptions: (i) exempt the removal/demolition of single family homes on a single parcel of record; and (ii) exempt the removal/demolition of non-conforming uses. The City will continue to enforce these provisions in order to facilitate the preservation of existing housing.

**21. Sustainability.**

Energy efficiency is important not only for conserving natural resources, it has the added benefit of keeping incidental housing costs in check. It also has public policy ramifications relative to underwriting the cost of providing affordable housing. High utility costs translate to lower the rent and price thresholds, which in turn result in larger financial gaps between market rate and affordable housing. Simply put, as residential energy costs rise, housing affordability declines. As such, it is in the shared interest of the consumer and City to promote energy conservation. In furtherance of these objectives, the following actions shall be implemented: (i) continue to collect, maintain and disseminate information from the Southern California Edison Company ("SCE") to encourage existing residents to participate in energy efficiency retrofit and rebate programs; (ii) incorporate energy conservation measures and financial incentives from SCE into the City's housing rehabilitation assistance program; (iii) continue to implement "Green Building" guidelines, embodying LEED (The Leadership in Energy and Environmental Design) and "Complete Streets"

principles that promote sustainable designs and environmentally responsible construction; and (iv) devise incentives, in consultation with stakeholders, to encourage compliance with the "Green Building" guidelines.

## Equal Housing Opportunities

**GOAL 5** *To affirmatively further fair housing and assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.*

**Policies:**

**H-13** *The City declares that all persons regardless of race, creed, age, physical disability or sex shall have equal access to sound and affordable housing pursuant to State and Federal laws.*

**H-14** *The City will actively promote enforcement of fair housing laws and continue its support of non-profit organizations that provide housing and other assistance to special needs groups in Ojai (e.g., homeless, disabled, etc.) and*

**H-15** *The City shall promote integration of all economic and population segments in each residential project; however, it is recognized that scales of economy and management efficiencies require that certain projects are made exclusive to target groups.*

**Programs:**

**22. Fair Housing.**

The California Fair Employment and Housing Act: (i) prohibits discrimination and harassment in all aspects of housing including; (ii) requires housing providers to make reasonable accommodation for persons with disabilities; and (iii) prohibits retaliation against any person who has filed a complaint with the State. In furtherance of these provisions and anti-discriminatory practices in general, the following actions shall be implemented: (i) continue regional participation in fair housing initiatives including continued financial support of the Housing Rights Center; (ii) promote equal opportunity for all residents and embody affirmative marketing and anti-discrimination clauses in all affordable housing agreements; and (iii) provide, to the extent legally permissible, preferences to persons and households currently residing or employed in Ojai in regard to occupying new affordable housing.

**23. Information and Referral.**

The California Government Code expressly requires that diligent efforts be made to engage the public in the process of preparing and adopting Housing Elements. In furtherance of this mandate, the following actions shall be implemented: (i) continue to collect, maintain and disseminate information from the County, Housing Authority and State Department of Equal Housing and Employment regarding housing and tenant rights; and (ii) notify the

California Department of Housing and Community Development, People's Self Help, Cabrillo Economic Development Corporation (CEDC), Area Housing Authority of Ventura County, Ventura County Tri-Counties Regional Center and all others expressly requesting to receive notice prior to amending or updating the Housing Element.

## B. Quantified Objectives

The City's quantified objectives for new construction, rehabilitation and conservation are presented in Table V-1.

**Table V-1**  
**Quantified Objectives 2013-2021**

	Income Category					
	Ex. Low	V. Low	Low	Mod	Upper	Totals
New Construction	44	43	59	70	155	371
Rehabilitation		TBD based on funding availability				TBD
Conservation*	-	-	-	-	-	-

\* As discussed in Chapter II, there are no assisted units at risk during this planning period.

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## **Appendix A**

### **Evaluation of the 2008-2014 Housing Element**

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period. The findings from this evaluation have been instrumental in determining the City's 2014-2021 Housing Action Plan (Chapter V).

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, and accomplishments.

Table A-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

**Table A-1**  
**Housing Element Program Evaluation 2008-2013**

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
1. General Plan Update	Amend General Plan Land Use Element & Zoning Ordinance	2012-2013	State Planning & Infrastructure Grants	Community Development Department	The City adopted the 2006-2014 Housing Element on October 9, 2012. No other elements have been updated. City staff are ensuring that new development and redevelopment comply with the applicable regulations and performance criteria set forth in NPDES Permit No. CAS004002, Order No. 09-0057.
2. Affordable Housing Covenants	Identify Sites and Explore Replacement Funds to Supplement Tax Increment	2012-2013	Tax Increment Housing Set-aside Funds (If Available)	Community Development Department	The City adopted the 2006-2014 Housing Element on October 9, 2012. Due to the date of this adoption, the City was unable to utilize this program in the 2006-2014 Housing Element cycle. However, the 2006-2014 Housing Element retained this program, discussed candidate properties for this program, and noted that the purchase of affordability covenants would occur during the 2014-2012 Housing Element planning period.
3. Second Units	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through a revision to the City's Zoning Code. Ordinance No. 826, which was adopted by the City Council on May 28, 2013. The implementing Ordinance set forth design standards, which when met, provided for an exemption from a Design Review Permit requirement. The Ordinance and companion resolution (City Council Resolution 13-14) set forth the City's Second Unit Amnesty Program, which provided for modifications to the City's development standards for second residential units as well as reduced fees. Since implementation of this program, the City has received substantial interest from applications in the program and has approximately 6 interested parties. The City is also in the process of establishing an ombudsman program to assist applicants in determining if they would be eligible for this program and generating an estimate of the costs involved in bringing the second units up to the applicable code requirements.
4. Home Split	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 826, which was adopted by the City Council on

**Table A-1**  
**Housing Element Program Evaluation 2008-2013**

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
					May 28, 2013. The implementing Ordinance set forth design standards, which when met, provided for an exemption from a Design Review Permit requirement. The implementation program also provided for additions to accommodate additional kitchen and bathroom facilities, and established that home splits are exempt from the City's Growth Management Ordinance.
5. VMU Mixed Use Zoning	Amend Zoning Ordinance	2012-2013	Tax Increment Housing Set-aside Funds (If Available) and General Fund	Community Development Department	This program was implemented through Ordinance No. 826, which was adopted by the City Council on May 28, 2013. The implementing Ordinance provided for less restrictive requirements for lot coverage and floor-area ratios (FARs) and flexible development standards including parking requirements. The implementing ordinance also included design guidelines for VMU projects.
6. Demonstration Projects	Actively Engage in Design-Development Process, Rezone Priority Sites and Develop Projects	2012-2013 (Complete Rezoning of Priority Sites by 12-31-12)	Tax Increment Housing Set-aside Funds (If Available) and State Grants	City Manager's Office	This program and the related Program 7 were implemented through a revision to the City's Zoning Code. Ordinance No. 827, which was adopted by the City Council on May 28, 2013, applied the Special Housing (SPL) Overlay to eight sites comprising 14.23 acres. The SPL Overlay allows affordable housing projects at a density of up to 20 du/acre to be considered through a ministerial permit process, as long as certain design standards are met. Four of the eight properties are City-owned, and the City has been in discussion with People's Self-Help Housing regarding the potential development of affordable housing on one or more of the City-owned sites. People's Self-Help Housing is particularly interested in assisting with the development of a housing project on Site 11, which is a City-owned property adjacent to the City's Public Works Department offices and equipment yard. City staff also encouraged the participation of the owners of the private properties considered for the SPL Overlay, and the privately-owned parcels in the SPL Overlay were included with the support of the property owners.

**Table A-1**  
**Housing Element Program Evaluation 2008-2013**

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
7. Senior Housing	Engage in Design-Development Process, Rezone Priority Sites	2012-2013 (Complete Rezoning of Priority Sites by 12-31-12)	Tax Increment Housing Set-aside Funds (If Available) State/Federal Sources	City Manager's Office	Combined with Program 6. Refer to the accomplishments discussion for Program 6, above.
8. Mortgage Assistance	Research Legislation, Seek Grant Funds and Develop Program	2012-2013	Tax Increment Housing Set-aside Funds (If Available) State/Federal Sources	City Manager's Office	Due to the loss of Redevelopment Housing funds, the City was unable to utilize this program thus far in the 2006-2014 Housing Element cycle. However, the 2014-2021 Housing Element Update retains this program and anticipates pursuing funds for mortgage assistance during the 2014-2012 Housing Element cycle.
9. Amnesty Program	Finalize and Implement Program Guidelines in Consultation with Stakeholder Agencies	2012-2013	CDBG, HOME and Tax Increment Housing Set-aside Funds (If Available)	City Manager's Office	Discussed above under the accomplishments of Program 3.
10. Inclusionary Housing	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program will remain in the 2014-2021 Housing Element update, and implementation will be undertaken following the adoption of the update. Work on the implementation of this program was deferred to allow staff and the 2014-2021 Housing Element consultant to address concerns raised by the public regarding inclusionary requirements for rental housing outside of the Redevelopment Area, given recent case law including the Palmer decision (Palmer/sixth Street Properties, L.P. v. City of Los Angeles (2009)).
11. Capacity Preservation	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 828, which was adopted by the City Council on June 11, 2013. The implementing Ordinance set forth replacement housing requirements to preserve residential development potential.
12. Density Bonus	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 828, which was adopted by the City Council on June 11, 2013. The implementing Ordinance updated the City's Density Bonus provisions to reflect current State Density Bonus law requirements and provisions.
13. Public-Private	Formulate Partnerships to	Ongoing	General Fund	City Manager's Office	This is an on-going effort. As discussed under the

**Table A-1**  
**Housing Element Program Evaluation 2008-2013**

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
Partnerships	Facilitate Goal Attainment				accomplishments for Program 6 above, the City applied the SPL Overlay to four City-owned parcels, and has been in discussion with People's Self-Help Housing regarding public-private partnerships for affordable housing developments on one or more of the City-owned sites. Public outreach efforts and outreach to housing agencies and advocacy groups has been maintained through notices of upcoming workshops on the 2014-2021 Housing Element update.
14. Housing Accommodation	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 828, which was adopted by the City Council on June 11, 2013. The implementing Ordinance updated the City's regulations and permit requirements for special needs housing projects to be consistent with State law.
15. Persons with Disabilities	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 828, which was adopted by the City Council on June 11, 2013. The implementing Ordinance updated the City's regulations and permit requirements for housing projects for the disabled including establishing provisions for reasonable accommodations to be made.
16. Homeless Population	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 828, which was adopted by the City Council on June 11, 2013. The implementing Ordinance updated the City's regulations and permit requirements for the homeless population, including provisions for emergency shelters, residential care homes, and transitional and supportive housing.
17. Growth Management Ordinance	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 828, which was adopted by the City Council on June 11, 2013. The implementing Ordinance updated the City's regulations regarding its residential growth management ordinance to broaden the list of exemptions to include split homes and small Village Mixed Use (VMU) units, to remove the differentiation between single-family and multi-family allocations, and to create a special

**Table A-1**  
**Housing Element Program Evaluation 2008-2013**

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
					carry-over pool for unused allocations.
18. Resource Constraints	Amend CEQA Guidelines	2012-2013	General Fund	Community Development Department	This is an on-going effort with implementation tied to additional resource and constraints studies and a future update of the City's General Plan. In the meantime, projects will continue to be reviewed with respect to supporting studies of traffic and water resources.
19. Design Review	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	Additional guidance for design review has been included as design guidelines for new residential projects. Design guidelines were included in both Ordinance No. 826 and Ordinance No. 827, which were adopted by the City Council on June 11, 2013.
20. Retention	Continue Financial Support of Housing Rehabilitation Loan Program	Ongoing	CDBG & HOME	City Manager's Office	This is an on-going effort. The City will continue to cooperate with the Area Housing Authority of Ventura County and Help of Ojai to make funding for housing rehabilitation and community assistance available.
21. Anti-Displacement	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 828, which was adopted by the City Council on June 11, 2013. The implementing Ordinance updated the Zoning Code to provide provisions for replacement housing in the event of displacement.
22. Sustain-ability	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	Ordinance No. 828, which was adopted by the City Council on June 11, 2013, included new guidance for incorporation of green (Complete) streets features. Ordinance No. 827, adopted by the City Council on June 11, 2013, required green building features for housing projects.
23. Fair Housing	Continue Financial Support of Regional Fair Housing Program	Ongoing	CDBG	City Manager's Office	This is an on-going effort. The City will continue its participation in fair housing initiatives and promotion of equal opportunity and anti-discrimination practices.
24. Information and Referral	Outreach and Public Participation	Ongoing	General Fund	Community Development Department	This is an on-going effort. Public outreach efforts and outreach to housing agencies and advocacy groups has been maintained through notices of upcoming workshops on the 2014-2021 Housing Element update.

**Table A-2**  
**Progress in Achieving Quantified Objectives 2008-2013**

Program Category	Quantified Objective	Progress
<b>New Construction*</b>		
Extremely Low	45	0
Very Low	45	0
Low	64	5
Moderate	77	21
Above Moderate	49	12
<b>Total</b>	<b>279</b>	<b>38</b>

\*Quantified objective and progress for new construction reflect units built 2006-2012, per the previous RHNA cycle  
Source: City of Ojai, 2013

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## Appendix B Residential Land Inventory

State law requires the Housing Element to include an inventory of vacant or underutilized sites with the potential for residential development during the planning period. The assumptions and methodology for the residential land inventory are provided below and summarized in Tables B-1 through B-3.

### 1. Vacant and Underutilized Sites

Tables B-2 and B-3 summarize vacant and underutilized parcels designated for residential development. During the previous planning period, the Municipal Code was amended to apply an "SPL Overlay" to eight sites listed in Table B-2 and shown in Figure B-1. The SPL overlay allows multi-family development by-right at a density of 20 units/acre. The estimated realistic capacity of the SPL sites is 176 units, which are allocated to the lower-income categories based on the state "default density." Of the eight sites, four are City-owned, and the City has been actively exploring affordable housing development opportunities on these sites with developers.

Table B-3 shows other residential sites with potential for development of moderate- and above-moderate-income housing during the current planning period. The capacity of these sites exceeds the RHNA allocation in the moderate and above-moderate categories.

### 2. Second Residential Units and Home Splits

The Municipal Code allows 2<sup>nd</sup> units in single-family residential districts, pursuant to state law. During the previous Housing Element cycle approximately seven second units were approved. In 2013 the Municipal Code was amended to establish a Second Unit Compliance Program that provides an opportunity for property owners to legalize unpermitted second units. It is anticipated that this program will encourage owners of unpermitted second units to upgrade non-conforming units thereby providing additional affordable housing opportunities in the planning period.

The Municipal Code was also amended to implement a "Home Split" program, which allows owners of single-family dwellings of at least 2,000 square feet on lots of at least one-half acre to divide the home into two units without discretionary review.

It is anticipated that these programs will result in at least 9 additional 2<sup>nd</sup> units and 9 home splits during the 2014-2021 planning period, of which a total of 8 units would be expected to be affordable to lower-income persons.

### 3. Land Inventory Summary

The results of the land inventory analysis are summarized as follows:

**Table B-1**  
**Land Inventory Summary**

Category	Income Category			
	Lower	Mod	Above	Total
SPL Overlay Zone (Table B-2)	176	-	-	176
Other vacant and underutilized land (Table B-3)	-	>70	>155	>225
Potential second units & home splits	8	8	2	18
Total Potential Units	184	>70	>155	>371
RHNA 2014-2021	146	70	155	371
Adequate Sites?	Yes	Yes	Yes	Yes
Source: City of Ojai Planning Dept., 2013				

This analysis demonstrates that the City's land inventory exceeds the RHNA allocation in all income categories for the current planning period.

### SPL Overlay

During the preparation of the City's 2006-2014 Housing Element, the inventory of residential sites identified insufficient capacity to accommodate the City's RHNA allocation in the very-low and low income categories. As a result, Program 6 (Demonstration Projects) called for the application of an "SPL Overlay" to sufficient sites for multi-family housing at a density of 20 units/acre to accommodate the RHNA. The 2006-2014 Housing Element reviewed candidate SPL sites and identified priority sites that appeared to have the greatest immediate potential for affordable housing development.

After adoption of the 2006-2014 Housing Element, the City commenced the implementation phase of the SPL Overlay. Additional public meetings were held to review and refine the site analysis and identify the most appropriate parcels for rezoning to SPL. The parcels that were ultimately designated for the SPL Overlay are shown in Table B-2. These parcels represent the results of an extensive public participation process over a period of many months and many meetings with the Planning Commission and City Council.

### Analysis of Unaccommodated Need

Table B-2 shows the eight sites that the SPL Overlay was applied to in the previous planning period. The SPL designation allows a density of 20 units/acre by-right, consistent with state law. These sites have a realistic capacity of 179 units, compared to the rezoning program requirement of 113 lower-income units. Although some of the SPL sites have an estimated realistic capacity of less than 16 units, the realistic capacity of the larger sites (i.e., Sites 6, 10, 17 and 21) totals 146 units, which exceeds the rezoning requirement. In addition, pursuant to Government Code 65863, the City will ensure no net loss of capacity to accommodate the lower-income RHNA throughout the planning period. Therefore the rezoning program requirements were satisfied, and no carryover of unaccommodated need is applicable pursuant to Government Code Section 65584.09.

**Table B-2**  
**SPL Overlay Sites**

PARCEL I.D.		ATTRIBUTES		SUITABILITY		POTENTIAL (Units)	
Map #	Assessor Parcel #	Current Status	Zoning	Constraints	Net Acres	Maximum	Realistic
6*	220140010	Site #6 is owned by the Ojai Unified School District, which has identified the property for possible residential reuse as part of the District's consolidation of facilities resulting from a dramatic downturn in student enrollment. The site is occupied by administration buildings and the City has conducted exploratory discussions with the District on possible partnership opportunities.	P-L	Building Mass and Scale Must be Integrated with Surrounding Predominately One- and Two-Story Construction	4.00	80	50
7	220140480	Site #7 is a wedge-shaped parcel that protrudes into a residential neighborhood. The only building improvement on the site is a small abandoned former retail structure that occupies the commercial frontage along Ojai Avenue. These characteristics make the site ideal for mixed use redevelopment with commercial on the street frontage and residential on the balance.	C-1	Frontage of Ojai Avenue Must be Commercial or Vertical Mixed Use with Commercial at Street Level; Balance of Site May Be Mixed Use or Stand-Alone Residential	0.69 (Only applies to the rear of the property)	13	9
9	230072010	Vacant	P-L	Building Mass and Scale Must be Integrate with Surrounding Predominately One and Two Story Construction	0.77	15	10
	230072070						
10	230090010	Site #10 is owned by the City of Ojai and is part of a civic center complex. Approximately 75% of the site is vacant or void of significant improvements. The City's ownership makes the site an ideal Demonstration Project candidate. Vegetative and slope constraints on a portion of the site are expected to result in a potential development capacity of 55 units.	P-L	Clustered Development, Taking Into Account Site Constraints and Environmental Setting; Building Mass and Scale Must be Integrate with Surrounding Predominately One and Two Story Construction; Access Shall be Provided to Santa Ana Street and Ventura Street (B)	4.40	88	55
11	230120020	Vacant	P-L	Clustered Development, Taking Into Account Site Constraints and Environmental Setting; Building Mass and Scale Must be Integrate with Surrounding Predominately One and Two Story Construction; Access Shall be Provided to South Signal Street, South Montgomery Street, and South Ventura Street (B)	0.87	17	11
17	230172065	Vacant	M-1	Primary Access Should be Provided from Whispering Oaks With Emergency Exiting at Bryant Street.	2.00	40	25
21	280073010	Site #21 is an abandoned bowling alley that has residential frontage on two sides. The building has been vacant for a number of years and its potential for adaptive reuse is impaired by its "build to suit" configuration. The property is located within a former Redevelopment Project Area and is considered extremely blighted, thereby making it an ideal	C-1	Frontage of Ojai Avenue Must be Commercial or Vertical Mixed Use with Commercial at Street Level; Balance of Site May Be Mixed Use or Stand-Alone Residential.	1.30 (Only applies to the rear of the property)	26	16

		candidate for redevelopment.						
23	210092010	Vacant	R-2	Building Mass and Scale Must be Integrate with Surrounding Predominately One and Two Story Construction	0.20	4	3	
<b>Totals</b>					<b>14.23</b>	<b>283</b>	<b>179</b>	

Sources: County of Ventura, Assessor's Office, Parcel Data Base, Rolls for 2006. City of Ojai, Community Development Department, Ordinance No. 827.

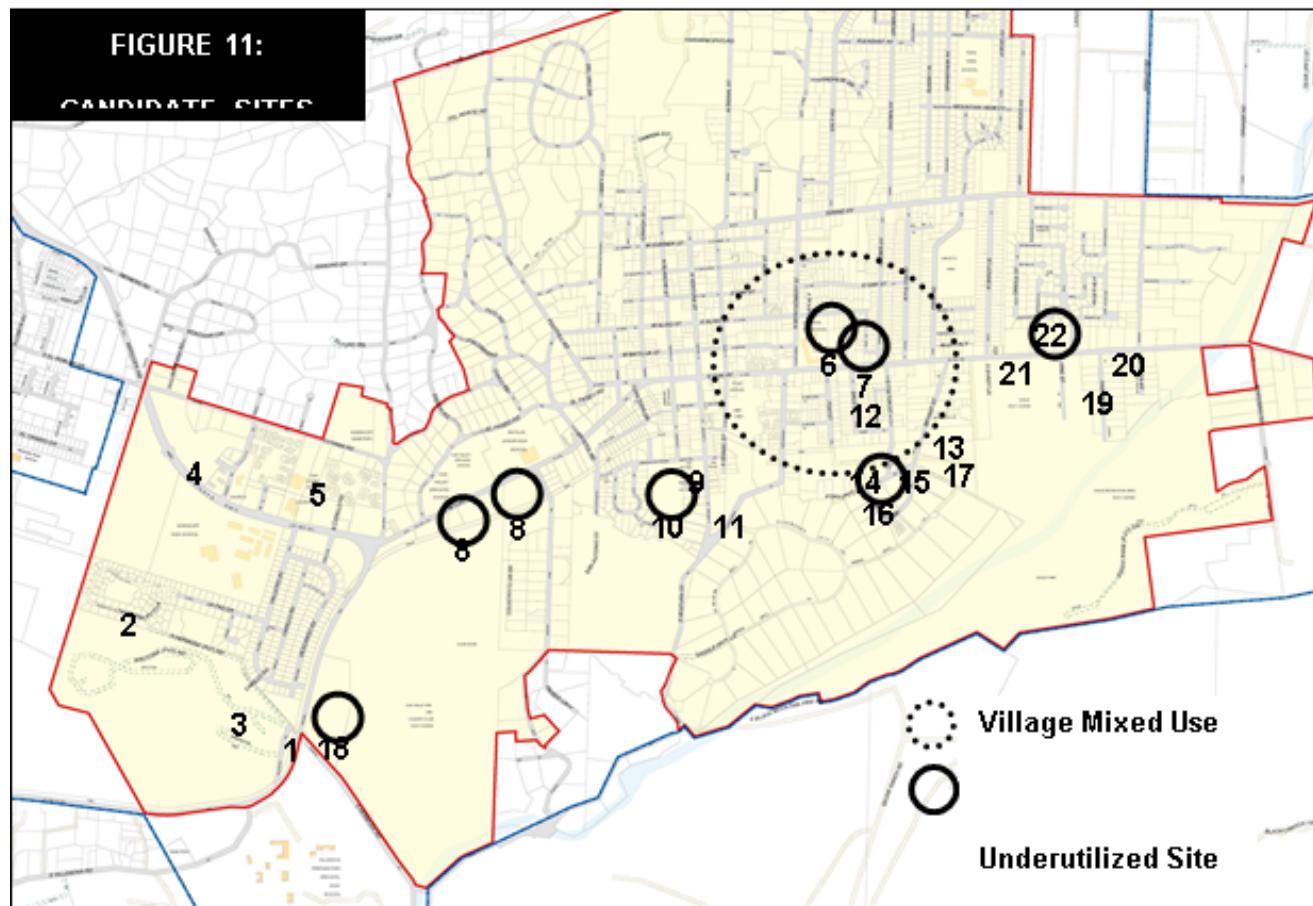
Notes:

B = Slope and Vegetation Constraint. Net Acres reflect reduction to account for these constraints.

Maximum Potential reflects development minimum *required* density of 20 units/acre.

Realistic Potential reflects development potential at a maximum *allowed* density of 20 units/acre, utilizing a development intensity factor of 63% reflective of the pattern of existing developed properties within Ojai.

Figure B-1  
SPL Overlay Sites



**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
100070130	AG	AG	8.58	\$ 103,294	\$ 4,445	4%	U	0	1	1
100070140	AG	AG	3.63	\$ 427,002	\$ -	0%	V	0	1	1
220210010	AG	AG	7.33	\$ 132,277	\$ 13,364	9%	U	0	1	1
220210020	AG	AG	10.5	\$ 278,986	\$ 92,888	25%	D	0	2	0
220210090	MR	AG	0.85	\$ 28,097	\$ -	0%	V	0	1	1
220210120	AG	AG	6.55	\$ 88,536	\$ -	0%	V	0	1	1
220210140	AG	AG	8.98	\$ 127,872	\$ -	0%	V	0	1	1
220210210	AG	AG	1	\$ 84,515	\$ 311,593	79%	D	1	1	1
220210245	AG	AG	8.36	\$ 420,573	\$ 459,310	52%	D	1	1	1
280080060	AG	AG	20.2	\$ 51,106	\$ -	0%	V	0	3	3
280111020	AG	AG	3.16	\$ -	\$ -	0%	V	0	1	1
190081050	GC	B-P	1	\$ 39,796	\$ 187,228	82%	D	1	1	1
190092010	GC	B-P	0.25	\$ 225,000	\$ 125,000	36%	D	0	0	0
190092030	GC	B-P	1.71	\$ 551,108	\$ 183,348	25%	U	1	1	1
190092170	GC	B-P	0.86	\$ 336,567	\$ 262,519	44%	D	1	1	1
190092180	GC	B-P	0.14	\$ 59,684	\$ 1,763	3%	U	0	0	0
190092190	GC	B-P	0.16	\$ 70,376	\$ 212,769	75%	D	0	0	0
190092200	GC	B-P	0.12	\$ 95,000	\$ -	0%	V	0	0	0
190100160	GC	B-P	0.33	\$ 98,862	\$ 450,406	82%	D	0	0	0
190100190	GC	B-P	0.52	\$ 229,500	\$ -	0%	V	0	0	0
190100200	GC	B-P	0.33	\$ 118,910	\$ 232,418	66%	D	0	0	0
190110260	GC	B-P	1.46	\$ 579,527	\$ 822,557	59%	D	0	0	0
190110380	GC	B-P	0.36	\$ 90,313	\$ 202,844	69%	D	0	0	0
190110410	GC	B-P	0.05	\$ 9,192	\$ -	0%	V	0	0	0
190110420	GC	B-P	0.52	\$ 85,508	\$ 240,321	74%	D	0	0	0
190110470	GC	B-P	1.8	\$ 715,063	\$ 1,212,806	63%	D	0	0	0
190180050	GC	B-P	3.16	\$ -	\$ -	0%	V	0	0	0
190180060	GC	B-P	0.73	\$ 42,585	\$ 141,292	77%	D	0	0	0
190180070	GC	B-P	0.51	\$ 326,591	\$ 121,000	27%	U	0	0	0
190180080	GC	B-P	2.59	\$ 849,176	\$ 2,455,251	74%	D	0	0	0
190220015	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220025	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220035	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220045	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220055	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220065	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220075	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220085	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220095	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220105	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220115	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220125	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
200181070	GC	B-P	0.37	\$ 610,881	\$ 89,383	13%	U	0	0	0
200181080	GC	B-P	0.58	\$ 336,569	\$ 381,105	53%	D	0	0	0

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200181090	GC	B-P	0.89	\$ 308,967	\$ 1,023,043	77%	D	0	0	0
200181110	GC	B-P	0.45	\$ 529,910	\$ 672,987	56%	D	0	0	0
200181120	GC	B-P	0.25	\$ 247,169	\$ 652,270	73%	D	7	7	7
200181160	GC	B-P	0.58	\$ 242,326	\$ 1,406,874	85%	D	0	0	0
230061040	GC	B-P	0.16	\$ 134,365	\$ 116,841	47%	D	0	0	0
230061050	GC	B-P	0.17	\$ 11,813	\$ 98,033	89%	D	1	1	1
230061080	MR	B-P	0.13	\$ 9,848	\$ 24,200	71%	D	1	1	1
230061160	GC	B-P	0.15	\$ 300,000	\$ 200,000	40%	D	0	0	0
230061170	GC	B-P	0.16	\$ 183,546	\$ 67,682	27%	U	1	1	1
230061210	GC	B-P	0.17	\$ 102,942	\$ 300,431	74%	D	0	0	0
230061230	GC	B-P	0.28	\$ 281,065	\$ 232,418	45%	D	0	0	0
230061270	GC	B-P	0.16	\$ 123,394	\$ 306,342	71%	D	0	0	0
230061280	GC	B-P	0.33	\$ 302,685	\$ 98,128	24%	U	0	0	0
170301115	GC	C-1	0.42	\$ 148,916	\$ 460,500	76%	D	0	1	0
170302105	GC	C-1	2.31	\$ 237,696	\$ 1,682,811	88%	D	0	1	0
170304145	GC	C-1	4.21	\$ 493,319	\$ 1,334,752	73%	D	0	1	0
200230015	GC	C-1	0.03	\$ 57,537	\$ 172,630	75%	D	1	1	1
200230025	GC	C-1	0.03	\$ 124,318	\$ 186,478	60%	D	1	1	1
200230035	GC	C-1	0.03	\$ 85,787	\$ 128,680	60%	D	1	1	1
200230045	GC	C-1	0.03	\$ 260,073	\$ 260,073	50%	D	1	1	1
200230055	GC	C-1	0.03	\$ 221,085	\$ 221,085	50%	D	1	1	1
200230065	GC	C-1	0.03	\$ 267,903	\$ 267,903	50%	D	1	1	1
200230075	GC	C-1	0.03	\$ 52,492	\$ 157,501	75%	D	1	1	1
200230085	GC	C-1	0.03	\$ 123,808	\$ 185,713	60%	D	1	1	1
200230095	GC	C-1	0.03	\$ 33,654	\$ 143,417	81%	D	1	1	1
210081040	GC	C-1	0.23	\$ 126,404	\$ 74,644	37%	D	1	1	1
210081050	GC	C-1	0.23	\$ 459,000	\$ 147,000	24%	U	0	1	1
210081070	GC	C-1	0.37	\$ 148,370	\$ 844,000	85%	D	0	1	0
210081200	GC	C-1	0.23	\$ 450,000	\$ 270,000	38%	D	0	1	0
210081220	GC	C-1	0.23	\$ 499,800	\$ 61,200	11%	U	1	1	1
210081230	GC	C-1	0.22	\$ 116,841	\$ 175,263	60%	D	1	1	1
210081410	GC	C-1	0.69	\$ 519,200	\$ -	0%	V	0	1	1
210081420	GC	C-1	0.08	\$ 150,000	\$ -	0%	V	0	1	1
210081430	GC	C-1	0.32	\$ 600,000	\$ 270,000	31%	D	0	1	0
210082010	GC	C-1	0.09	\$ 291,312	\$ 62,424	18%	U	2	2	2
210082020	GC	C-1	0.09	\$ 249,057	\$ 30,733	11%	U	1	1	1
210082030	GC	C-1	0.07	\$ 74,565	\$ 34,412	32%	D	0	1	0
210082130	GC	C-1	0.19	\$ 95,341	\$ 83,423	47%	D	1	1	1
210082140	GC	C-1	0.17	\$ 126,856	\$ 112,123	47%	D	1	1	1
210082150	GC	C-1	0.18	\$ 14,347	\$ 73,517	84%	D	2	2	2
210092100	GC	C-1	0.27	\$ 378,356	\$ 212,958	36%	D	3	3	3
210102060	GC	C-1	0.3	\$ 17,922	\$ 18,446	51%	D	1	1	1
210102070	GC	C-1	0.4	\$ 890,000	\$ 360,000	29%	D	0	1	0
210102110	GC	C-1	0.36	\$ 810,000	\$ 440,000	35%	D	0	1	0
210104070	DC	C-1	0.17	\$ -	\$ -	0%	V	0	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210104080	DC	C-1	0.34	\$ 841,500	\$ -	0%	V	0	1	1
210104090	DC	C-1	0.6	\$ 1,336,200	\$ -	0%	V	0	1	1
210106100	DC	C-1	0.51	\$ 237,117	\$ 78,726	25%	U	0	1	1
210112020	DC	C-1	2.01	\$ 1,928,679	\$ 1,980,114	51%	D	0	1	0
210140010	DC	C-1	0.29	\$ -	\$ -	0%	V	0	1	1
210140020	DC	C-1	0.17	\$ 151,043	\$ 528,681	78%	D	0	1	0
210140130	DC	C-1	0.05	\$ 10,741	\$ 873	8%	U	0	1	1
210140140	DC	C-1	0.05	\$ 11,639	\$ 17,922	61%	D	0	1	0
210140150	DC	C-1	0.08	\$ 83,423	\$ 137,054	62%	D	0	1	0
210140160	DC	C-1	0.61	\$ 330,790	\$ 80,409	20%	U	0	1	1
210140170	DC	C-1	0.13	\$ 24,840	\$ 143,869	85%	D	0	1	0
210140180	DC	C-1	0.12	\$ 76,551	\$ 596,448	89%	D	0	1	0
210140190	DC	C-1	0.19	\$ 118,312	\$ 369,965	76%	D	0	1	0
210140205	DC	C-1	0.1	\$ 22,468	\$ 382,343	94%	D	0	1	0
210140210	DC	C-1	0.16	\$ 37,323	\$ 395,799	91%	D	0	1	0
210140220	DC	C-1	0.19	\$ 25,432	\$ 104,414	80%	D	0	1	0
210140230	DC	C-1	0.04	\$ -	\$ -	0%	V	0	1	1
210140240	DC	C-1	0.04	\$ 50,962	\$ -	0%	V	0	1	1
210140250	DC	C-1	1.22	\$ -	\$ -	0%	V	0	1	1
210140260	DC	C-1	0.09	\$ 165,716	\$ 767,199	82%	D	0	1	0
210140330	DC	C-1	0.15	\$ 218,655	\$ 406,084	65%	D	0	1	0
210140340	DC	C-1	0.22	\$ 269,250	\$ 594,699	69%	D	0	1	0
210140360	DC	C-1	0.07	\$ 17,017	\$ 24,197	59%	D	0	1	0
210140370	DC	C-1	0.06	\$ 12,554	\$ 29,184	70%	D	0	1	0
210140380	DC	C-1	0.06	\$ 12,534	\$ 17,767	59%	D	0	1	0
210140400	DC	C-1	0.05	\$ 510,000	\$ 255,000	33%	D	0	1	0
210140410	DC	C-1	0.03	\$ 64,985	\$ 136,394	68%	D	0	1	0
210140420	DC	C-1	0.09	\$ 174,687	\$ 532,265	75%	D	0	1	0
210140430	DC	C-1	0.01	\$ 20,355	\$ 14,959	42%	D	0	1	0
210140440	DC	C-1	0.13	\$ 31,894	\$ 60,668	66%	D	0	1	0
210140450	DC	C-1	0.06	\$ 139,542	\$ 400,834	74%	D	0	1	0
210140460	DC	C-1	0.04	\$ 88,795	\$ 204,974	70%	D	0	1	0
210140480	DC	C-1	0.05	\$ -	\$ -	0%	V	0	1	1
210140490	DC	C-1	0.02	\$ 33,434	\$ 33,381	50%	D	0	1	0
210140500	GC	C-1	0.5	\$ 85,903	\$ 379,087	82%	D	0	1	0
210140510	GC	C-1	0.35	\$ 59,453	\$ 109,319	65%	D	0	1	0
220140460	GC	C-1	0.41	\$ 131,143	\$ -	0%	V	0	1	1
220140470	GC	C-1	0.2	\$ 176,421	\$ 189,393	52%	D	1	1	1
220140480	GC	C-1	1.18	\$ 326,239	\$ 53,470	14%	U	0	1	1
220140590	GC	C-1	0.21	\$ 163,232	\$ 56,211	26%	U	0	1	1
220140600	GC	C-1	0.2	\$ 161,070	\$ 10,808	6%	U	0	1	1
220151010	GC	C-1	0.42	\$ 156,123	\$ 86,402	36%	D	0	1	0
220151360	GC	C-1	0.21	\$ 74,570	\$ 110,138	60%	D	0	1	0
220151370	MR	C-1	0.1	\$ 38,729	\$ -	0%	V	0	1	1
220152010	GC	C-1	0.48	\$ 94,792	\$ 290,254	75%	D	0	1	0

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220152020	GC	C-1	0.17	\$ 62,462	\$ 42,937	41%	D	1	1	1
220152300	GC	C-1	0.26	\$ 101,996	\$ 244,542	71%	D	0	1	0
220152310	GC	C-1	0.27	\$ 149,230	\$ 99,483	40%	D	0	1	0
220161330	GC	C-1	0.33	\$ 213,688	\$ 236,184	53%	D	0	1	0
220161340	GC	C-1	0.16	\$ 26,180	\$ 26,522	50%	D	0	1	0
220161350	GC	C-1	0.16	\$ 346,800	\$ 204,000	37%	D	0	1	0
220161360	GC	C-1	0.16	\$ 32,249	\$ -	0%	V	0	1	1
220161370	GC	C-1	0.14	\$ 85,090	\$ 210,777	71%	D	0	1	0
220161380	GC	C-1	0.17	\$ 68,625	\$ 261,331	79%	D	0	1	0
220161390	GC	C-1	0.53	\$ 364,140	\$ 717,876	66%	D	0	1	0
220161415	GC	C-1	0.44	\$ 206,360	\$ 63,357	23%	U	0	1	1
220162145	GC	C-1	0.45	\$ 322,487	\$ 390,257	55%	D	0	1	0
230010130	GC	C-1	4.16	\$ 1,481,529	\$ -	0%	V	0	1	1
230030020	GC	C-1	0.35	\$ 302,685	\$ 108,101	26%	U	1	1	1
230030030	GC	C-1	0.35	\$ 416,160	\$ 98,838	19%	U	1	1	1
230030040	GC	C-1	1.12	\$ 780,300	\$ 926,476	54%	D	0	1	0
230030050	GC	C-1	1.05	\$ 194,497	\$ 103,326	35%	D	1	1	1
230030060	GC	C-1	0.55	\$ 50,542	\$ 17,406	26%	U	1	1	1
230030140	GC	C-1	0.26	\$ 204,473	\$ 321,316	61%	D	0	1	0
230030150	GC	C-1	0.35	\$ 330,790	\$ 622,991	65%	D	12	12	12
230030180	GC	C-1	0.75	\$ 146,240	\$ 295,464	67%	D	0	1	0
230030190	GC	C-1	0.3	\$ 126,794	\$ 31,391	20%	U	0	1	1
230063140	GC	C-1	0.61	\$ 430,194	\$ 240,907	36%	D	0	1	0
230063170	GC	C-1	0.58	\$ 377,145	\$ 455,695	55%	D	0	1	0
230063190	GC	C-1	0.16	\$ 108,721	\$ -	0%	V	0	1	1
230063200	GC	C-1	0.12	\$ 43,239	\$ -	0%	V	0	1	1
230063210	GC	C-1	0.39	\$ 675,000	\$ -	0%	V	0	1	1
230063230	GC	C-1	0.36	\$ 246,991	\$ 231,593	48%	D	0	1	0
230074030	DC	C-1	0.34	\$ 287,093	\$ 433,970	60%	D	0	1	0
230076020	DC	C-1	1.99	\$ 619,977	\$ 940,923	60%	D	0	1	0
230077040	GC	C-1	0.66	\$ 107,330	\$ 52,864	33%	D	1	1	1
230077050	DC	C-1	0.18	\$ 151,601	\$ 586,734	79%	D	0	1	0
230077070	DC	C-1	0.49	\$ 257,053	\$ 122,846	32%	D	0	1	0
230077080	P	C-1	0.04	\$ 135,655	\$ 156,323	54%	D	0	1	0
230077090	DC	C-1	0.04	\$ -	\$ -	0%	V	0	1	1
230100020	DC	C-1	0.12	\$ 59,513	\$ 12,395	17%	U	0	1	1
230100040	DC	C-1	0.08	\$ 133,612	\$ 183,772	58%	D	0	1	0
230100050	DC	C-1	0.09	\$ 51,368	\$ 164,020	76%	D	0	1	0
230100060	DC	C-1	0.25	\$ 46,624	\$ 48,139	51%	D	0	1	0
230100230	DC	C-1	0.17	\$ 70,025	\$ 210,091	75%	D	0	1	0
230100240	DC	C-1	0.29	\$ 149,949	\$ 1,209,737	89%	D	0	1	0
230100250	GC	C-1	0.11	\$ 163,665	\$ -	0%	V	0	1	1
230110080	GC	C-1	0.12	\$ 375,000	\$ -	0%	V	0	1	1
230110110	GC	C-1	0.4	\$ 64,554	\$ 3,562	5%	U	0	1	1
230110120	GC	C-1	0.17	\$ 75,796	\$ 144,019	66%	D	0	1	0

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230110130	DC	C-1	0.21	\$ 79,252	\$ 108,428	58%	D	0	1	0
230110400	DC	C-1	0.17	\$ 243,228	\$ 352,411	59%	D	0	1	0
230110410	DC	C-1	0.42	\$ 367,902	\$ 547,159	60%	D	0	1	0
230110420	DC	C-1	0.02	\$ 60,000	\$ -	0%	V	0	1	1
230110440	GC	C-1	0.25	\$ 610,000	\$ -	0%	V	0	1	1
230110450	GC	C-1	0.55	\$ 400,000	\$ 450,000	53%	D	0	1	0
230141140	GC	C-1	0.33	\$ 149,161	\$ 137,439	48%	D	0	1	0
230141340	GC	C-1	0.55	\$ 413,489	\$ 341,168	45%	D	0	1	0
230142100	GC	C-1	0.75	\$ 101,421	\$ -	0%	V	0	1	1
230142170	GC	C-1	1.05	\$ 651,530	\$ 218,281	25%	U	0	1	1
230150060	GC	C-1	0.22	\$ 260,100	\$ 234,090	47%	D	0	1	0
230150070	GC	C-1	0.82	\$ -	\$ -	0%	V	0	1	1
230150085	GC	C-1	0.12	\$ 43,708	\$ -	0%	V	0	1	1
230150250	GC	C-1	0.22	\$ 134,365	\$ 75,945	36%	D	0	1	0
230150315	GC	C-1	1.63	\$ 604,172	\$ 344,024	36%	D	0	1	0
230150345	CM	C-1	0.32	\$ 192,321	\$ 66,354	26%	U	0	1	1
230150405	CM	C-1	0.3	\$ 175,258	\$ 5,837	3%	U	0	1	1
230150435	CM	C-1	0.13	\$ 44,689	\$ 342,004	88%	D	0	1	0
230150445	CM	C-1	0.09	\$ 29,563	\$ 2,002	6%	U	0	1	1
230160095	CM	C-1	0.5	\$ 75,264	\$ -	0%	V	0	1	1
230160105	GC	C-1	0.27	\$ 118,910	\$ -	0%	V	0	1	1
230160115	GC	C-1	0.27	\$ 111,280	\$ 5,297	5%	U	0	1	1
240010090	GC	C-1	1.74	\$ 520,200	\$ 1,352,520	72%	D	0	1	0
240020010	GC	C-1	0.87	\$ 74,435	\$ 8,050	10%	U	0	1	1
240020090	GC	C-1	2.12	\$ 755,330	\$ -	0%	V	0	1	1
240020100	GC	C-1	1.8	\$ 141,710	\$ 85,663	38%	D	0	1	0
240071025	GC	C-1	0.89	\$ 116,762	\$ -	0%	V	0	1	1
240072015	GC	C-1	0.45	\$ 56,861	\$ 48,733	46%	D	1	1	1
240072025	GC	C-1	0.9	\$ 74,570	\$ 24,840	25%	U	1	1	1
240072035	GC	C-1	0.5	\$ 156,179	\$ 76,392	33%	D	0	1	0
280072270	GC	C-1	0.95	\$ 540,600	\$ -	0%	V	0	1	1
280072280	GC	C-1	1.19	\$ 663,000	\$ 479,400	42%	D	0	1	0
280072290	GC	C-1	1.02	\$ 438,137	\$ 1,278,246	74%	D	0	1	0
280072300	GC	C-1	0.69	\$ 35,272	\$ 13,549	28%	U	0	1	1
280072310	P	C-1	1.14	\$ 810,764	\$ 1,635,583	67%	D	0	1	0
280073010	P	C-1	1.64	\$ 521,854	\$ 40,487	7%	U	0	1	1
280073020	GC	C-1	0.89	\$ -	\$ -	0%	V	0	1	1
280073030	GC	C-1	0.34	\$ -	\$ -	0%	V	0	1	1
280073040	GC	C-1	1.14	\$ 850,000	\$ 1,670,000	66%	D	0	1	0
280073050	GC	C-1	2.48	\$ 338,006	\$ -	0%	V	0	1	1
170290020	IR	I-R-2	39.5	\$ -	\$ -	0%	V	0	20	0
180050120	IR	I-R-3	116	\$ 847,230	\$ 1,359,236	62%	D	0	0	0
180050130	MHR	I-R-3	3.64	\$ -	\$ -	0%	V		1	1
190100225	IR	I-R-1	2.8	\$ 145,297	\$ 633,687	81%	D	0	1	0
190100240	IR	I-R-1	2	\$ 66,282	\$ 1,392,916	95%	D	0	1	0

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
190110040	IR	I-R-1	2.47	\$ 634,016	\$ -	0%	V	0	1	0
190110335	IR	I-R-1	1.74	\$ 468,620	\$ 705,689	60%	D	0	1	0
190110345	IR	I-R-1	3.77	\$ 992,375	\$ 540,291	35%	D	0	1	0
190110360	IR	I-R-1	1.52	\$ 107,621	\$ 417,400	80%	D	0	1	0
230010090	IR	I-R-3	5.15	\$ 507,715	\$ 307,958	38%	U		1	1
230020180	IR	I-R-3	0.37	\$ 129,055	\$ -	0%	V		1	1
230210025	IR	I-R-3		\$ 499,800	\$ 499,800	50%	D	1	2	1
240010010	P	I-R-3	1.85	\$ -	\$ -	0%	V		1	1
240010100	IR	I-R-3	1.32	\$ -	\$ -	0%	V		1	1
240010110	IR	I-R-3	183	\$ 14,045,400	\$ 54,665,101	80%	D		29	0
240031130	IR	I-R-3	3.7	\$ 364,140	\$ 45,778	11%	U		1	1
230150030	CM	M-1	0.41	\$ 17,160	\$ 36,146	68%	D		1	0
230150040	CM	M-1	0.16	\$ 22,348	\$ 80,367	78%	D	1	1	1
230150050	CM	M-1	0.3	\$ 14,319	\$ 22,389	61%	D	1	1	1
230150175	CM	M-1	0.58	\$ 213,282	\$ 46,818	18%	U	1	1	1
230150205	CM	M-1	0.64	\$ 61,204	\$ 3,394	5%	U		1	1
230150285	CM	M-1	0.45	\$ 32,487	\$ 40,609	56%	D		1	0
230150295	CM	M-1	0.89	\$ 24,995	\$ 138,277	85%	D		1	0
230150415	CM	M-1	0.1	\$ 3,297	\$ 25,229	88%	D		1	0
230150425	CM	M-1	0.48	\$ 52,187	\$ 165,733	76%	D		1	0
230150455	CM	M-1	0.1	\$ 52,020	\$ 187,272	78%	D		1	0
230150475	CM	M-1	0	\$ 395,352	\$ 1,555,500	80%	D		1	0
230150480	CM	M-1	0.82	\$ 134,633	\$ 102,025	43%	D	1	1	1
230150490	CM	M-1	0.23	\$ 37,717	\$ 56,704	60%	D	1	1	1
230150500	CM	M-1	0.23	\$ 36,979	\$ 55,023	60%	D	1	1	1
230150510	CM	M-1	0.86	\$ 151,129	\$ 257,140	63%	D		1	0
230160015	CM	M-1	3.91	\$ 435,540	\$ -	0%	V		1	1
230160025	CM	M-1	1.7	\$ 46,610	\$ -	0%	V		1	1
230160075	CM	M-1	0.31	\$ 51,534	\$ 175,671	77%	D		1	0
230160085	CM	M-1	0.23	\$ 8,940	\$ -	0%	V		1	1
230160125	CM	M-1	0.44	\$ 108,643	\$ 3,821	3%	U		1	1
230160195	CM	M-1	0.13	\$ 6,211	\$ 9,863	61%	D		1	0
230160205	CM	M-1	0.13	\$ 40,908	\$ 39,591	49%	D		1	0
230160255	CM	M-1	0.3	\$ 10,121	\$ 111,316	92%	D		1	0
230160285	CM	M-1	0.55	\$ 229,500	\$ 280,500	55%	D		1	0
230160305	CM	M-1	0.13	\$ -	\$ -	0%	V		1	1
230160315	CM	M-1	0.83	\$ 23,288	\$ 37,642	62%	D		1	0
230160335	CM	M-1	0.97	\$ 31,250	\$ 51,715	62%	D		1	0
230160345	CM	M-1	0.36	\$ 11,616	\$ 74,452	87%	D		1	0
230160355	CM	M-1	0.61	\$ 233,160	\$ -	0%	V		1	1
230160365	CM	M-1	0.26	\$ 82,696	\$ 523,752	86%	D		1	0
230171060	CM	M-1	3.13	\$ 217,263	\$ -	0%	V		1	1
230172055	CM	M-1	4.87	\$ 733,031	\$ -	0%	V		1	1
230172065	CM	M-1	2	\$ 297,168	\$ -	0%	V		1	1
230173020	CM	M-1	0.2	\$ 39,995	\$ -	0%	V		1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230173030	CM	M-1	0.7	\$ 137,287	\$ 11,890	8%	U		1	1
230190060	CM	M-1	1.47	\$ 261,728	\$ 647,719	71%	D		1	0
230200290	CM	M-1	0.22	\$ 115,970	\$ 195,493	63%	D		1	0
240090210	CM	M-1	2.44	\$ 35,337	\$ 253,761	88%	D		1	0
240120105	MPD	M-1	2.56	\$ 478,604	\$ 2,273,349	83%	D		1	0
240120145	MPD	M-1	2.38	\$ 115,264	\$ 605,140	84%	D		1	0
240120155	MPD	M-1	1.18	\$ 263,966	\$ 640,000	71%	D		1	0
240120165	MPD	M-1	1.2	\$ 182,779	\$ 885,507	83%	D		1	0
240120175	MPD	M-1	1.46	\$ 286,110	\$ -	0%	V		1	1
240120205	MPD	M-1	2.36	\$ 602,391	\$ -	0%	V		1	1
240120225	MPD	M-1	2.08	\$ 544,000	\$ 1,456,000	73%	D		1	0
240120235	MPD	M-1	0.1	\$ 18,560	\$ -	0%	V		1	1
240120265	MPD	M-1	0.15	\$ 34,994	\$ -	0%	V		1	1
240120285	MPD	M-1	1.79	\$ 324,017	\$ 1,641,087	84%	D		1	0
240120295	MPD	M-1	2.03	\$ 365,783	\$ 2,820,304	89%	D		1	0
240151015	MPD	M-1	0.04	\$ 51,887	\$ 121,072	70%	D		1	0
240151025	MPD	M-1	0.03	\$ 57,494	\$ 106,776	65%	D		1	0
240151035	MPD	M-1	0.03	\$ 37,675	\$ 87,910	70%	D		1	0
240151045	MPD	M-1	0.03	\$ 38,428	\$ 96,028	71%	D		1	0
240151055	MPD	M-1	0.04	\$ 51,887	\$ 121,072	70%	D		1	0
240151065	MPD	M-1	0.04	\$ 43,475	\$ 101,294	70%	D		1	0
240151075	MPD	M-1	0.04	\$ 84,150	\$ 196,350	70%	D		1	0
240151085	MPD	M-1	0.03	\$ 44,829	\$ 104,603	70%	D		1	0
240151095	MPD	M-1	0.03	\$ 34,077	\$ 89,872	73%	D		1	0
240151105	MPD	M-1	0.03	\$ 37,293	\$ 87,020	70%	D		1	0
240151115	MPD	M-1	0.03	\$ 42,542	\$ 78,887	65%	D		1	0
100070120	OSRE	OS	195	\$ 385,573	\$ 11,680	3%	D	0	1	0
170280050	OSRE	OS	31.8	\$ 449,876	\$ -	0%	V	0	1	0
190082240	P	P-L	0.17	\$ -	\$ -	0%	V		1	1
190091010	P	P-L	2.7	\$ -	\$ -	0%	V		1	1
190091020	P	P-L	0.1	\$ -	\$ -	0%	V		1	1
190091030	P	P-L	0.29	\$ -	\$ -	0%	V		1	1
190220135	P	P-L	0	\$ 19,340	\$ -	0%	V		1	0
200160010	P	P-L	12.7	\$ 592,013	\$ 3,492,591	86%	D		1	0
200170010	P	P-L	16.6	\$ -	\$ -	0%	V		1	1
200182040	P	P-L	0.54	\$ -	\$ -	0%	V		1	1
200192100	P	P-L	1.59	\$ 58,288	\$ 475,397	89%	D		1	0
210011020	P	P-L	0.47	\$ -	\$ -	0%	V		1	1
210011080	P	P-L	1.43	\$ 49,210	\$ -	0%	V		1	1
210011090	P	P-L	33.1	\$ -	\$ -	0%	V		1	1
210062030	P	P-L	0.51	\$ 21,513	\$ 57,385	73%	D		1	0
210062070	P	P-L	0.49	\$ 278,029	\$ 692,293	71%	D		1	0
210081210	P	P-L	1.13	\$ 54,701	\$ 202,966	79%	D		1	0
210103010	P	P-L	1.55	\$ 695,220	\$ 313,207	31%	U		1	1
210106010	P	P-L	0.25	\$ -	\$ -	0%	V		1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210106020	GC	P-L	0.17	\$ 53,052	\$ 62,147	54%	D	1	1	1
210106030	P	P-L	0.25	\$ 17,227	\$ 25,840	60%	D		1	0
210106040	P	P-L	0.36	\$ 46,469	\$ 169,928	79%	D		1	0
210106080	P	P-L	0.24	\$ -	\$ -	0%	V		1	1
210106095	P	P-L	0.27	\$ -	\$ -	0%	V		1	1
210113080	P	P-L	0.19	\$ -	\$ -	0%	V		1	1
210113220	P	P-L	0.41	\$ -	\$ -	0%	V		1	1
210120010	P	P-L	5.67	\$ -	\$ -	0%	V		1	1
220081160	P	P-L	4.51	\$ 80,714	\$ 476,040	86%	D		1	0
220120010	P	P-L	9.73	\$ -	\$ -	0%	V		1	1
220130240	P	P-L	1.28	\$ -	\$ -	0%	V		1	1
220140010	P	P-L	2.83	\$ -	\$ -	0%	V		1	1
220162120	P	P-L	0.49	\$ -	\$ -	0%	V		1	1
220192230	P	P-L	1.47	\$ -	\$ -	0%	V		1	1
220200010	P	P-L	9.8	\$ -	\$ -	0%	V		1	1
230010040	LR	P-L	0.72	\$ -	\$ -	0%	V		1	1
230030130	P	P-L	1.54	\$ 135,426	\$ 367,757	73%	D		1	0
230040020	P	P-L	0.84	\$ -	\$ -	0%	V		1	1
230040030	P	P-L	2.44	\$ 58,288	\$ 1,028,056	95%	D		1	0
230040080	P	P-L	2.04	\$ 327,743	\$ 149,567	31%	U		1	1
230062140	P	P-L	0.15	\$ -	\$ -	0%	V		1	1
230062220	GC	P-L	0.1	\$ -	\$ -	0%	V		1	1
230062230	P	P-L	0.01	\$ -	\$ -	0%	V		1	1
230070010	P	P-L	0.03	\$ -	\$ -	0%	V		1	1
230070030	P	P-L	0.71	\$ -	\$ -	0%	V		1	1
230071010	P	P-L	1.1	\$ -	\$ -	0%	V		1	1
230072010	P	P-L	0.43	\$ -	\$ -	0%	V		1	1
230072070	P	P-L	0.34	\$ -	\$ -	0%	V		1	1
230074020	P	P-L	0.43	\$ 126,052	\$ 98,038	44%	D	1	1	1
230075050	P	P-L	0.06	\$ 7,994	\$ 42,781	84%	D		1	0
230075170	P	P-L	0.52	\$ 20,610	\$ 276,450	93%	D		1	0
230077020	P	P-L	0.42	\$ -	\$ -	0%	V		1	1
230082090	P	P-L	0.9	\$ -	\$ -	0%	V		1	1
230090010	P	P-L	8.79	\$ -	\$ -	0%	V		1	1
230090020	P	P-L	0.53	\$ -	\$ -	0%	V		1	1
230100210	P	P-L	7.46	\$ -	\$ -	0%	V		1	1
230100220	P	P-L	0.56	\$ 94,167	\$ 78,023	45%	D		1	0
230110010	CM	P-L	0.05	\$ -	\$ -	0%	V		1	1
230110360	HR	P-L	1.65	\$ -	\$ -	0%	V		1	1
230120020	P	P-L	1.74	\$ -	\$ -	0%	V		1	1
230120060	P	P-L	0.66	\$ -	\$ -	0%	V		1	1
230120070	P	P-L	0.74	\$ -	\$ -	0%	V		1	1
230120080	P	P-L	5.5	\$ -	\$ -	0%	V		1	1
230130010	P	P-L	0.48	\$ -	\$ -	0%	V		1	1
230130020	P	P-L	0.73	\$ -	\$ -	0%	V		1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230131010	P	P-L	3.12	\$ -	\$ -	0%	V		1	1
230131025	P	P-L	0.18	\$ -	\$ -	0%	V		1	1
230172015	P	P-L	5.17	\$ -	\$ -	0%	D	101	101	101
230172045	P	P-L	3.91	\$ 594,660	\$ -	0%	V		1	1
230173010	P	P-L	1.44	\$ 153,674	\$ -	0%	V		1	1
230190030	MR	P-L	0.39	\$ 79,450	\$ -	0%	V		1	1
230190050	MR	P-L	8.26	\$ 1,673,211	\$ 2,384,460	59%	D		1	0
230210015	P	P-L		\$ 612,000	\$ 612,000	50%	D	1	1	1
230210035	P	P-L		\$ 35,817	\$ 620,692	95%	D	1	1	1
230210055	P	P-L		\$ 527,850	\$ 527,850	50%	D	1	1	1
240010020	P	P-L	13.6	\$ 1,343,156	\$ 1,920,660	59%	D		1	0
240010030	P	P-L	1.29	\$ -	\$ -	0%	V		1	1
240010050	MHR	P-L	1.69	\$ -	\$ -	0%	V		1	1
240010120	MHR	P-L	1.28	\$ -	\$ -	0%	V		1	1
240071075	P	P-L	0.67	\$ -	\$ -	0%	V		1	1
240080135	P	P-L	223	\$ -	\$ -	0%	V		1	1
280071010	P	P-L	3.83	\$ 86,204	\$ 144,629	63%	D		1	0
280080050	P	P-L	4.78	\$ -	\$ -	0%	V		1	1
280091050	P	P-L	2.2	\$ 43,931	\$ -	0%	V		1	1
280092060	CM	P-L	4.47	\$ 56,489	\$ -	0%	V		1	1
280100060	CM	P-L	1.95	\$ 31,377	\$ -	0%	V		1	1
280100160	CM	P-L	1.79	\$ 28,686	\$ 141,710	83%	D		1	0
170324095	MHR	R-0	2.39	\$ 405,756	\$ -	0%	V		8	5
170361015	MHR	R-0	0.25	\$ 38,982	\$ 119,421	75%	D	1	1	1
170361025	MHR	R-0	0.26	\$ 116,841	\$ 175,264	60%	D	1	1	1
170361035	MHR	R-0	0.26	\$ 73,859	\$ 156,030	68%	D	1	1	1
170361045	MHR	R-0	0.26	\$ 120,229	\$ 180,345	60%	D	1	1	1
170361055	MHR	R-0	0.26	\$ 121,979	\$ 182,973	60%	D	1	1	1
170361065	MHR	R-0	0.26	\$ 80,362	\$ 169,273	68%	D	1	1	1
170361075	MHR	R-0	0.26	\$ 207,074	\$ 310,612	60%	D	1	1	1
170361085	MHR	R-0	0.26	\$ 359,550	\$ 370,850	51%	D	1	1	1
170361095	MHR	R-0	0.26	\$ 125,872	\$ 233,764	65%	D	1	1	1
170361105	MHR	R-0	0.26	\$ 290,791	\$ 290,791	50%	D	1	1	1
170361115	MHR	R-0	0.26	\$ 110,762	\$ 193,168	64%	D	1	1	1
170361125	MHR	R-0	0.26	\$ 38,982	\$ 114,540	75%	D	1	1	1
170361135	MHR	R-0	0.03	\$ -	\$ -	0%	V		1	1
170362025	MHR	R-0	0.27	\$ 624,240	\$ 155,019	20%	U	1	1	1
170362035	MHR	R-0	0.27	\$ 38,982	\$ 119,421	75%	D	1	1	1
170362045	MHR	R-0	0.27	\$ 74,276	\$ 137,958	65%	D	1	1	1
170362055	MHR	R-0	0.27	\$ 124,912	\$ 231,979	65%	D	1	1	1
170362065	MHR	R-0	0.27	\$ 115,679	\$ 173,520	60%	D	1	1	1
170362075	MHR	R-0	0.27	\$ 38,982	\$ 124,528	76%	D	1	1	1
170362085	MHR	R-0	0.27	\$ 38,982	\$ 116,169	75%	D	1	1	1
170362095	MHR	R-0	0.27	\$ 222,688	\$ 334,033	60%	D	1	1	1
170362105	MHR	R-0	0.29	\$ 48,733	\$ 122,668	72%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
170362115	MHR	R-0	0.4	\$ 135,036	\$ 221,831	62%	D	1	2	1
170362125	MHR	R-0	0.31	\$ 362,100	\$ 362,100	50%	D	1	1	1
170362135	MHR	R-0	0.29	\$ 132,502	\$ 269,609	67%	D	1	1	1
170362145	MHR	R-0	0.39	\$ 64,985	\$ 136,037	68%	D	1	2	1
170362155	MHR	R-0	0.41	\$ 132,049	\$ 239,185	64%	D	1	2	1
170362165	MHR	R-0	0.34	\$ 205,089	\$ 307,634	60%	D	1	2	1
170362175	MHR	R-0	0.31	\$ 407,796	\$ 421,696	51%	D	1	1	1
170362185	MHR	R-0	0.35	\$ 183,390	\$ 275,087	60%	D	1	2	1
170362195	MHR	R-0	0.33	\$ 88,718	\$ 170,950	66%	D	1	1	1
170362205	MHR	R-0	0.32	\$ 17,017	\$ 46,164	73%	D	1	1	1
170362230	MHR	R-0	3.91	\$ 343,579	\$ 350,271	50%	D	1	12	1
170362240	MHR	R-0	1.26	\$ 108,497	\$ 71,670	40%	D	1	4	1
190180010	MHR	R-0	0.68	\$ 356,735	\$ 162,152	31%	D	1	3	1
190180020	MR	R-0	1.27	\$ 31,628	\$ 89,686	74%	D	1	4	1
190180030	MR	R-0	0.44	\$ 581,400	\$ 132,600	19%	U	1	2	1
190180040	MR	R-0	0.38	\$ 324,305	\$ 107,019	25%	D	1	2	1
200181010	MR	R-0	0.85	\$ 214,522	\$ 126,328	37%	D	1	3	1
200181020	LR	R-0	0.28	\$ 16,032	\$ 105,640	87%	D	1	1	1
200181030	LR	R-0	0.24	\$ 202,977	\$ 150,963	43%	D	1	1	1
200181040	LR	R-0	0.42	\$ 90,953	\$ 113,697	56%	D	1	2	1
200181050	LR	R-0	0.37	\$ 16,032	\$ 68,217	81%	D	1	2	1
200192020	LR	R-0	0.37	\$ 253,722	\$ 135,737	35%	D	1	2	1
200192030	LR	R-0	0.39	\$ 18,729	\$ 140,237	88%	D	1	2	1
200192040	LR	R-0	0.31	\$ 92,855	\$ 135,715	59%	D	1	1	1
200192050	LR	R-0	1.27	\$ 23,288	\$ 41,232	64%	D	1	4	1
200192060	LR	R-0	0.29	\$ 169,570	\$ 212,112	56%	D	1	1	1
200192070	LR	R-0	0.23	\$ 253,511	\$ 157,709	38%	D	1	1	1
200192080	LR	R-0	0.18	\$ 65,565	\$ 75,762	54%	D	1	1	1
200192090	LR	R-0	0.59	\$ 90,953	\$ 212,248	70%	D	3	3	3
200192120	LR	R-0	1.44	\$ 1,218,796	\$ 360,338	23%	D	1	5	1
200192130	LR	R-0	0.87	\$ 273,598	\$ -	0%	V		3	2
200202010	LR	R-0	0.33	\$ 43,085	\$ 46,653	52%	D	1	1	1
200202030	LR	R-0	0.25	\$ 269,923	\$ 122,589	31%	D	1	1	1
200202040	LR	R-0	0.25	\$ 489,600	\$ 79,560	14%	U	1	1	1
200202050	LR	R-0	0.25	\$ 269,923	\$ 134,960	33%	D	1	1	1
200202060	LR	R-0	0.25	\$ 14,347	\$ 97,869	87%	D	1	1	1
200202090	LR	R-0	0.25	\$ 14,319	\$ 32,258	69%	D	1	1	1
200202100	LR	R-0	0.25	\$ 15,697	\$ 101,697	87%	D	1	1	1
200202110	LR	R-0	0.25	\$ 494,190	\$ 118,605	19%	U	1	1	1
200202120	LR	R-0	0.25	\$ 14,319	\$ 69,405	83%	D	1	1	1
200202130	LR	R-0	0.25	\$ 194,497	\$ 111,561	36%	D	1	1	1
200202140	LR	R-0	0.32	\$ 476,920	\$ 158,973	25%	D	2	2	2
200202150	LR	R-0	0.25	\$ 269,923	\$ 137,772	34%	D	1	1	1
200202160	LR	R-0	0.25	\$ 264,259	\$ 122,907	32%	D	1	1	1
200203010	LR	R-0	0.44	\$ 309,288	\$ 192,893	38%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200203020	LR	R-0	0.25	\$ 309,288	\$ 134,490	30%	D	1	1	1
200203030	LR	R-0	0.25	\$ 67,469	\$ 119,025	64%	D	1	1	1
200203040	LR	R-0	0.25	\$ 15,183	\$ 90,535	86%	D	1	1	1
200203070	LR	R-0	0.17	\$ 10,732	\$ 24,195	69%	D	1	1	1
200203080	LR	R-0	0.25	\$ 13,421	\$ 35,859	73%	D	1	1	1
200203090	LR	R-0	0.25	\$ 112,042	\$ 156,807	58%	D	1	1	1
200203100	LR	R-0	0.32	\$ 204,576	\$ 145,181	42%	D	1	1	1
210031180	LR	R-0	0.4	\$ 235,599	\$ 177,707	43%	D	1	2	1
210031210	LR	R-0	0.71	\$ 369,877	\$ -	0%	V		3	2
210131020	MR	R-0	8.68	\$ 101,324	\$ 51,988	34%	D	3	27	3
220012210	MR	R-0	0.38	\$ 84,350	\$ -	0%	V		2	1
220012230	MR	R-0	2.68	\$ 449,876	\$ 443,730	50%	D	3	9	3
220012240	MR	R-0	0.25	\$ 61,843	\$ 114,419	65%	D	1	1	1
220012250	MR	R-0	0.24	\$ 145,873	\$ 127,638	47%	D	1	1	1
220012260	MR	R-0	0.24	\$ 12,524	\$ 43,912	78%	D	1	1	1
220012270	MR	R-0	0.24	\$ 389,166	\$ 173,810	31%	D	1	1	1
220012280	MR	R-0	0.27	\$ 275,660	\$ 63,917	19%	U	1	1	1
220012290	MR	R-0	0.27	\$ 12,524	\$ 56,477	82%	D	1	1	1
220012300	MR	R-0	0.4	\$ 12,625	\$ 73,808	85%	D	1	2	1
220012310	MR	R-0	0.4	\$ 18,070	\$ -	0%	V		2	1
220012320	MR	R-0	0.3	\$ 14,853	\$ 73,517	83%	D	1	1	1
220012330	MR	R-0	0.3	\$ 17,161	\$ 107,238	86%	D	1	1	1
220012340	MR	R-0	0.34	\$ 71,675	\$ 172,047	71%	D	1	2	1
220012350	MR	R-0	0.34	\$ 258,114	\$ 209,953	45%	D	1	2	1
220012360	MR	R-0	0.34	\$ 16,373	\$ 230,699	93%	D	1	2	1
220012370	MR	R-0	0.32	\$ 551,412	\$ 196,635	26%	D	1	1	1
220012380	MR	R-0	0.37	\$ 12,145	\$ 247,300	95%	D	1	2	1
220012390	MR	R-0	0.85	\$ 268,737	\$ 233,685	47%	D	1	3	1
220012400	MR	R-0	0.42	\$ 291,749	\$ 230,360	44%	D	1	2	1
220012410	MR	R-0	0.51	\$ 175,263	\$ 204,495	54%	D	1	2	1
220012420	MR	R-0	0.5	\$ 168,079	\$ 204,232	55%	D	1	2	1
220012430	MR	R-0	0.54	\$ 385,922	\$ 198,473	34%	D	1	2	1
220012440	MR	R-0	0.57	\$ 343,300	\$ 439,423	56%	D	1	2	1
220012450	MR	R-0	0.57	\$ 175,263	\$ 125,020	42%	D	1	2	1
220012460	MR	R-0	2.33	\$ 27,114	\$ 42,469	61%	D	1	7	1
220012480	MR	R-0	1.07	\$ 89,172	\$ 121,366	58%	D	1	4	1
220012490	MR	R-0	0.38	\$ 468,180	\$ 135,252	22%	D	1	2	1
220012500	MR	R-0	1.47	\$ 605,371	\$ 237,823	28%	D	1	5	1
220012615	MR	R-0	1.88	\$ 350,531	\$ 354,616	50%	D	1	6	1
220012625	MR	R-0	1.46	\$ 646,696	\$ 425,955	40%	D	1	5	1
220012640	MR	R-0	6.08	\$ 76,552	\$ 106,697	58%	D	1	19	1
220012665	MR	R-0	2.05	\$ 423,544	\$ 560,834	57%	D	1	7	1
220013055	MR	R-0	0.34	\$ 9,390	\$ 75,320	89%	D	1	2	1
220013060	MR	R-0	0.29	\$ 206,490	\$ 136,512	40%	D	1	1	1
220013070	MR	R-0	0.34	\$ 111,466	\$ 179,001	62%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220013080	MR	R-0	0.29	\$ 21,292	\$ 183,328	90%	D	1	1	1
220013090	MR	R-0	0.33	\$ 23,133	\$ 76,037	77%	D	1	1	1
220013105	MR	R-0	0.34	\$ 308,738	\$ 172,420	36%	D	1	2	1
220013110	MR	R-0	0.34	\$ 13,421	\$ 56,477	81%	D	1	2	1
220013120	MR	R-0	0.34	\$ 248,750	\$ 155,467	38%	D	1	2	1
220013130	MR	R-0	0.34	\$ 205,971	\$ 199,108	49%	D	1	2	1
220013140	MR	R-0	0.34	\$ 381,536	\$ 148,374	28%	D	1	2	1
220013150	MR	R-0	0.33	\$ 78,824	\$ 216,794	73%	D	1	1	1
220013160	MR	R-0	0.32	\$ 14,319	\$ 71,997	83%	D	1	1	1
220021020	MR	R-0	1.43	\$ 309,987	\$ 191,608	38%	D	1	5	1
220021030	MR	R-0	0.27	\$ 124,366	\$ 60,936	33%	D	1	1	1
220021040	MR	R-0	0.18	\$ 10,459	\$ 33,278	76%	D	1	1	1
220021050	MR	R-0	0.18	\$ 482,218	\$ 89,024	16%	U	1	1	1
220021060	MR	R-0	0.18	\$ 112,053	\$ 84,037	43%	D	1	1	1
220021070	MR	R-0	0.27	\$ 520,200	\$ 78,030	13%	U	1	1	1
220021080	MR	R-0	0.46	\$ 14,331	\$ 29,395	67%	D	1	2	1
220021090	MR	R-0	0.27	\$ 621,584	\$ 271,334	30%	D	1	1	1
220022060	MR	R-0	0.54	\$ 180,973	\$ 108,581	37%	D	1	2	1
220022110	MR	R-0	0.6	\$ 624,240	\$ 157,100	20%	U	1	2	2
220023050	MR	R-0	2.24	\$ 494,863	\$ -	0%	V		7	5
220024080	MR	R-0	0.31	\$ 119,177	\$ 107,138	47%	D	1	1	1
220024090	MHR	R-0	0.31	\$ 14,853	\$ 65,907	82%	D	1	1	1
220024110	MR	R-0	0.76	\$ 97,482	\$ 164,411	63%	D	1	3	1
220024120	MR	R-0	0.28	\$ 561,000	\$ 147,900	21%	U	1	1	1
220030030	MR	R-0	1.5	\$ 464,837	\$ 129,721	22%	D	1	5	1
220030070	MR	R-0	0.24	\$ 565,000	\$ 160,000	22%	D	1	1	1
220030080	MR	R-0	0.25	\$ 10,732	\$ 49,300	82%	D	1	1	1
220030090	MR	R-0	0.25	\$ 10,732	\$ 43,754	80%	D	1	1	1
220030100	MR	R-0	0.25	\$ 147,494	\$ 81,427	36%	D	1	1	1
220030110	MR	R-0	0.22	\$ 10,732	\$ 38,536	78%	D	1	1	1
220030120	MR	R-0	0.26	\$ 457,776	\$ 124,848	21%	D	1	1	1
220030130	MR	R-0	0.18	\$ 15,356	\$ 41,224	73%	D	1	1	1
220030140	MR	R-0	0.17	\$ 175,011	\$ 99,182	36%	D	1	1	1
220030150	MR	R-0	0.22	\$ 438,600	\$ 91,800	17%	U	1	1	1
220030180	MR	R-0	0.43	\$ 77,278	\$ 118,074	60%	D	1	2	1
220030190	MR	R-0	0.44	\$ 14,012	\$ 56,107	80%	D	1	2	1
220030210	MR	R-0	0.13	\$ 8,940	\$ 30,461	77%	D	1	1	1
220030220	MR	R-0	0.13	\$ 8,948	\$ 23,298	72%	D	1	1	1
220030230	MR	R-0	0.13	\$ 157,913	\$ 61,787	28%	D	1	1	1
220030240	MR	R-0	0.13	\$ 428,400	\$ 81,090	16%	U	1	1	1
220030250	MR	R-0	0.18	\$ 140,585	\$ 105,721	43%	D	1	1	1
220030260	MR	R-0	0.18	\$ 370,937	\$ 123,998	25%	D	1	1	1
220030300	MR	R-0	1.58	\$ 116,565	\$ 80,137	41%	D	1	5	1
220030330	MR	R-0	0.06	\$ 7,274	\$ -	0%	V		1	1
220030340	MR	R-0	0.27	\$ 233,441	\$ 181,278	44%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220030350	MR	R-0	0.27	\$ 186,556	\$ 129,346	41%	D	1	1	1
220030360	MR	R-0	1.37	\$ 273,515	\$ 164,108	37%	D	1	5	1
220030370	MR	R-0	0.62	\$ 228,352	\$ 218,513	49%	D	1	2	1
220030380	MR	R-0	1.38	\$ 116,565	\$ 377,321	76%	D	1	5	1
220030390	MR	R-0	0.5	\$ 73,107	\$ 84,892	54%	D	1	2	1
220030400	MR	R-0	0.28	\$ 56,861	\$ 110,418	66%	D	1	1	1
220030410	MR	R-0	0.28	\$ 49,708	\$ 165,308	77%	D	1	1	1
220030460	MR	R-0	0.92	\$ 454,027	\$ 210,034	32%	D	1	3	1
220030480	MR	R-0	1.22	\$ 436,968	\$ -	0%	V		4	3
220030490	MR	R-0	0.39	\$ 217,963	\$ 154,868	42%	D	1	2	1
220030500	MR	R-0	0.49	\$ 309,288	\$ 123,713	29%	D	1	2	1
220030510	MR	R-0	0.28	\$ 297,712	\$ 221,805	43%	D	1	1	1
220030520	MR	R-0	0.3	\$ 384,948	\$ 31,212	8%	U	1	1	1
220030535	MR	R-0	0.28	\$ 371,146	\$ 219,312	37%	D	1	1	1
220030545	MR	R-0	0.28	\$ 292,419	\$ 213,688	42%	D	1	1	1
220030555	MR	R-0	0.28	\$ 248,750	\$ 254,944	51%	D	1	1	1
220030565	MR	R-0	0.32	\$ 245,860	\$ 293,160	54%	D	1	1	1
220030575	MR	R-0	0.28	\$ 693,600	\$ 289,900	29%	D	1	1	1
220030585	MR	R-0	0.35	\$ 503,415	\$ 275,554	35%	D	1	2	1
220030595	MR	R-0	0.29	\$ 296,968	\$ 336,567	53%	D	1	1	1
220030605	MR	R-0	0.28	\$ 236,943	\$ 333,753	58%	D	1	1	1
220030615	MR	R-0	0.28	\$ 170,187	\$ 330,654	66%	D	1	1	1
220030625	MR	R-0	0.28	\$ 410,786	\$ 340,519	45%	D	1	1	1
220030635	MR	R-0	0.33	\$ 546,210	\$ 291,312	35%	D	1	1	1
220030645	MR	R-0	0.28	\$ 245,363	\$ 227,836	48%	D	1	1	1
220030655	MR	R-0	0.35	\$ 157,938	\$ 260,091	62%	D	1	2	1
220030665	MR	R-0	0.28	\$ 321,209	\$ 286,796	47%	D	1	1	1
220030675	MR	R-0	0.43	\$ 363,492	\$ 271,955	43%	D	1	2	1
220040020	MR	R-0	0.8	\$ 114,281	\$ 126,793	53%	D	1	3	1
220040030	MR	R-0	0.79	\$ 163,572	\$ 203,008	55%	D	1	3	1
220040060	MR	R-0	0.63	\$ 81,740	\$ 114,689	58%	D	1	2	1
220040070	MR	R-0	0.47	\$ 405,756	\$ 66,585	14%	U	1	2	1
220040080	MR	R-0	0.51	\$ 13,421	\$ 43,025	76%	D	1	2	1
220040090	MR	R-0	0.88	\$ 402,731	\$ 76,306	16%	U	1	3	2
220040100	MR	R-0	0.71	\$ 575,000	\$ 100,000	15%	U	1	3	2
220040110	MR	R-0	0.55	\$ 81,740	\$ 104,035	56%	D	1	2	1
220040120	MR	R-0	0.47	\$ 224,376	\$ 141,883	39%	D	1	2	1
220040130	MR	R-0	0.65	\$ 116,565	\$ 283,168	71%	D	1	2	1
220040150	MR	R-0	0.34	\$ 80,137	\$ 160,287	67%	D	1	2	1
220040170	MR	R-0	0.48	\$ 29,136	\$ -	0%	V		2	1
220040190	MR	R-0	1.06	\$ 92,772	\$ 213,012	70%	D	1	4	1
220040200	MR	R-0	0.31	\$ 111,932	\$ -	0%	V		1	1
220040210	MR	R-0	0.76	\$ 842,724	\$ 158,140	16%	U	1	3	2
220040220	MR	R-0	0.45	\$ 27,244	\$ 77,514	74%	D	1	2	1
220040230	MR	R-0	0.34	\$ 212,226	\$ 153,721	42%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220040240	MR	R-0	0.41	\$ 158,030	\$ 197,927	56%	D	1	2	1
220040250	MR	R-0	0.31	\$ 335,115	\$ 139,449	29%	D	1	1	1
220051030	MR	R-0	0.13	\$ 8,940	\$ 22,389	71%	D	1	1	1
220051040	MR	R-0	0.14	\$ 8,030	\$ 16,107	67%	D	1	1	1
220051050	MR	R-0	0.19	\$ 188,474	\$ 78,077	29%	D	1	1	1
220051080	MR	R-0	0.38	\$ 780,300	\$ 572,220	42%	D	11	11	11
220051090	MR	R-0	0.45	\$ 571,200	\$ 198,900	26%	D	1	2	1
220051100	MR	R-0	1.81	\$ 611,856	\$ 209,928	26%	D	1	6	1
220051110	MR	R-0	0.5	\$ 14,853	\$ 55,070	79%	D	1	2	1
220051120	MR	R-0	0.5	\$ 13,538	\$ 47,019	78%	D	1	2	1
220051130	MR	R-0	0.65	\$ 23,288	\$ 49,300	68%	D	1	2	1
220051140	MR	R-0	0.25	\$ 12,524	\$ 36,735	75%	D	1	1	1
220051150	MR	R-0	0.25	\$ 550,800	\$ 132,498	19%	U	1	1	1
220051180	MR	R-0	0.25	\$ 136,807	\$ 56,293	29%	D	1	1	1
220051190	MR	R-0	0.24	\$ 172,076	\$ 51,622	23%	D	2	2	2
220051220	MR	R-0	0.08	\$ 52,020	\$ -	0%	V		1	1
220051230	MR	R-0	0.18	\$ 168,702	\$ 73,103	30%	D	1	1	1
220051250	MR	R-0	2.17	\$ 43,931	\$ -	0%	V		7	5
220051260	MR	R-0	0.32	\$ 15,697	\$ 116,347	88%	D	1	1	1
220051270	MR	R-0	0.32	\$ 60,629	\$ 178,889	75%	D	1	1	1
220051280	MR	R-0	0.55	\$ 171,580	\$ 112,183	40%	D	3	3	3
220051290	MR	R-0	1.34	\$ 228,357	\$ 167,461	42%	D	1	5	1
220052010	MR	R-0	0.8	\$ 174,122	\$ 289,949	62%	D	1	3	1
220052020	MR	R-0	1.25	\$ 673,200	\$ 117,300	15%	U	1	4	3
220052030	MR	R-0	0.58	\$ 591,600	\$ 61,200	9%	U	1	2	2
220052040	MR	R-0	0.88	\$ 561,000	\$ 137,700	20%	U	1	3	2
240071085	MR	R-0	0.51	\$ 494,190	\$ 243,453	33%	D	1	2	1
240071095	MR	R-0	0.51	\$ 107,141	\$ 321,447	75%	D	1	2	1
240071105	LR	R-0	0.51	\$ 204,473	\$ 274,580	57%	D	1	2	1
240072155	LR	R-0	0.82	\$ 205,980	\$ 205,980	50%	D	1	3	1
240072245	LR	R-0	0.42	\$ 16,032	\$ 102,389	86%	D	1	2	1
240072265	LR	R-0	0.53	\$ 529,699	\$ 225,932	30%	D	1	2	1
240072305	LR	R-0	0.45	\$ 190,294	\$ 175,070	48%	D	1	2	1
240072335	LR	R-0	0.6	\$ 410,786	\$ 189,177	32%	D	1	2	1
240072345	LR	R-0	1.1	\$ 106,115	\$ 236,852	69%	D	1	4	1
240072385	LR	R-0	0.39	\$ 192,247	\$ 176,767	48%	D	1	2	1
240072395	LR	R-0	0.39	\$ 298,041	\$ 229,434	43%	D	1	2	1
240072415	LR	R-0	1.16	\$ 408,000	\$ -	0%	V		4	3
240072425	LR	R-0	1.68	\$ 714,000	\$ 220,700	24%	D	1	6	1
240072445	LR	R-0	0.41	\$ 16,249	\$ 58,785	78%	D	1	2	1
240072465	LR	R-0	0.6	\$ 79,645	\$ 121,060	60%	D	1	2	1
240072475	LR	R-0	0.6	\$ 454,027	\$ 135,126	23%	D	1	2	1
240072485	LR	R-0	0.45	\$ 85,892	\$ 198,953	70%	D	1	2	1
240072505	LR	R-0	0.41	\$ 345,924	\$ 131,099	27%	D	1	2	1
240072525	LR	R-0	0.6	\$ 99,998	\$ 204,291	67%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
240072535	LR	R-0	0.6	\$ 75,796	\$ 229,481	75%	D	1	2	1
240072545	LR	R-0	0.6	\$ 14,684	\$ 78,087	84%	D	1	2	1
240072555	LR	R-0	0.6	\$ 200,756	\$ 186,988	48%	D	1	2	1
240072565	LR	R-0	0.57	\$ 79,645	\$ 218,658	73%	D	1	2	1
240072635	LR	R-0	0.61	\$ 215,220	\$ -	0%	V		2	2
240072645	LR	R-0	0.55	\$ 192,780	\$ -	0%	V		2	2
240072655	LR	R-0	0.29	\$ 124,440	\$ -	0%	V		1	1
240072665	LR	R-0	0.78	\$ 329,868	\$ 42,840	11%	U	1	3	2
240072675	LR	R-0	0.61	\$ 259,692	\$ 182,060	41%	D	1	2	1
190081040	VLR	R-0-1	1.09	\$ 122,051	\$ 117,431	49%	D	1	2	1
190082170	VLR	R-0-1	1.4	\$ 89,172	\$ 203,626	70%	D	1	2	1
190082180	VLR	R-0-1	1.1	\$ 206,490	\$ 234,511	53%	D	1	2	1
190082230	LR	R-0-1	10.1	\$ 583,383	\$ 439,664	43%	D	1	11	1
190092040	LR	R-0-1	1.18	\$ 357,034	\$ 208,587	37%	D	1	2	1
190092050	LR	R-0-1	0.91	\$ 204,473	\$ 203,455	50%	D	1	1	1
190092060	LR	R-0-1	1.05	\$ 496,187	\$ 148,855	23%	D	1	2	1
190092070	LR	R-0-1	0.96	\$ 121,275	\$ 195,976	62%	D	1	1	1
190092080	LR	R-0-1	1.1	\$ 113,737	\$ 154,362	58%	D	1	2	1
190092090	LR	R-0-1	0.81	\$ 25,086	\$ 64,554	72%	D	1	1	1
190092110	LR	R-0-1	0.97	\$ 258,801	\$ 258,801	50%	D	1	1	1
190092120	LR	R-0-1	0.87	\$ 87,422	\$ 115,111	57%	D	1	1	1
190092140	LR	R-0-1	0.76	\$ 135,715	\$ 171,429	56%	D	1	1	1
190092150	LR	R-0-1	0.81	\$ 111,466	\$ 170,923	61%	D	1	1	1
190092160	LR	R-0-1	0.73	\$ 111,466	\$ 263,680	70%	D	1	1	1
190092210	LR	R-0-1	0.82	\$ 593,501	\$ 338,144	36%	D	1	1	1
190092220	LR	R-0-1	0.83	\$ 25,096	\$ -	0%	V		1	1
190092230	LR	R-0-1	0.57	\$ 249,678	\$ 248,092	50%	D	1	1	1
190092240	LR	R-0-1	0.91	\$ 382,393	\$ 229,096	37%	D	1	1	1
190100210	VLR	R-0-1	14.1	\$ 215,268	\$ -	0%	V		15	12
190100260	VLR	R-0-1	1.01	\$ 248,748	\$ 212,882	46%	D	1	2	1
190100270	VLR	R-0-1	1.08	\$ 309,288	\$ 213,688	41%	D	1	2	1
190100280	VLR	R-0-1	1	\$ 85,041	\$ 237,257	74%	D	1	1	1
190220145	LR	R-0-1	0	\$ 19,340	\$ -	0%	V		0	0
190220155	LR	R-0-1	0	\$ 19,340	\$ -	0%	V		0	0
190220165	LR	R-0-1	0	\$ 19,340	\$ -	0%	V		0	0
190220175	LR	R-0-1	0	\$ 19,340	\$ -	0%	V		0	0
190220185	LR	R-0-1	0	\$ 19,340	\$ -	0%	V		0	0
190220195	LR	R-0-1	0	\$ 19,340	\$ -	0%	V		0	0
190220205	LR	R-0-1	0	\$ 19,340	\$ -	0%	V		0	0
200010010	LR	R-0-1	1.17	\$ -	\$ -	0%	V		2	1
200010035	LR	R-0-1	1	\$ 544,912	\$ 263,850	33%	D	1	1	1
200010100	LR	R-0-1	2.78	\$ 39,442	\$ 108,510	73%	D	1	3	1
200010110	LR	R-0-1	1.01	\$ 89,358	\$ 176,673	66%	D	1	2	1
200010140	LR	R-0-1	0.98	\$ 21,496	\$ 121,078	85%	D	1	1	1
200010310	LR	R-0-1	0.85	\$ 238,358	\$ 322,040	57%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200010320	LR	R-0-1	0.84	\$ 517,357	\$ 202,559	28%	D	1	1	1
200010330	LR	R-0-1	0.84	\$ 38,688	\$ 258,085	87%	D	1	1	1
200010340	LR	R-0-1	0.93	\$ 25,285	\$ 146,460	85%	D	1	1	1
200010350	LR	R-0-1	1.02	\$ 417,131	\$ 435,008	51%	D	1	2	1
200010360	LR	R-0-1	0.99	\$ 380,591	\$ 258,319	40%	D	1	1	1
200010370	LR	R-0-1	0.91	\$ 205,213	\$ -	0%	V		1	1
200010380	LR	R-0-1	0.93	\$ 238,358	\$ 258,623	52%	D	1	1	1
200010390	LR	R-0-1	0.89	\$ 43,089	\$ 172,425	80%	D	1	1	1
200010400	LR	R-0-1	0.87	\$ 663,000	\$ 362,100	35%	D	1	1	1
200010460	LR	R-0-1	1.12	\$ 13,262	\$ -	0%	V		2	1
200010470	LR	R-0-1	1.2	\$ 14,184	\$ 84,290	86%	D	1	2	1
200010480	LR	R-0-1	2.68	\$ 31,694	\$ 88,771	74%	D	1	3	1
200021030	LR	R-0-1	1.23	\$ 22,292	\$ 96,733	81%	D	1	2	1
200021050	LR	R-0-1	1	\$ 44,775	\$ 236,209	84%	D	1	1	1
200021060	LR	R-0-1	1	\$ 24,610	\$ 165,181	87%	D	1	1	1
200021070	LR	R-0-1	1	\$ 357,541	\$ 425,910	54%	D	1	1	1
200021080	LR	R-0-1	1	\$ 634,644	\$ 353,736	36%	D	1	1	1
200021110	LR	R-0-1	1.39	\$ 357,541	\$ 229,198	39%	D	1	2	1
200021120	LR	R-0-1	1	\$ 1,010,000	\$ 150,000	13%	U	1	1	1
200021130	LR	R-0-1	1	\$ 24,234	\$ -	0%	V		1	1
200021140	LR	R-0-1	0.85	\$ 151,050	\$ 317,157	68%	D	1	1	1
200021150	LR	R-0-1	1.96	\$ 673,141	\$ 782,034	54%	D	1	2	1
200021205	LR	R-0-1	1.02	\$ 235,169	\$ 249,678	51%	D	1	2	1
200021210	LR	R-0-1	1.71	\$ 614,696	\$ 347,091	36%	D	1	2	1
200022010	LR	R-0-1	1	\$ 238,358	\$ 356,735	60%	D	1	1	1
200022020	LR	R-0-1	1	\$ 635,894	\$ 210,904	25%	D	1	1	1
200022030	LR	R-0-1	1	\$ 435,559	\$ 328,647	43%	D	1	1	1
200022040	LR	R-0-1	1	\$ 26,880	\$ 132,916	83%	D	1	1	1
200022050	LR	R-0-1	1	\$ 184,291	\$ 264,095	59%	D	1	1	1
200030010	LR	R-0-1	1.16	\$ 536,311	\$ 297,950	36%	D	1	2	1
200030030	LR	R-0-1	1.66	\$ 665,410	\$ 445,832	40%	D	1	2	1
200030050	LR	R-0-1	2.21	\$ 972,917	\$ 499,875	34%	D	1	3	1
200030060	LR	R-0-1	1	\$ 97,800	\$ -	0%	V		1	1
200030070	LR	R-0-1	1.82	\$ 228,200	\$ 192,000	46%	D	3	3	3
200030080	LR	R-0-1	0.54	\$ 68,554	\$ 59,874	47%	D	3	3	3
200040030	LR	R-0-1	1.17	\$ 395,080	\$ 296,890	43%	D	1	2	1
200040040	LR	R-0-1	0.57	\$ 253,722	\$ 321,967	56%	D	1	1	1
200040050	LR	R-0-1	0.61	\$ 19,705	\$ 73,531	79%	D	1	1	1
200040080	LR	R-0-1	1.37	\$ 385,767	\$ 309,288	44%	D	1	2	1
200040090	LR	R-0-1	0.11	\$ -	\$ -	0%	V		1	1
200040110	LR	R-0-1	0.38	\$ 109,093	\$ -	0%	V		1	1
200040130	LR	R-0-1	0.41	\$ 126,856	\$ -	0%	V		1	1
200040140	LR	R-0-1	0.37	\$ -	\$ -	0%	V		1	1
200040150	LR	R-0-1	0.4	\$ 14,319	\$ 80,365	85%	D	1	1	1
200040160	LR	R-0-1	2.38	\$ 1,589,736	\$ 498,323	24%	D	1	3	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200052010	LR	R-0-1	1.2	\$ 639,529	\$ 292,199	31%	D	1	2	1
200052020	LR	R-0-1	1.18	\$ 243,125	\$ 213,549	47%	D	1	2	1
200052040	LR	R-0-1	0.73	\$ 23,323	\$ 109,573	82%	D	1	1	1
200052050	LR	R-0-1	0.79	\$ 879,138	\$ 192,272	18%	U	1	1	1
200052060	LR	R-0-1	1.22	\$ 1,734,000	\$ 525,060	23%	D	1	2	1
200052070	LR	R-0-1	0.8	\$ 25,086	\$ 81,527	76%	D	1	1	1
200052080	LR	R-0-1	1	\$ 551,096	\$ 195,386	26%	D	1	1	1
200052090	LR	R-0-1	1.03	\$ 731,049	\$ 518,128	41%	D	1	2	1
200053010	LR	R-0-1	1.06	\$ 108,705	\$ 63,319	37%	D	1	2	1
200053020	LR	R-0-1	0.85	\$ 28,290	\$ 115,268	80%	D	1	1	1
200053030	LR	R-0-1	1.09	\$ 35,859	\$ 121,459	77%	D	1	2	1
200053060	LR	R-0-1	1.1	\$ 25,319	\$ 79,614	76%	D	1	2	1
200061030	LR	R-0-1	1.16	\$ 507,213	\$ 159,881	24%	D	1	2	1
200061040	LR	R-0-1	0.96	\$ 234,691	\$ 399,345	63%	D	1	1	1
200061050	LR	R-0-1	0.89	\$ 119,562	\$ 305,687	72%	D	1	1	1
200061140	LR	R-0-1	1.15	\$ 253,720	\$ 229,866	48%	D	1	2	1
200061150	LR	R-0-1	0.79	\$ 336,436	\$ 174,686	34%	D	1	1	1
200061180	LR	R-0-1	1.06	\$ 610,776	\$ 205,393	25%	D	1	2	1
200062010	LR	R-0-1	1.35	\$ 107,719	\$ 350,697	77%	D	1	2	1
200062020	LR	R-0-1	1.65	\$ 208,082	\$ 444,491	68%	D	1	2	1
200062030	LR	R-0-1	1.45	\$ 403,883	\$ 404,543	50%	D	1	2	1
200062040	LR	R-0-1	0.81	\$ 551,320	\$ 388,773	41%	D	1	1	1
200062060	LR	R-0-1	1.06	\$ 551,320	\$ 406,456	42%	D	1	2	1
200062070	LR	R-0-1	1.75	\$ 661,582	\$ 519,342	44%	D	1	2	1
200080200	LR	R-0-1	1.38	\$ 671,439	\$ 239,558	26%	D	1	2	1
200080210	LR	R-0-1	1.85	\$ 890,754	\$ 1,418,015	61%	D	1	2	1
200080225	LR	R-0-1	1	\$ 377,629	\$ 543,481	59%	D	1	1	1
200080235	LR	R-0-1	1	\$ 368,738	\$ 399,466	52%	D	1	1	1
200080245	LR	R-0-1	1.01	\$ 327,743	\$ 572,067	64%	D	1	2	1
200080255	LR	R-0-1	1	\$ 253,720	\$ 504,638	67%	D	1	1	1
200080265	LR	R-0-1	1	\$ 368,738	\$ 552,951	60%	D	1	1	1
200080275	LR	R-0-1	1.16	\$ 238,358	\$ 457,404	66%	D	1	2	1
200080285	LR	R-0-1	0.18	\$ -	\$ -	0%	V		1	1
200080310	LR	R-0-1	1.7	\$ 30,795	\$ 258,651	89%	D	1	2	1
200080320	LR	R-0-1	0.7	\$ 51,000	\$ -	0%	V		1	1
200080330	LR	R-0-1	1.7	\$ 538,711	\$ 297,281	36%	D	1	2	1
200090050	LR	R-0-1	1.07	\$ 142,583	\$ 280,454	66%	D	1	2	1
200090060	LR	R-0-1	0.76	\$ 81,232	\$ 186,860	70%	D	1	1	1
200090070	LR	R-0-1	0.7	\$ 556,406	\$ 142,015	20%	U	1	1	1
200090080	LR	R-0-1	0.71	\$ 25,086	\$ 90,563	78%	D	1	1	1
200090170	LR	R-0-1	0.62	\$ 247,177	\$ 258,572	51%	D	1	1	1
200090180	LR	R-0-1	0.92	\$ 183,546	\$ 219,110	54%	D	1	1	1
200100030	LR	R-0-1	0.71	\$ 78,083	\$ 489,286	86%	D	1	1	1
200100050	LR	R-0-1	1.45	\$ 310,935	\$ 361,868	54%	D	1	2	1
200100060	LR	R-0-1	1.13	\$ 365,523	\$ 194,173	35%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200100070	LR	R-0-1	1.43	\$ 1,071,000	\$ 443,700	29%	D	1	2	1
200100080	LR	R-0-1	1.47	\$ 417,131	\$ 268,153	39%	D	1	2	1
200100090	LR	R-0-1	1.35	\$ 769,896	\$ 291,312	27%	D	1	2	1
200110030	LR	R-0-1	1.11	\$ 19,705	\$ 82,497	81%	D	1	2	1
200110040	LR	R-0-1	1.5	\$ 180,013	\$ 543,532	75%	D	1	2	1
200110050	LR	R-0-1	1.8	\$ 372,023	\$ 248,013	40%	D	1	2	1
200110070	LR	R-0-1	1.5	\$ 498,121	\$ 355,591	42%	D	1	2	1
200110080	LR	R-0-1	1.3	\$ 44,775	\$ 263,318	85%	D	1	2	1
200110090	LR	R-0-1	1.11	\$ 164,288	\$ 278,643	63%	D	1	2	1
200110100	LR	R-0-1	1.16	\$ 113,697	\$ 227,407	67%	D	1	2	1
200110110	LR	R-0-1	1.42	\$ 999,600	\$ 219,300	18%	U	1	2	2
200110120	LR	R-0-1	0.98	\$ 321,316	\$ 385,582	55%	D	1	1	1
200130010	LR	R-0-1	0.95	\$ 168,069	\$ 357,163	68%	D	1	1	1
200130020	LR	R-0-1	0.72	\$ 28,041	\$ 92,289	77%	D	1	1	1
200130050	LR	R-0-1	0.76	\$ 561,705	\$ 233,160	29%	D	1	1	1
200130060	LR	R-0-1	0.78	\$ 717,876	\$ 249,696	26%	D	1	1	1
200130070	LR	R-0-1	0.74	\$ 513,483	\$ 199,446	28%	D	1	1	1
200130080	LR	R-0-1	0.91	\$ 26,226	\$ 193,840	88%	D	1	1	1
200130090	LR	R-0-1	0.77	\$ 367,545	\$ 171,128	32%	D	1	1	1
200130100	LR	R-0-1	0.75	\$ 21,496	\$ 50,199	70%	D	1	1	1
200130110	LR	R-0-1	0.72	\$ 289,448	\$ 271,776	48%	D	1	1	1
200130140	LR	R-0-1	0.59	\$ 622,200	\$ 141,576	19%	U	1	1	1
200130150	LR	R-0-1	0.73	\$ 529,911	\$ 143,075	21%	U	1	1	1
200130160	LR	R-0-1	0.68	\$ 21,496	\$ 71,820	77%	D	2	3	2
200141010	LR	R-0-1	0.9	\$ 398,232	\$ 209,413	34%	D	1	1	1
200141020	LR	R-0-1	0.61	\$ 24,995	\$ 123,058	83%	D	1	1	1
200141030	LR	R-0-1	0.64	\$ 135,715	\$ 204,291	60%	D	1	1	1
200141040	LR	R-0-1	0.77	\$ 25,086	\$ 68,964	73%	D	1	1	1
200141050	LR	R-0-1	0.79	\$ 25,086	\$ 140,210	85%	D	1	1	1
200141060	LR	R-0-1	0.93	\$ 401,139	\$ 340,957	46%	D	1	1	1
200141070	LR	R-0-1	0.54	\$ 540,509	\$ 210,798	28%	D	1	1	1
200141080	LR	R-0-1	0.51	\$ 23,323	\$ 66,449	74%	D	1	1	1
200141090	LR	R-0-1	0.54	\$ 443,217	\$ 227,013	34%	D	1	1	1
200141100	LR	R-0-1	0.6	\$ 650,250	\$ 145,656	18%	U	1	1	1
200142010	LR	R-0-1	0.84	\$ 19,705	\$ 145,822	88%	D	1	1	1
200142020	LR	R-0-1	0.43	\$ 43,098	\$ 112,079	72%	D	1	1	1
200142040	LR	R-0-1	0.82	\$ 216,152	\$ 199,793	48%	D	1	1	1
200142050	LR	R-0-1	0.72	\$ 24,219	\$ 63,750	72%	D	1	1	1
200142060	LR	R-0-1	0.67	\$ 33,797	\$ 163,971	83%	D	1	1	1
200142070	LR	R-0-1	0.62	\$ 157,153	\$ 198,326	56%	D	1	1	1
200142080	LR	R-0-1	0.58	\$ 18,041	\$ 87,396	83%	D	1	1	1
200142090	LR	R-0-1	0.38	\$ 598,230	\$ 166,464	22%	U	1	1	1
200142100	LR	R-0-1	0.59	\$ 248,750	\$ 232,583	48%	D	1	1	1
200142110	LR	R-0-1	0.59	\$ 1,009,800	\$ 262,140	21%	U	1	1	1
200170020	LR	R-0-1	0.91	\$ 20,941	\$ 118,667	85%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200170050	LR	R-0-1	0.8	\$ 66,282	\$ 181,479	73%	D	1	1	1
200191010	LR	R-0-1	1.15	\$ 18,082	\$ 100,526	85%	D	1	2	1
200191020	LR	R-0-1	1.07	\$ 17,922	\$ 96,853	84%	D	1	2	1
200191030	LR	R-0-1	0.49	\$ 99,998	\$ 203,022	67%	D	1	1	1
200191040	LR	R-0-1	0.67	\$ 17,901	\$ 93,131	84%	D	1	1	1
200191080	LR	R-0-1	1	\$ 487,710	\$ 297,281	38%	D	1	1	1
200192010	LR	R-0-1	0.63	\$ 441,055	\$ 192,960	30%	D	1	1	1
200211010	LR	R-0-1	1	\$ 1,060,000	\$ 165,000	13%	U	1	1	1
200211025	LR	R-0-1	0.99	\$ 229,434	\$ 395,777	63%	D	1	1	1
200212010	LR	R-0-1	1	\$ 25,033	\$ 105,113	81%	D	1	1	1
200212020	LR	R-0-1	1	\$ 411,960	\$ 378,765	48%	D	1	1	1
200212030	LR	R-0-1	1	\$ 182,086	\$ 518,252	74%	D	1	1	1
200213010	LR	R-0-1	1	\$ 284,679	\$ 347,859	55%	D	1	1	1
200213020	LR	R-0-1	1	\$ 421,758	\$ 219,312	34%	D	1	1	1
200213030	LR	R-0-1	0.99	\$ 475,648	\$ 322,142	40%	D	1	1	1
200213040	LR	R-0-1	0.99	\$ 355,847	\$ 435,692	55%	D	1	1	1
200213050	LR	R-0-1	0.99	\$ 474,133	\$ 245,225	34%	D	1	1	1
200213060	LR	R-0-1	1	\$ 307,280	\$ 184,367	37%	D	1	1	1
200213070	LR	R-0-1	1	\$ 128,858	\$ 212,248	62%	D	1	1	1
200213080	LR	R-0-1	1	\$ 497,268	\$ 221,608	31%	D	1	1	1
200213090	LR	R-0-1	0.99	\$ 89,358	\$ 389,982	81%	D	1	1	1
200213100	LR	R-0-1	0.99	\$ 329,595	\$ 327,731	50%	D	1	1	1
200214010	LR	R-0-1	1	\$ 114,345	\$ 223,523	66%	D	1	1	1
200214020	LR	R-0-1	1	\$ 22,797	\$ 160,414	88%	D	1	1	1
200214030	LR	R-0-1	1	\$ 430,028	\$ 471,226	52%	D	1	1	1
200221010	LR	R-0-1	0.94	\$ 393,641	\$ 224,936	36%	D	1	1	1
200221030	LR	R-0-1	1	\$ 145,717	\$ 182,148	56%	D	1	1	1
200221040	LR	R-0-1	1	\$ 688,884	\$ 291,450	30%	D	1	1	1
200221050	LR	R-0-1	1	\$ 297,950	\$ 234,502	44%	D	1	1	1
200221060	LR	R-0-1	1	\$ 89,358	\$ 224,832	72%	D	1	1	1
200221070	LR	R-0-1	1.1	\$ 159,302	\$ 271,904	63%	D	1	2	1
200221080	LR	R-0-1	1.13	\$ 805,800	\$ 652,700	45%	D	1	2	1
200222020	LR	R-0-1	0.89	\$ 741,876	\$ 344,441	32%	D	1	1	1
210011100	LR	R-0-1	0.46	\$ 466,321	\$ 160,434	26%	D	1	1	1
210011110	LR	R-0-1	0.45	\$ 432,407	\$ 227,531	34%	D	1	1	1
210011120	LR	R-0-1	0.83	\$ 15,342	\$ 32,545	68%	D	1	1	1
210011130	LR	R-0-1	0.71	\$ 252,113	\$ 126,053	33%	D	1	1	1
210011140	LR	R-0-1	1	\$ 432,407	\$ 240,526	36%	D	1	1	1
210011150	LR	R-0-1	1	\$ 123,856	\$ 246,266	67%	D	1	1	1
210011160	LR	R-0-1	2.29	\$ 162,202	\$ 331,847	67%	D	1	3	1
210011170	LR	R-0-1	1.18	\$ 268,730	\$ 292,100	52%	D	1	2	1
210011180	LR	R-0-1	1.51	\$ 131,143	\$ 298,728	69%	D	1	2	1
210131030	LR	R-0-1	0.11	\$ 247,430	\$ 110,493	31%	D	1	1	1
210131040	LR	R-0-1	0.27	\$ 228,862	\$ 108,399	32%	D	1	1	1
210131050	LR	R-0-1	0.14	\$ 665,856	\$ 78,030	10%	U	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210131060	LR	R-0-1	0.45	\$ 350,532	\$ 195,188	36%	D	1	1	1
210131070	LR	R-0-1	0.64	\$ 562,130	\$ 117,830	17%	U	1	1	1
210131080	LR	R-0-1	0.42	\$ 13,421	\$ 35,859	73%	D	1	1	1
210131090	LR	R-0-1	0.64	\$ 33,797	\$ 123,615	79%	D	1	1	1
220012020	LR	R-0-1	0.83	\$ 468,620	\$ 185,819	28%	D	1	1	1
220012030	LR	R-0-1	1.98	\$ 171,647	\$ 261,620	60%	D	1	2	1
220012040	LR	R-0-1	0.98	\$ 508,714	\$ 203,950	29%	D	1	1	1
220012050	LR	R-0-1	1	\$ 310,938	\$ 161,244	34%	D	1	1	1
220012060	LR	R-0-1	1.73	\$ 350,299	\$ 186,470	35%	D	2	2	2
220012070	LR	R-0-1	1.86	\$ 384,305	\$ 250,287	39%	D	1	2	1
220012080	LR	R-0-1	0.96	\$ 368,731	\$ 61,448	14%	U	1	1	1
220012090	LR	R-0-1	1.41	\$ 126,769	\$ 248,133	66%	D	1	2	1
220012100	LR	R-0-1	4.11	\$ 364,691	\$ 72,935	17%	U	1	5	4
220012110	LR	R-0-1	4.33	\$ 81,129	\$ 282,984	78%	D	1	5	1
220012120	LR	R-0-1	0.59	\$ 291,749	\$ 170,185	37%	D	1	1	1
220012160	LR	R-0-1	0.55	\$ 161,746	\$ 116,455	42%	D	1	1	1
220012170	LR	R-0-1	0.39	\$ 496,187	\$ 208,397	30%	D	1	1	1
220012180	LR	R-0-1	0.39	\$ 429,631	\$ 107,408	20%	U	1	1	1
220012515	LR	R-0-1	1.44	\$ 198,332	\$ -	0%	V		2	2
220012525	LR	R-0-1	1.23	\$ 217,651	\$ 230,969	51%	D	1	2	1
220012535	LR	R-0-1	1.46	\$ 583,750	\$ 278,415	32%	D	1	2	1
220012545	LR	R-0-1	1.7	\$ 1,326,000	\$ 306,000	19%	U	1	2	2
220012555	LR	R-0-1	5.43	\$ 192,790	\$ 358,773	65%	D	1	6	1
220012565	LR	R-0-1	2.04	\$ 202,603	\$ 272,216	57%	D	1	3	1
220012575	LR	R-0-1	1.06	\$ 1,025,000	\$ 250,000	20%	U	1	2	1
220013015	LR	R-0-1	1.06	\$ 205,213	\$ 249,270	55%	D	1	2	1
220013025	LR	R-0-1	1.01	\$ 175,263	\$ 303,053	63%	D	1	2	1
220013035	LR	R-0-1	1.01	\$ 204,467	\$ 237,159	54%	D	1	2	1
220013045	LR	R-0-1	1	\$ 245,857	\$ 311,329	56%	D	1	1	1
230010010	LR	R-0-1	0.75	\$ 769,896	\$ 218,484	22%	U	1	1	1
230010080	LR	R-0-1	0.74	\$ 592,747	\$ -	0%	V		1	1
230010100	LR	R-0-1	0.89	\$ 1,040,400	\$ 379,746	27%	D	1	1	1
230010110	LR	R-0-1	0.76	\$ 163,577	\$ -	0%	V		1	1
230010120	LR	R-0-1	0.9	\$ 262,426	\$ 553,226	68%	D	1	1	1
230020010	LR	R-0-1	0.73	\$ 769,896	\$ 228,888	23%	U	1	1	1
230020020	LR	R-0-1	0.73	\$ 481,817	\$ 424,262	47%	D	1	1	1
230020030	LR	R-0-1	0.73	\$ 1,203,600	\$ 326,400	21%	U	1	1	1
230020040	LR	R-0-1	0.73	\$ 43,089	\$ -	0%	V		1	1
230020050	LR	R-0-1	0.74	\$ 26,880	\$ 134,519	83%	D	1	1	1
230020060	LR	R-0-1	0.53	\$ 417,131	\$ 415,938	50%	D	1	1	1
230020070	LR	R-0-1	0.74	\$ 30,475	\$ -	0%	V		1	1
230020080	LR	R-0-1	0.74	\$ 26,880	\$ 106,197	80%	D	1	1	1
230020100	LR	R-0-1	0.74	\$ 567,004	\$ 185,769	25%	D	1	1	1
230020130	LR	R-0-1	0.74	\$ 795,600	\$ 326,400	29%	D	1	1	1
230020150	LR	R-0-1	0.74	\$ 286,796	\$ 428,082	60%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230020160	LR	R-0-1	0.74	\$ 121,859	\$ 377,946	76%	D	1	1	1
230020170	LR	R-0-1	5.05	\$ 498,351	\$ 7,471,112	94%	D	0	6	0
230020200	LR	R-0-1	0.78	\$ 712,739	\$ 376,165	35%	D	1	1	1
230020210	MR	R-0-1	0.34	\$ 197,977	\$ -	0%	V		1	1
230040040	MR	R-0-1	0.31	\$ 131,931	\$ 60,847	32%	D	1	1	1
230040060	MR	R-0-1	0.68	\$ 71,030	\$ 129,138	65%	D	1	1	1
230040090	MR	R-0-1	2.09	\$ 53,799	\$ -	0%	V		3	2
230050010	MR	R-0-1	1.1	\$ 372,833	\$ 265,834	42%	D	1	2	1
230050020	MR	R-0-1	1.1	\$ 449,702	\$ 300,465	40%	D	1	2	1
230050030	MR	R-0-1	1.11	\$ 32,272	\$ -	0%	V		2	1
230050080	MR	R-0-1	1.72	\$ 60,330	\$ 150,871	71%	D	1	2	1
230050120	MR	R-0-1	0.37	\$ -	\$ -	0%	V		1	1
230050130	MR	R-0-1	1.62	\$ 143,457	\$ 244,023	63%	D	1	2	1
240050060	MR	R-0-1	53.3	\$ 423,323	\$ 288,664	41%	D	1	54	1
240090115	MR	R-0-1	0.79	\$ 358,356	\$ 164,291	31%	D	1	1	1
240090125	MR	R-0-1	4.16	\$ 437,543	\$ 80,944	16%	U	1	5	4
240090345	MR	R-0-1	1.28	\$ 77,044	\$ 309,291	80%	D	1	2	1
240090355	MR	R-0-1	1	\$ 168,702	\$ 334,227	66%	D	1	1	1
240090365	MR	R-0-1	1	\$ 297,950	\$ 196,644	40%	D	1	1	1
240090375	MR	R-0-1	1.16	\$ 204,467	\$ 262,888	56%	D	1	2	1
240090380	MR	R-0-1	1	\$ 12,815	\$ 10,843	46%	D	1	1	1
240090390	MR	R-0-1	1.47	\$ 18,808	\$ 119,094	86%	D	1	2	1
280072030	MR	R-0-1	0.53	\$ 64,985	\$ 129,986	67%	D	1	1	1
280072040	MR	R-0-1	1	\$ 17,901	\$ 59,655	77%	D	1	1	1
280072050	MR	R-0-1	0.97	\$ 17,115	\$ 123,858	88%	D	1	1	1
280072060	MR	R-0-1	0.65	\$ 1,065,900	\$ 459,000	30%	D	1	1	1
280072070	LR	R-0-1	0.32	\$ 146,052	\$ 173,731	54%	D	1	1	1
280072080	MR	R-0-1	0.5	\$ 204,473	\$ 126,188	38%	D	1	1	1
280072090	MR	R-0-1	0.5	\$ 16,107	\$ 69,936	81%	D	1	1	1
280072240	MR	R-0-1	0.24	\$ 56,861	\$ 100,512	64%	D	1	1	1
280072250	MR	R-0-1	0.24	\$ 46,378	\$ 100,507	68%	D	1	1	1
280072260	MR	R-0-1	0.2	\$ 28,156	\$ 96,116	77%	D	1	1	1
280072410	MR	R-0-1	0.23	\$ 461,022	\$ 254,356	36%	D	1	1	1
280072420	MR	R-0-1	0.24	\$ 486,458	\$ 254,992	34%	D	1	1	1
280080020	MR	R-0-1	0.69	\$ 215,399	\$ 67,306	24%	D	1	1	1
280080030	MR	R-0-1	0.3	\$ 249,928	\$ 89,106	26%	D	1	1	1
280080040	MR	R-0-1	7.98	\$ 71,733	\$ 17,922	20%	U	4	8	7
280080070	MR	R-0-1	3	\$ 57,995	\$ 76,227	57%	D	2	3	2
280080100	MR	R-0-1	1	\$ 297,950	\$ 196,644	40%	D	1	1	1
280080110	MR	R-0-1	1.83	\$ 350,531	\$ 259,084	42%	D	1	2	1
280080120	MR	R-0-1	0.95	\$ 556,407	\$ 370,937	40%	D	1	1	1
280080130	MR	R-0-1	0.95	\$ 321,316	\$ 306,137	49%	D	1	1	1
280091040	MR	R-0-1	0.82	\$ 268,153	\$ 280,071	51%	D	1	1	1
280091090	MR	R-0-1	0.76	\$ 356,735	\$ 149,940	30%	D	1	1	1
280091100	LR	R-0-1	0.81	\$ 272,417	\$ 589,258	68%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
280092040	LR	R-0-1	0.97	\$ 103,294	\$ 339,267	77%	D	1	1	1
280092070	LR	R-0-1	2	\$ 191,253	\$ 487,181	72%	D	1	2	1
280092080	LR	R-0-1	0.88	\$ 297,950	\$ 331,169	53%	D	1	1	1
280100080	LR	R-0-1	0.94	\$ 329,966	\$ 567,550	63%	D	1	1	1
280100090	LR	R-0-1	1	\$ 274,636	\$ 528,575	66%	D	1	1	1
280100100	LR	R-0-1	1.12	\$ 224,936	\$ 172,683	43%	D	1	2	1
280100110	LR	R-0-1	1	\$ 21,513	\$ -	0%	V		1	1
280100120	LR	R-0-1	0.46	\$ 191,173	\$ 90,661	32%	D	1	1	1
280100130	LR	R-0-1	0.46	\$ 190,294	\$ 158,577	45%	D	1	1	1
280100140	LR	R-0-1	5.97	\$ 64,554	\$ 30,577	32%	D	3	6	3
230132090	MR	R-0-1/2	0.58	\$ 151,894	\$ 251,371	62%	D	1	2	1
230132110	MR	R-0-1/2	0.55	\$ 146,208	\$ 64,668	31%	D	3	3	3
230132120	MR	R-0-1/2	0.61	\$ 161,548	\$ 354,873	69%	D	1	2	1
280072100	MR	R-0-1/2	0.46	\$ 178,768	\$ 400,040	69%	D	1	1	1
280072110	MR	R-0-1/2	0.52	\$ 172,076	\$ 226,871	57%	D	1	2	1
280072120	MR	R-0-1/2	0.46	\$ 218,069	\$ 243,926	53%	D	1	1	1
280072130	MR	R-0-1/2	0.51	\$ 289,451	\$ 113,334	28%	D	1	2	1
280072170	MR	R-0-1/2	0.46	\$ 8,956	\$ -	0%	V		1	1
280072180	MR	R-0-1/2	0.47	\$ 8,956	\$ 32,793	79%	D	1	1	1
280072190	MR	R-0-1/2	0.46	\$ 330,790	\$ 299,915	48%	D	1	1	1
280072200	MR	R-0-1/2	0.47	\$ 245,822	\$ 177,510	42%	D	1	1	1
280072220	MR	R-0-1/2	0.46	\$ 442,170	\$ 278,827	39%	D	1	1	1
280072230	MR	R-0-1/2	0.74	\$ 274,636	\$ 232,759	46%	D	1	2	1
280072340	MR	R-0-1/2	0.52	\$ 303,909	\$ 261,002	46%	D	1	2	1
280072350	MR	R-0-1/2	0.46	\$ 309,739	\$ 80,769	21%	U	1	1	1
280072360	MR	R-0-1/2	0.47	\$ 298,266	\$ 160,604	35%	D	1	1	1
280072370	MR	R-0-1/2	0.46	\$ 208,943	\$ 122,740	37%	D	1	1	1
280072390	MR	R-0-1/2	0.46	\$ 217,649	\$ 273,620	56%	D	1	1	1
280072400	MR	R-0-1/2	0.47	\$ 155,756	\$ 204,971	57%	D	1	1	1
280072430	MR	R-0-1/2	0.46	\$ 875,000	\$ 120,000	12%	U	2	2	2
280072440	MR	R-0-1/2	0.46	\$ 257,047	\$ 160,651	38%	D	1	1	1
100160170	VLR	R-0-2	4.11	\$ 205,971	\$ -	0%	V		3	1
200080180	VLR	R-0-2	14	\$ 1,085,582	\$ 696,596	39%	D	1	7	1
200080190	VLR	R-0-2	3.35	\$ 252,113	\$ 417,395	62%	D	1	2	1
210011015	LR	R-0-2	12.3	\$ 458,873	\$ 688,310	60%	D	1	7	1
210011030	LR	R-0-2	1.5	\$ 1,134,036	\$ 390,150	26%	D	1	1	1
210011050	LR	R-0-2	2.08	\$ 62,141	\$ 53,848	46%	D	1	2	1
210011060	LR	R-0-2	1.32	\$ 114,589	\$ 137,957	55%	D	1	1	1
210011070	LR	R-0-2	2.23	\$ 391,412	\$ 172,335	31%	D	1	2	1
210131110	LR	R-0-2	1.13	\$ 151,953	\$ 347,897	70%	D	1	1	1
210131120	LR	R-0-2	1.62	\$ 212,734	\$ -	0%	V		1	1
210131140	LR	R-0-2	1.12	\$ 163,577	\$ 421,596	72%	D	1	1	1
210131150	LR	R-0-2	10.6	\$ 252,650	\$ 453,663	64%	D		6	0
210131160	LR	R-0-2	2.23	\$ 468,180	\$ 121,500	21%	U		2	1
210131170	LR	R-0-2	2.11	\$ 688,500	\$ 295,200	30%	D		2	0

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210131180	LR	R-0-2	0.94	\$ 156,437	\$ 421,596	73%	D	1	1	1
210131190	LR	R-0-2	0.18	\$ 7,282	\$ -	0%	V		1	1
210131200	LR	R-0-2	10.3	\$ -	\$ -	0%	V		6	3
210131210	LR	R-0-2	0.32	\$ 7,140	\$ -	0%	V		1	1
210131220	LR	R-0-2	9.99	\$ 237,399	\$ 550,563	70%	D		5	0
210131230	LR	R-0-2	0.22	\$ 67,500	\$ -	0%	V		1	1
210131240	VLR	R-0-2	0.1	\$ 28,800	\$ -	0%	V		1	1
240031070	VLR	R-0-2	2.16	\$ 1,560,600	\$ 572,220	27%	D	1	2	1
240033170	VLR	R-0-2	0.98	\$ 105,614	\$ 271,478	72%	D	1	1	1
240033180	VLR	R-0-2	0.98	\$ 303,225	\$ 358,356	54%	D	1	1	1
240072055	VLR	R-0-2	7.97	\$ 305,849	\$ 145,035	32%	D	1	4	1
240072085	VLR	R-0-2	0.69	\$ 11,469	\$ -	0%	V		1	1
240072605	VLR	R-0-2	2	\$ 27,025	\$ 221,788	89%	D	1	1	1
240072615	VLR	R-0-2	2.36	\$ 609,397	\$ 185,468	23%	D	1	2	1
240072625	VLR	R-0-2	2.36	\$ 70,417	\$ 133,026	65%	D	1	2	1
100070110	VLR	R-0-4	14.7	\$ 575,755	\$ 656,679	53%	D		4	0
100160180	VLR	R-0-4	4.56	\$ 70,025	\$ -	0%	V		2	2
200010420	VLR	R-0-4	4.01	\$ 217,116	\$ 422,173	66%	D	1	2	1
200010430	VLR	R-0-4	4.53	\$ 257,154	\$ 415,761	62%	D	1	2	1
200010440	VLR	R-0-4	4.34	\$ 292,492	\$ 382,700	57%	D	1	2	1
200010450	VLR	R-0-4	4.33	\$ 714,070	\$ 453,155	39%	D	1	2	1
220012010	VLR	R-0-4	4.27	\$ 168,702	\$ 170,800	50%	D	1	2	1
240120025	VLR	R-0-4	6.38	\$ 193,579	\$ 266,056	58%	D	1	2	1
240120035	VLR	R-0-4	4.66	\$ 245,109	\$ -	0%	V		2	2
240120045	VLR	R-0-4	4.91	\$ 417,131	\$ 300,859	42%	D	1	2	1
240120055	VLR	R-0-4	5.33	\$ 399,465	\$ 538,665	57%	D	1	2	1
240120095	VLR	R-0-4	0.45	\$ -	\$ -	0%	V		1	1
240131015	VLR	R-0-4	4.46	\$ 135,715	\$ 277,108	67%	D	1	2	1
240131025	VLR	R-0-4	4.73	\$ 144,257	\$ 890,923	86%	D	1	2	1
240131035	VLR	R-0-4	3.8	\$ 210,091	\$ 493,448	70%	D	1	1	1
240131045	VLR	R-0-4	3.78	\$ 605,371	\$ 253,632	30%	D	1	1	1
240131055	VLR	R-0-4	3.75	\$ 138,429	\$ 423,947	75%	D	1	1	1
240131065	VLR	R-0-4	3.86	\$ 794,867	\$ 364,570	31%	D	1	1	1
240132015	VLR	R-0-4	2.4	\$ 430,028	\$ 472,370	52%	D	1	1	1
240132025	VLR	R-0-4	3.53	\$ 257,087	\$ 678,411	73%	D	1	1	1
240132035	VLR	R-0-4	3.41	\$ 9,211	\$ 20,082	69%	D	1	1	1
240132045	VLR	R-0-4	3.61	\$ 153,001	\$ 364,411	70%	D	1	1	1
240132055	VLR	R-0-4	3.31	\$ 420,554	\$ 415,065	50%	D	1	1	1
240132065	VLR	R-0-4	3.48	\$ 1,000,000	\$ 500,000	33%	D	1	1	1
240132075	VLR	R-0-4	2.45	\$ 128,858	\$ 68,216	35%	D	1	1	1
240133015	VLR	R-0-4	2.38	\$ 950,000	\$ 350,000	27%	D	1	1	1
240133025	VLR	R-0-4	2.43	\$ 624,240	\$ 306,918	33%	D	1	1	1
240133035	VLR	R-0-4	3.15	\$ 344,154	\$ 345,081	50%	D	1	1	1
240133045	VLR	R-0-4	3.03	\$ 151,601	\$ 267,541	64%	D	1	1	1
240133055	VLR	R-0-4	2.73	\$ 170,553	\$ 509,804	75%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
240133065	VLR	R-0-4	3	\$ 303,909	\$ 453,432	60%	D	1	1	1
240133075	VLR	R-0-4	2.78	\$ 365,523	\$ 354,276	49%	D	1	1	1
240134015	VLR	R-0-4	2.53	\$ 383,761	\$ -	0%	V		1	1
240140025	OSRE	R-0-4	0.1	\$ -	\$ -	0%	V		1	1
240140035	OSRE	R-0-4	0.22	\$ -	\$ -	0%	V		1	1
240141015	VLR	R-0-4	2.16	\$ 411,960	\$ 492,310	54%	D	1	1	1
240141025	VLR	R-0-4	2.11	\$ 458,873	\$ 344,154	43%	D	1	1	1
240141035	VLR	R-0-4	2.28	\$ 288,844	\$ 288,844	50%	D	1	1	1
240141045	VLR	R-0-4	2.46	\$ 160,287	\$ 266,122	62%	D	1	1	1
240141055	VLR	R-0-4	2.96	\$ 637,800	\$ 496,570	44%	D	1	1	1
240141065	VLR	R-0-4	2.71	\$ 131,143	\$ 392,743	75%	D	1	1	1
240141070	VLR	R-0-4	0.55	\$ -	\$ -	0%	V		1	1
240142015	VLR	R-0-4	3.66	\$ 2,000,000	\$ 685,000	26%	D	1	1	1
240142025	VLR	R-0-4	4.23	\$ 659,421	\$ 377,274	36%	D	1	2	1
240142035	VLR	R-0-4	3.23	\$ 907,800	\$ 316,200	26%	D	1	1	1
240142045	VLR	R-0-4	3.38	\$ 123,856	\$ 442,364	78%	D	1	1	1
240142055	VLR	R-0-4	2.96	\$ 280,134	\$ 237,512	46%	D	1	1	1
240142065	VLR	R-0-4	3.91	\$ 343,430	\$ 405,211	54%	D	1	1	1
240142075	VLR	R-0-4	3.86	\$ 344,154	\$ -	0%	V		1	1
240142085	VLR	R-0-4	3.86	\$ 238,109	\$ 321,730	57%	D	1	1	1
240142110	VLR	R-0-4	0.32	\$ 182,344	\$ 135,742	43%	D	1	1	1
240143015	VLR	R-0-4	2.13	\$ 405,021	\$ 319,615	44%	D	1	1	1
240143025	VLR	R-0-4	2.4	\$ 138,429	\$ 417,673	75%	D	1	1	1
240143035	VLR	R-0-4	2.28	\$ 554,990	\$ 432,582	44%	D	1	1	1
240143045	VLR	R-0-4	2.43	\$ 141,196	\$ 396,858	74%	D	1	1	1
170301035	MHR	R-1	0.17	\$ 47,745	\$ -	0%	V		1	1
170301045	MHR	R-1	0.17	\$ 84,549	\$ 126,826	60%	D	1	1	1
170301055	MHR	R-1	0.17	\$ 78,656	\$ 117,985	60%	D	1	1	1
170301065	MHR	R-1	0.17	\$ 209,820	\$ 243,330	54%	D	1	1	1
170301075	MHR	R-1	0.17	\$ 12,524	\$ 28,674	70%	D	1	1	1
170301085	MHR	R-1	0.17	\$ 133,027	\$ 199,539	60%	D	1	1	1
170301095	MHR	R-1	0.17	\$ 91,131	\$ 136,699	60%	D	1	1	1
170302025	MHR	R-1	0.17	\$ 92,957	\$ 139,438	60%	D	1	1	1
170302035	MHR	R-1	0.17	\$ 12,524	\$ 34,951	74%	D	1	1	1
170302045	MHR	R-1	0.17	\$ 26,498	\$ 89,486	77%	D	1	1	1
170302055	MHR	R-1	0.17	\$ 101,000	\$ 155,421	61%	D	1	1	1
170302065	MHR	R-1	0.17	\$ 170,942	\$ 180,457	51%	D	1	1	1
170302075	MHR	R-1	0.17	\$ 81,992	\$ 122,991	60%	D	1	1	1
170303015	MHR	R-1	0.17	\$ 82,031	\$ 123,049	60%	D	1	1	1
170303025	MHR	R-1	0.17	\$ 12,524	\$ 43,025	77%	D	1	1	1
170303035	MHR	R-1	0.17	\$ 98,053	\$ 147,082	60%	D	1	1	1
170303045	MHR	R-1	0.17	\$ 12,524	\$ 39,442	76%	D	1	1	1
170303055	MHR	R-1	0.17	\$ 12,481	\$ 34,809	74%	D	1	1	1
170303065	MHR	R-1	0.17	\$ 12,524	\$ 34,045	73%	D	1	1	1
170303075	MHR	R-1	0.17	\$ 12,524	\$ 51,429	80%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
170303085	MHR	R-1	0.17	\$ 92,004	\$ 138,007	60%	D	1	1	1
170304085	MHR	R-1	0.21	\$ 94,635	\$ 141,955	60%	D	1	1	1
170304095	MHR	R-1	0.18	\$ 193,417	\$ 193,417	50%	D	1	1	1
170304105	MHR	R-1	0.35	\$ 98,916	\$ 148,377	60%	D	1	2	1
170304115	MHR	R-1	0.31	\$ 302,430	\$ 302,430	50%	D	1	2	1
170304125	MHR	R-1	0.26	\$ 18,222	\$ 99,323	84%	D	1	2	1
170304135	MHR	R-1	0.31	\$ 90,197	\$ 154,372	63%	D	1	2	1
170305015	MHR	R-1	0.18	\$ 142,648	\$ 213,973	60%	D	1	1	1
170305085	MHR	R-1	0.2	\$ 213,282	\$ 213,282	50%	D	1	1	1
170305095	MHR	R-1	0.23	\$ 27,000	\$ 89,580	77%	D	1	1	1
170305105	MHR	R-1	0.17	\$ 12,524	\$ 47,510	79%	D	1	1	1
170305115	MHR	R-1	0.17	\$ 12,524	\$ 54,163	81%	D	1	1	1
170305125	MHR	R-1	0.24	\$ 143,959	\$ 242,669	63%	D	1	1	1
170305135	MHR	R-1	0.25	\$ 283,500	\$ 283,500	50%	D	1	1	1
170305145	MHR	R-1	0.16	\$ 84,124	\$ 132,036	61%	D	1	1	1
170305155	MHR	R-1	0.26	\$ 12,524	\$ 34,951	74%	D	1	2	1
170311015	MHR	R-1	0.17	\$ 95,804	\$ 143,708	60%	D	1	1	1
170311025	MHR	R-1	0.17	\$ 138,369	\$ 207,553	60%	D	1	1	1
170311035	MHR	R-1	0.17	\$ 144,113	\$ 216,170	60%	D	1	1	1
170311045	MHR	R-1	0.17	\$ 31,256	\$ 93,816	75%	D	1	1	1
170311055	MHR	R-1	0.17	\$ 126,004	\$ 291,922	70%	D	1	1	1
170311065	MHR	R-1	0.17	\$ 12,524	\$ 37,642	75%	D	1	1	1
170311075	MHR	R-1	0.17	\$ 18,065	\$ 70,649	80%	D	1	1	1
170311085	MHR	R-1	0.17	\$ 53,052	\$ 98,538	65%	D	1	1	1
170312015	MHR	R-1	0.17	\$ 12,524	\$ 33,161	73%	D	1	1	1
170312025	MHR	R-1	0.17	\$ 93,131	\$ 139,695	60%	D	1	1	1
170312035	MHR	R-1	0.17	\$ 241,893	\$ 241,893	50%	D	1	1	1
170313015	MHR	R-1	0.17	\$ 18,065	\$ 73,176	80%	D	1	1	1
170313025	MHR	R-1	0.17	\$ 75,794	\$ 137,312	64%	D	1	1	1
170313035	MHR	R-1	0.17	\$ 12,524	\$ 41,232	77%	D	1	1	1
170313045	MHR	R-1	0.17	\$ 79,450	\$ 119,177	60%	D	1	1	1
170313055	MHR	R-1	0.17	\$ 47,745	\$ 88,681	65%	D	1	1	1
170313065	MHR	R-1	0.17	\$ 12,524	\$ 75,780	86%	D	1	1	1
170313075	MHR	R-1	0.17	\$ 221,085	\$ 221,085	50%	D	1	1	1
170313085	MHR	R-1	0.17	\$ 100,803	\$ 188,436	65%	D	1	1	1
170313095	MHR	R-1	0.17	\$ 80,711	\$ 163,956	67%	D	1	1	1
170313105	MHR	R-1	0.17	\$ 18,077	\$ 72,402	80%	D	1	1	1
170313115	MHR	R-1	0.17	\$ 140,695	\$ 211,043	60%	D	1	1	1
170313125	MHR	R-1	0.17	\$ 280,000	\$ 280,000	50%	D	1	1	1
170313135	MHR	R-1	0.17	\$ 12,524	\$ 34,951	74%	D	1	1	1
170313145	MHR	R-1	0.17	\$ 104,779	\$ 157,168	60%	D	1	1	1
170313155	MHR	R-1	0.17	\$ 60,936	\$ 115,819	66%	D	1	1	1
170313165	MHR	R-1	0.17	\$ 130,110	\$ 219,237	63%	D	1	1	1
170313175	MHR	R-1	0.17	\$ 12,634	\$ 35,258	74%	D	1	1	1
170313185	MHR	R-1	0.17	\$ 12,481	\$ 36,501	75%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
170314015	MHR	R-1	0.17	\$ 12,543	\$ 35,912	74%	D	1	1	1
170314025	MHR	R-1	0.17	\$ 48,106	\$ 102,804	68%	D	1	1	1
170314035	MHR	R-1	0.17	\$ 135,775	\$ 199,337	59%	D	1	1	1
170314045	MHR	R-1	0.17	\$ 18,065	\$ 66,243	79%	D	1	1	1
170314055	MHR	R-1	0.17	\$ 143,342	\$ 215,013	60%	D	1	1	1
170314065	MHR	R-1	0.17	\$ 63,991	\$ 169,835	73%	D	1	1	1
170315015	MHR	R-1	0.2	\$ 96,078	\$ 144,124	60%	D	1	1	1
170315025	MHR	R-1	0.23	\$ 282,030	\$ 282,030	50%	D	1	1	1
170315035	MHR	R-1	0.18	\$ 14,012	\$ 51,593	79%	D	1	1	1
170315045	MHR	R-1	0.18	\$ 12,524	\$ 35,859	74%	D	1	1	1
170315055	MHR	R-1	0.23	\$ 12,524	\$ 34,951	74%	D	1	1	1
170315065	MHR	R-1	0.22	\$ 297,840	\$ 297,840	50%	D	1	1	1
170315075	MHR	R-1	0.21	\$ 243,973	\$ 271,473	53%	D	1	1	1
170315085	MHR	R-1	0.2	\$ 102,448	\$ 174,129	63%	D	1	1	1
170315095	MHR	R-1	0.2	\$ 79,385	\$ 203,424	72%	D	1	1	1
170315105	MHR	R-1	0.2	\$ 231,489	\$ 231,489	50%	D	1	1	1
170315115	MHR	R-1	0.19	\$ 14,012	\$ 89,075	86%	D	1	1	1
170315125	MHR	R-1	0.18	\$ 35,316	\$ 106,012	75%	D	1	1	1
170315135	MHR	R-1	0.18	\$ 94,471	\$ 141,709	60%	D	1	1	1
170315145	MHR	R-1	0.17	\$ 12,524	\$ 34,045	73%	D	1	1	1
170315155	MHR	R-1	0.19	\$ 91,133	\$ 136,704	60%	D	1	1	1
170315165	MHR	R-1	0.19	\$ 224,466	\$ 224,466	50%	D	1	1	1
170315175	MHR	R-1	0.19	\$ 34,106	\$ 106,655	76%	D	1	1	1
170315185	MHR	R-1	0.19	\$ 90,543	\$ 135,815	60%	D	1	1	1
170315195	MHR	R-1	0.19	\$ 155,665	\$ 233,498	60%	D	1	1	1
170315205	MHR	R-1	0.19	\$ 49,706	\$ 92,326	65%	D	1	1	1
170315215	MHR	R-1	0.2	\$ 12,543	\$ 41,293	77%	D	1	1	1
170315225	MHR	R-1	0.22	\$ 12,524	\$ 44,694	78%	D	1	1	1
170315235	MHR	R-1	0.23	\$ 89,478	\$ 171,778	66%	D	1	1	1
170315245	MHR	R-1	0.25	\$ 120,284	\$ 180,427	60%	D	1	1	1
170315255	MHR	R-1	0.17	\$ 124,380	\$ 207,093	62%	D	1	1	1
170316015	MHR	R-1	0.17	\$ 305,490	\$ 305,490	50%	D	1	1	1
170316025	MHR	R-1	0.17	\$ 56,093	\$ 125,123	69%	D	1	1	1
170316035	MHR	R-1	0.17	\$ 14,012	\$ 88,064	86%	D	1	1	1
170316045	MHR	R-1	0.17	\$ 56,093	\$ 106,243	65%	D	1	1	1
170316055	MHR	R-1	0.17	\$ 12,524	\$ 34,045	73%	D	1	1	1
170316065	MHR	R-1	0.17	\$ 140,695	\$ 211,043	60%	D	1	1	1
170316075	MHR	R-1	0.17	\$ 66,493	\$ 140,372	68%	D	1	1	1
170316085	MHR	R-1	0.17	\$ 56,093	\$ 104,181	65%	D	1	1	1
170316095	MHR	R-1	0.17	\$ 202,357	\$ 202,357	50%	D	1	1	1
170316105	MHR	R-1	0.17	\$ 12,524	\$ 37,364	75%	D	1	1	1
170316115	MHR	R-1	0.17	\$ 90,199	\$ 135,301	60%	D	1	1	1
170316125	MHR	R-1	0.17	\$ 89,936	\$ 134,906	60%	D	1	1	1
170320015	MHR	R-1	0	\$ -	\$ -	0%	V		0	0
170321015	MHR	R-1	0.17	\$ 76,580	\$ 114,872	60%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
170321025	MHR	R-1	0.17	\$ 12,543	\$ 32,306	72%	D	1	1	1
170321035	MHR	R-1	0.17	\$ 144,855	\$ 217,283	60%	D	1	1	1
170321045	MHR	R-1	0.23	\$ 98,746	\$ 168,096	63%	D	1	1	1
170321055	MHR	R-1	0.24	\$ 202,878	\$ 202,878	50%	D	1	1	1
170321065	MHR	R-1	0.22	\$ 60,993	\$ 113,284	65%	D	1	1	1
170321075	MHR	R-1	0.21	\$ 283,050	\$ 283,050	50%	D	1	1	1
170322015	MHR	R-1	0.17	\$ 234,090	\$ 234,090	50%	D	1	1	1
170322025	MHR	R-1	0.17	\$ 12,481	\$ 33,104	73%	D	1	1	1
170322035	MHR	R-1	0.17	\$ 45,850	\$ 132,900	74%	D	1	1	1
170322045	MHR	R-1	0.17	\$ 78,673	\$ 146,115	65%	D	1	1	1
170322055	MHR	R-1	0.17	\$ 91,759	\$ 189,481	67%	D	1	1	1
170322065	MHR	R-1	0.26	\$ 12,524	\$ 55,579	82%	D	1	2	1
170322075	MHR	R-1	0.23	\$ 60,936	\$ 144,374	70%	D	1	1	1
170322085	MHR	R-1	0.16	\$ 80,519	\$ 120,784	60%	D	1	1	1
170322095	MHR	R-1	0.17	\$ 104,162	\$ 156,243	60%	D	1	1	1
170323015	MHR	R-1	0.19	\$ 138,369	\$ 207,553	60%	D	1	1	1
170323025	MHR	R-1	0.17	\$ 12,524	\$ 47,396	79%	D	1	1	1
170323035	MHR	R-1	0.18	\$ 47,907	\$ 88,991	65%	D	1	1	1
170323045	MHR	R-1	0.19	\$ 107,920	\$ 161,882	60%	D	1	1	1
170323055	MHR	R-1	0.19	\$ 12,524	\$ 32,258	72%	D	1	1	1
170323065	MHR	R-1	0.2	\$ 12,524	\$ 34,951	74%	D	1	1	1
170323075	MHR	R-1	0.21	\$ 223,165	\$ 223,165	50%	D	1	1	1
170323085	MHR	R-1	0.2	\$ 91,134	\$ 136,705	60%	D	1	1	1
170323095	MHR	R-1	0.19	\$ 140,531	\$ 210,798	60%	D	1	1	1
170323105	MHR	R-1	0.19	\$ 86,461	\$ 146,449	63%	D	1	1	1
170323115	MHR	R-1	0.19	\$ 197,676	\$ 197,676	50%	D	1	1	1
170323125	MHR	R-1	0.19	\$ 46,810	\$ 86,941	65%	D	1	1	1
170324075	MHR	R-1	0.17	\$ 12,524	\$ 34,951	74%	D	1	1	1
170324085	MHR	R-1	0.17	\$ 81,143	\$ 150,699	65%	D	1	1	1
170324105	MHR	R-1	0.17	\$ 92,718	\$ 139,080	60%	D	1	1	1
170324115	MHR	R-1	0.17	\$ 133,112	\$ 199,670	60%	D	1	1	1
170324125	MHR	R-1	0.17	\$ 254,377	\$ 254,377	50%	D	1	1	1
170324175	MHR	R-1	0.34	\$ 12,543	\$ 41,410	77%	D	1	2	1
170324185	MHR	R-1	0.26	\$ 140,695	\$ 218,221	61%	D	1	2	1
170325015	MHR	R-1	0.17	\$ 109,983	\$ 203,152	65%	D	1	1	1
170325025	MHR	R-1	0.17	\$ 206,519	\$ 206,519	50%	D	1	1	1
170325035	MHR	R-1	0.17	\$ 339,150	\$ 339,150	50%	D	1	1	1
170325045	MHR	R-1	0.17	\$ 218,484	\$ 218,484	50%	D	1	1	1
170325055	MHR	R-1	0.17	\$ 77,113	\$ 115,672	60%	D	1	1	1
170340015	MHR	R-1	1.4	\$ -	\$ -	0%	V		6	6
170340035	MHR	R-1	1.02	\$ -	\$ -	0%	V		5	5
170340045	MHR	R-1	0.95	\$ -	\$ -	0%	V		4	4
170341015	MHR	R-1	0.11	\$ 254,356	\$ 42,391	14%	U	1	1	1
170341025	MHR	R-1	0.11	\$ 11,625	\$ 34,045	75%	D	1	1	1
170341035	MHR	R-1	0.16	\$ 91,032	\$ 92,638	50%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
170341045	MHR	R-1	0.14	\$ 50,962	\$ 75,660	60%	D	1	1	1
170341055	MHR	R-1	0.18	\$ 77,287	\$ 6,978	8%	U	1	1	1
170341065	MHR	R-1	0.13	\$ 177,604	\$ 74,842	30%	D	1	1	1
170341075	MHR	R-1	0.2	\$ 275,554	\$ 60,408	18%	U	1	1	1
170341085	MHR	R-1	0.3	\$ 228,862	\$ 191,840	46%	D	1	2	1
170341095	MHR	R-1	0.29	\$ 16,373	\$ 57,287	78%	D	1	2	1
170341105	MHR	R-1	0.22	\$ 74,993	\$ 108,521	59%	D	1	1	1
170341115	MHR	R-1	0.22	\$ 525,000	\$ 150,000	22%	U	1	1	1
170342015	MHR	R-1	0.28	\$ 224,936	\$ 107,112	32%	D	1	2	1
170342025	MHR	R-1	0.22	\$ 137,659	\$ 86,035	38%	D	1	1	1
170342035	MHR	R-1	0.22	\$ 105,041	\$ 158,268	60%	D	1	1	1
170342045	MHR	R-1	0.22	\$ 60,629	\$ 110,220	65%	D	1	1	1
170342055	MHR	R-1	0.22	\$ 64,427	\$ 146,972	70%	D	1	1	1
170342065	MHR	R-1	0.3	\$ 317,946	\$ 153,674	33%	D	1	2	1
170342075	MHR	R-1	0.24	\$ 128,524	\$ 97,277	43%	D	1	1	1
170342085	MHR	R-1	0.25	\$ 147,490	\$ 98,326	40%	D	1	1	1
170342095	MHR	R-1	0.56	\$ 250,774	\$ 145,181	37%	D	1	3	1
170342105	MHR	R-1	0.15	\$ 237,823	\$ 84,318	26%	D	1	1	1
170342115	MHR	R-1	0.15	\$ 232,418	\$ 43,239	16%	U	1	1	1
170342125	MHR	R-1	0.14	\$ 56,432	\$ 69,579	55%	D	1	1	1
170342135	MHR	R-1	0.15	\$ 116,837	\$ 99,312	46%	D	1	1	1
170342145	MHR	R-1	0.14	\$ 237,823	\$ 73,508	24%	U	1	1	1
170342155	MHR	R-1	0.15	\$ 12,540	\$ 46,532	79%	D	2	2	2
170342165	MHR	R-1	0.14	\$ 387,600	\$ 89,200	19%	U	1	1	1
170342175	MHR	R-1	0.45	\$ 9,833	\$ -	0%	V		2	2
170342185	MHR	R-1	0.12	\$ 71,425	\$ 78,566	52%	D	1	1	1
170342195	MHR	R-1	0.15	\$ 58,277	\$ 58,277	50%	D	1	1	1
170342205	MHR	R-1	0.13	\$ 10,753	\$ -	0%	V		1	1
170342235	MHR	R-1	0.17	\$ 405,756	\$ 109,242	21%	U	1	1	1
170342245	MHR	R-1	0.16	\$ 10,753	\$ -	0%	V		1	1
170342255	MHR	R-1	0.16	\$ 123,582	\$ 107,865	47%	D	1	1	1
170342265	MHR	R-1	0.16	\$ 10,753	\$ -	0%	V		1	1
170342275	MHR	R-1	0.17	\$ 10,753	\$ -	0%	V		1	1
170342285	MHR	R-1	0.14	\$ 231,553	\$ 82,696	26%	D	1	1	1
170342295	MHR	R-1	0.16	\$ 10,753	\$ -	0%	V		1	1
170342305	MHR	R-1	0.16	\$ 191,196	\$ 77,600	29%	D	1	1	1
170342315	MHR	R-1	0.16	\$ 10,753	\$ -	0%	V		1	1
170342325	MHR	R-1	0.15	\$ 9,933	\$ 4,009	29%	D		1	0
170342335	MHR	R-1	0.16	\$ 59,442	\$ 104,035	64%	D	2	2	2
170342345	MHR	R-1	0.16	\$ 418,200	\$ 153,000	27%	D	2	2	2
170342355	MHR	R-1	0.15	\$ 47,515	\$ 78,698	62%	D	2	2	2
170342365	MHR	R-1	0.17	\$ 49,977	\$ 72,297	59%	D	2	2	2
170342375	MHR	R-1	0.13	\$ 71,425	\$ 107,141	60%	D	1	1	1
170342395	MHR	R-1	0.16	\$ 176,421	\$ 104,360	37%	D	1	1	1
170343015	MHR	R-1	0.13	\$ 55,325	\$ 67,453	55%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
170343025	MHR	R-1	0.1	\$ 254,356	\$ 31,794	11%	U	1	1	1
170343035	MHR	R-1	0.11	\$ 71,425	\$ 71,425	50%	D	1	1	1
170343045	MHR	R-1	0.11	\$ 270,254	\$ 108,951	29%	D	1	1	1
170343055	MHR	R-1	0.15	\$ 500,000	\$ 100,000	17%	U	1	1	1
170343075	MHR	R-1	0.11	\$ 109,402	\$ 72,934	40%	D	1	1	1
170343085	MHR	R-1	0.14	\$ 426,564	\$ 100,918	19%	U	1	1	1
170343095	MHR	R-1	0.15	\$ 194,096	\$ 77,635	29%	D	1	1	1
170343105	MHR	R-1	0.15	\$ 530,000	\$ 115,000	18%	U	1	1	1
170343115	MHR	R-1	0.22	\$ 157,913	\$ 156,383	50%	D	1	1	1
170343125	MHR	R-1	0.22	\$ 155,463	\$ 93,275	37%	D	1	1	1
170343135	MHR	R-1	0.22	\$ 131,092	\$ 95,338	42%	D	1	1	1
170343145	MHR	R-1	0.22	\$ 55,747	\$ 122,070	69%	D	1	1	1
170343155	MHR	R-1	0.22	\$ 286,150	\$ 84,784	23%	U	1	1	1
170343165	MHR	R-1	0.22	\$ 208,065	\$ 128,775	38%	D	1	1	1
170343175	MHR	R-1	0.2	\$ 157,455	\$ 88,847	36%	D	1	1	1
170343205	MHR	R-1	0.15	\$ 38,869	\$ 59,154	60%	D	1	1	1
170343215	MHR	R-1	0.13	\$ 148,082	\$ 87,500	37%	D	1	1	1
170343225	MHR	R-1	0.12	\$ 275,554	\$ 63,588	19%	U	1	1	1
170343235	MHR	R-1	0.12	\$ 109,850	\$ 82,385	43%	D	1	1	1
170343245	MHR	R-1	0.14	\$ 44,579	\$ 80,998	65%	D	1	1	1
170343255	MHR	R-1	0.17	\$ 67,852	\$ 167,395	71%	D	1	1	1
170343275	MHR	R-1	0.14	\$ 147,490	\$ 92,250	38%	D	1	1	1
170343285	MHR	R-1	0.14	\$ 48,734	\$ 96,397	66%	D	1	1	1
170343295	MHR	R-1	2.38	\$ 74,873	\$ -	0%	V		10	10
170343305	MHR	R-1	0.16	\$ 50,752	\$ 63,672	56%	D	1	1	1
170343315	MHR	R-1	0.17	\$ 219,312	\$ 67,480	24%	U	1	1	1
170343325	MHR	R-1	0.19	\$ 248,633	\$ 135,126	35%	D	1	1	1
170343335	MHR	R-1	0.22	\$ 622,200	\$ 131,580	17%	U	1	1	1
170343345	MHR	R-1	0.21	\$ 55,965	\$ 74,030	57%	D	1	1	1
170343355	MHR	R-1	0.14	\$ 123,991	\$ 55,792	31%	D	1	1	1
170343365	MHR	R-1	0	\$ 695	\$ -	0%	V		0	0
170362220	MHR	R-1	0.72	\$ -	\$ -	0%	V		3	3
200073010	MR	R-1	0.39	\$ 310,810	\$ 189,218	38%	D	1	2	1
200073020	MR	R-1	0	\$ 348,869	\$ 176,302	34%	D	1	1	1
200073030	MR	R-1	0.15	\$ 12,926	\$ 142,168	92%	D	1	1	1
200073040	MR	R-1	0.3	\$ 16,107	\$ 17,922	53%	D	1	2	1
200073050	MR	R-1	0.15	\$ 84,031	\$ 135,777	62%	D	1	1	1
200073060	MR	R-1	0.16	\$ 12,481	\$ 53,699	81%	D	1	1	1
200073070	MR	R-1	0.24	\$ 520,200	\$ 134,211	21%	U	1	1	1
200073080	MR	R-1	0.38	\$ 468,180	\$ 165,423	26%	D	1	2	1
200073090	MR	R-1	0.09	\$ 191,196	\$ 67,480	26%	D	1	1	1
200073100	MR	R-1	0.3	\$ 130,588	\$ 99,492	43%	D	1	2	1
200073110	MR	R-1	0.3	\$ 14,320	\$ 27,772	66%	D	2	2	2
200073120	MR	R-1	0.14	\$ 107,260	\$ 119,177	53%	D	1	1	1
200073135	MR	R-1	0.01	\$ -	\$ -	0%	V		1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200073145	MR	R-1	0.01	\$ -	\$ -	0%	V		1	1
200073155	MR	R-1	0.04	\$ -	\$ -	0%	V		1	1
210031110	MR	R-1	0.27	\$ 11,625	\$ 82,804	88%	D	1	2	1
210031120	MR	R-1	0.27	\$ 68,216	\$ 71,243	51%	D	1	2	1
210031130	MR	R-1	0.26	\$ 12,524	\$ 33,161	73%	D	1	2	1
210031200	MR	R-1	0.31	\$ 374,895	\$ 159,881	30%	D	1	2	1
220040260	MR	R-1	0.86	\$ 632,400	\$ 80,580	11%	U	1	4	4
220040270	MR	R-1	0.02	\$ 9,118	\$ -	0%	V		1	1
220052050	MR	R-1	0.15	\$ 360,338	\$ 97,502	21%	U	1	1	1
220052060	MR	R-1	0.15	\$ 270,254	\$ 64,859	19%	U	1	1	1
220052070	MR	R-1	0.15	\$ 155,275	\$ 38,815	20%	U	1	1	1
220052080	MR	R-1	0.23	\$ 328,544	\$ 63,588	16%	U	1	1	1
220052090	MR	R-1	0.15	\$ 45,469	\$ 68,216	60%	D	1	1	1
220052100	MR	R-1	0.16	\$ 128,521	\$ 92,300	42%	D	1	1	1
220061025	MR	R-1	0.32	\$ 119,083	\$ 170,467	59%	D	1	2	1
220061035	MR	R-1	0.17	\$ 70,234	\$ 108,645	61%	D	1	1	1
220061045	MR	R-1	0.17	\$ 14,319	\$ 30,461	68%	D	1	1	1
220061055	MR	R-1	0.17	\$ 141,034	\$ 211,552	60%	D	1	1	1
220061065	MR	R-1	0.17	\$ 81,441	\$ 122,167	60%	D	1	1	1
220061075	MR	R-1	0.17	\$ 82,192	\$ 123,292	60%	D	1	1	1
220061085	MR	R-1	0.17	\$ 106,167	\$ 159,254	60%	D	1	1	1
220061095	MR	R-1	0.17	\$ 99,574	\$ 149,361	60%	D	1	1	1
220061105	MR	R-1	0.17	\$ 220,177	\$ 220,177	50%	D	1	1	1
220061115	MR	R-1	0.17	\$ 216,923	\$ 216,923	50%	D	1	1	1
220061125	MR	R-1	0.19	\$ 331,250	\$ 331,250	50%	D	1	1	1
220061135	MR	R-1	0.29	\$ 126,863	\$ 190,296	60%	D	1	2	1
220061145	MR	R-1	0.22	\$ 14,319	\$ 36,735	72%	D	1	1	1
220061155	MR	R-1	0.16	\$ 83,513	\$ 125,270	60%	D	1	1	1
220061165	MR	R-1	0.21	\$ 275,400	\$ 275,400	50%	D	1	1	1
220061170	MR	R-1	0.38	\$ 11,837	\$ 43,763	79%	D	1	2	1
220061180	MR	R-1	0.38	\$ 228,867	\$ 113,175	33%	D	1	2	1
220062015	MR	R-1	0.16	\$ 20,400	\$ 41,677	67%	D	1	1	1
220062025	MR	R-1	0.16	\$ 238,170	\$ 238,170	50%	D	1	1	1
220062035	MR	R-1	0.16	\$ 303,450	\$ 303,450	50%	D	1	1	1
220062045	MR	R-1	0.16	\$ 16,542	\$ 30,740	65%	D	1	1	1
220062055	MR	R-1	0.16	\$ 95,804	\$ 143,708	60%	D	1	1	1
220062065	MR	R-1	0.16	\$ 14,319	\$ 30,461	68%	D	1	1	1
220062075	MR	R-1	0.16	\$ 14,319	\$ 75,080	84%	D	1	1	1
220062085	MR	R-1	0.16	\$ 200,305	\$ 200,305	50%	D	1	1	1
220062095	MR	R-1	0.16	\$ 43,392	\$ 80,603	65%	D	1	1	1
220062105	MR	R-1	0.16	\$ 80,759	\$ 121,140	60%	D	1	1	1
220062115	MR	R-1	0.16	\$ 16,542	\$ 58,668	78%	D	1	1	1
220062125	MR	R-1	0.16	\$ 84,887	\$ 127,333	60%	D	1	1	1
220062135	MR	R-1	0.16	\$ 14,319	\$ 28,674	67%	D	1	1	1
220062145	MR	R-1	0.16	\$ 14,445	\$ 28,015	66%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220062155	MR	R-1	0.16	\$ 14,319	\$ 27,769	66%	D	1	1	1
220062165	MR	R-1	0.16	\$ 86,459	\$ 129,690	60%	D	1	1	1
220062175	MR	R-1	0.16	\$ 14,289	\$ 29,967	68%	D	1	1	1
220062185	MR	R-1	0.16	\$ 25,336	\$ 84,976	77%	D	1	1	1
220062195	MR	R-1	0.16	\$ 88,190	\$ 132,286	60%	D	1	1	1
220062205	MR	R-1	0.16	\$ 14,319	\$ 39,037	73%	D	1	1	1
220063015	MR	R-1	0.17	\$ 14,319	\$ 26,880	65%	D	1	1	1
220063025	MR	R-1	0.16	\$ 14,319	\$ 27,769	66%	D	1	1	1
220063035	MR	R-1	0.16	\$ 66,493	\$ 123,498	65%	D	1	1	1
220063045	MR	R-1	0.18	\$ 219,382	\$ 219,382	50%	D	1	1	1
220063055	MR	R-1	0.17	\$ 14,445	\$ 65,873	82%	D	1	1	1
220063065	MR	R-1	0.17	\$ 44,207	\$ 82,113	65%	D	1	1	1
220063075	MR	R-1	0.17	\$ 43,341	\$ 80,503	65%	D	1	1	1
220063085	MR	R-1	0.17	\$ 106,603	\$ 159,905	60%	D	1	1	1
220063095	MR	R-1	0.17	\$ 121,730	\$ 182,595	60%	D	1	1	1
220063105	MR	R-1	0.17	\$ 123,939	\$ 185,909	60%	D	1	1	1
220063115	MR	R-1	0.17	\$ 14,319	\$ 34,951	71%	D	1	1	1
220063125	MR	R-1	0.17	\$ 14,319	\$ 29,571	67%	D	1	1	1
220063135	MR	R-1	0.17	\$ 73,985	\$ 137,407	65%	D	1	1	1
220063145	MR	R-1	0.16	\$ 14,319	\$ 27,769	66%	D	1	1	1
220064015	MR	R-1	0.19	\$ 210,681	\$ 210,681	50%	D	1	1	1
220064025	MR	R-1	0.17	\$ 302,500	\$ 302,500	50%	D	1	1	1
220065015	MR	R-1	0.16	\$ 14,319	\$ 33,161	70%	D	1	1	1
220065025	MR	R-1	0.17	\$ 129,721	\$ 272,732	68%	D	1	1	1
220065035	MR	R-1	0.17	\$ 32,487	\$ 105,567	76%	D	1	1	1
220065045	MR	R-1	0.16	\$ 83,654	\$ 125,483	60%	D	1	1	1
220066015	MR	R-1	0.16	\$ 233,160	\$ 233,160	50%	D	1	1	1
220066025	MR	R-1	0.17	\$ 33,896	\$ 101,749	75%	D	1	1	1
220070140	MR	R-1	0.01	\$ -	\$ -	0%	V		1	1
220071010	MR	R-1	0.22	\$ 426,564	\$ 108,201	20%	U	1	1	1
220071020	MR	R-1	0.2	\$ 436,968	\$ 156,060	26%	D	1	1	1
220071030	MR	R-1	0.2	\$ 151,050	\$ 109,855	42%	D	1	1	1
220071040	MR	R-1	0.2	\$ 15,183	\$ 84,515	85%	D	1	1	1
220071050	MR	R-1	0.2	\$ 370,937	\$ 152,613	29%	D	1	1	1
220071060	MR	R-1	0.2	\$ 14,319	\$ 36,735	72%	D	1	1	1
220071070	MR	R-1	0.24	\$ 14,319	\$ 52,889	79%	D	1	1	1
220071080	MR	R-1	0.24	\$ 14,319	\$ 44,819	76%	D	1	1	1
220071090	MR	R-1	0.24	\$ 143,014	\$ 189,237	57%	D	1	1	1
220071100	MR	R-1	0.24	\$ 209,500	\$ 159,881	43%	D	1	1	1
220071110	MR	R-1	0.24	\$ 224,936	\$ 170,863	43%	D	1	1	1
220072010	MR	R-1	0.18	\$ 242,579	\$ 122,512	34%	D	1	1	1
220072020	MR	R-1	0.19	\$ 149,250	\$ 91,786	38%	D	1	1	1
220072030	MR	R-1	0.19	\$ 91,032	\$ 126,052	58%	D	1	1	1
220072040	MR	R-1	0.19	\$ 14,319	\$ 38,536	73%	D	1	1	1
220072050	MR	R-1	0.19	\$ 364,140	\$ 130,050	26%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220072060	MR	R-1	0.19	\$ 53,478	\$ 121,994	70%	D	1	1	1
220072070	MR	R-1	0.23	\$ 286,686	\$ 121,288	30%	D	1	1	1
220072080	MR	R-1	0.23	\$ 56,861	\$ 88,541	61%	D	1	1	1
220072090	MR	R-1	0.23	\$ 30,740	\$ 136,210	82%	D	1	1	1
220072100	MR	R-1	0.23	\$ 171,584	\$ 120,953	41%	D	1	1	1
220072110	MR	R-1	0.23	\$ 14,319	\$ 77,117	84%	D	1	1	1
220081010	MR	R-1	0.19	\$ 15,697	\$ 50,190	76%	D	1	1	1
220081020	MR	R-1	0.18	\$ 14,319	\$ 31,357	69%	D	1	1	1
220081030	MR	R-1	0.18	\$ 360,338	\$ 115,012	24%	D	1	1	1
220081040	MR	R-1	0.18	\$ 14,319	\$ 38,536	73%	D	1	1	1
220081050	MR	R-1	0.18	\$ 14,319	\$ 29,571	67%	D	1	1	1
220081060	MR	R-1	0.18	\$ 275,660	\$ 91,885	25%	D	1	1	1
220081070	MR	R-1	0.18	\$ 149,132	\$ 80,300	35%	D	1	1	1
220081080	MR	R-1	0.2	\$ 164,979	\$ 85,433	34%	D	1	1	1
220081090	MR	R-1	0.28	\$ 14,319	\$ 39,200	73%	D	1	2	1
220081100	MR	R-1	0.25	\$ 14,342	\$ 31,404	69%	D	1	1	1
220081110	MR	R-1	0.25	\$ 60,629	\$ 163,024	73%	D	1	1	1
220081120	MR	R-1	0.19	\$ 540,600	\$ 111,180	17%	U	1	1	1
220081130	P	R-1	0.19	\$ 370,937	\$ 95,383	20%	U	1	1	1
220081140	MR	R-1	0.19	\$ 147,490	\$ 99,744	40%	D	1	1	1
220081150	MR	R-1	0.19	\$ 275,660	\$ 90,804	25%	D	1	1	1
220081230	MR	R-1	1.12	\$ 606,451	\$ 361,665	37%	D	1	5	1
220081240	MR	R-1	0.18	\$ 14,319	\$ 42,127	75%	D	1	1	1
220081250	MR	R-1	0.18	\$ 90,852	\$ 136,281	60%	D	1	1	1
220081260	MR	R-1	0.18	\$ 132,059	\$ 198,089	60%	D	1	1	1
220081270	MR	R-1	0.18	\$ 77,797	\$ 134,387	63%	D	1	1	1
220081280	MR	R-1	0.18	\$ 54,556	\$ 115,195	68%	D	1	1	1
220081290	MR	R-1	0.17	\$ 147,881	\$ 221,824	60%	D	1	1	1
220081300	MR	R-1	0.2	\$ 125,699	\$ 188,550	60%	D	1	1	1
220081310	MR	R-1	0.2	\$ 111,239	\$ 166,859	60%	D	1	1	1
220081320	MR	R-1	0.18	\$ 306,000	\$ 306,000	50%	D	1	1	1
220081330	MR	R-1	0.19	\$ 27,324	\$ 83,845	75%	D	1	1	1
220081340	MR	R-1	0.18	\$ 211,981	\$ 211,981	50%	D	1	1	1
220081350	MR	R-1	0.18	\$ 101,275	\$ 151,914	60%	D	1	1	1
220081360	MR	R-1	0.18	\$ 83,323	\$ 137,324	62%	D	1	1	1
220081370	MR	R-1	0.18	\$ 98,674	\$ 148,014	60%	D	1	1	1
220081380	MR	R-1	0.18	\$ 16,542	\$ 91,235	85%	D	1	1	1
220081390	MR	R-1	0.18	\$ 16,329	\$ 68,491	81%	D	1	1	1
220081400	MR	R-1	0.2	\$ 95,191	\$ 142,791	60%	D	1	1	1
220082010	MR	R-1	0.19	\$ 14,319	\$ 34,681	71%	D	1	1	1
220082020	MR	R-1	0.18	\$ 15,697	\$ 42,654	73%	D	1	1	1
220082030	MR	R-1	0.18	\$ 275,660	\$ 96,767	26%	D	1	1	1
220082040	MR	R-1	0.18	\$ 14,319	\$ 35,859	71%	D	1	1	1
220082050	MR	R-1	0.18	\$ 231,553	\$ 98,643	30%	D	1	1	1
220082060	MR	R-1	0.18	\$ 105,156	\$ 155,014	60%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220082070	MR	R-1	0.18	\$ 178,515	\$ 124,870	41%	D	1	1	1
220082080	MR	R-1	0.18	\$ 14,319	\$ 169,573	92%	D	1	1	1
220082090	MR	R-1	0.18	\$ 14,319	\$ 103,160	88%	D	1	1	1
220082100	MR	R-1	0.18	\$ 56,861	\$ 56,042	50%	D	1	1	1
220082110	MR	R-1	0.18	\$ 105,156	\$ 183,117	64%	D	1	1	1
220082120	MR	R-1	0.18	\$ 129,399	\$ 73,755	36%	D	1	1	1
220082130	MR	R-1	0.18	\$ 14,319	\$ 40,332	74%	D	1	1	1
220082140	MR	R-1	0.18	\$ 478,584	\$ 67,626	12%	U	1	1	1
220082150	MR	R-1	0.18	\$ 14,319	\$ 34,045	70%	D	1	1	1
220083020	MR	R-1	0.18	\$ 342,450	\$ 342,450	50%	D	1	1	1
220083030	MR	R-1	0.19	\$ 351,849	\$ 351,849	50%	D	1	1	1
220083040	MR	R-1	0.18	\$ 109,769	\$ 164,655	60%	D	1	1	1
220083050	MR	R-1	0.21	\$ 134,519	\$ 201,780	60%	D	1	1	1
220083060	MR	R-1	0.22	\$ 95,807	\$ 143,713	60%	D	1	1	1
220083070	MR	R-1	0.23	\$ 14,319	\$ 34,951	71%	D	1	1	1
220083080	MR	R-1	0.19	\$ 55,073	\$ 102,286	65%	D	1	1	1
220083090	MR	R-1	0.18	\$ 136,207	\$ 204,311	60%	D	1	1	1
220083100	MR	R-1	0.18	\$ 14,319	\$ 34,951	71%	D	1	1	1
220083110	MR	R-1	0.18	\$ 45,091	\$ 83,753	65%	D	1	1	1
220083120	MR	R-1	0.18	\$ 202,878	\$ 202,878	50%	D	1	1	1
220083130	MR	R-1	0.18	\$ 30,440	\$ 101,585	77%	D	1	1	1
220083140	MR	R-1	0.18	\$ 85,837	\$ 128,759	60%	D	1	1	1
220084010	MR	R-1	0.19	\$ 108,392	\$ 162,591	60%	D	1	1	1
220084020	MR	R-1	0.19	\$ 236,691	\$ 236,691	50%	D	1	1	1
220084030	MR	R-1	0.18	\$ 62,413	\$ 115,927	65%	D	1	1	1
220084040	MR	R-1	0.18	\$ 75,850	\$ 113,778	60%	D	1	1	1
220084070	MR	R-1	0.19	\$ 331,500	\$ 331,500	50%	D	1	1	1
220084080	MR	R-1	0.19	\$ 100,155	\$ 150,234	60%	D	1	1	1
220084090	MR	R-1	0.19	\$ 98,251	\$ 168,789	63%	D	1	1	1
220084100	MR	R-1	0.18	\$ 14,319	\$ 165,606	92%	D	1	1	1
220084110	MR	R-1	0.2	\$ 14,164	\$ 39,889	74%	D	1	1	1
220084130	MR	R-1	0.03	\$ 14,038	\$ 41,305	75%	D	1	1	1
220090040	MR	R-1	3.65	\$ 62,767	\$ 31,357	33%	D	1	15	1
220090070	MR	R-1	0.13	\$ 157,455	\$ 88,319	36%	D	1	1	1
220090080	MR	R-1	0.22	\$ 312,647	\$ 111,280	26%	D	1	1	1
220090100	MR	R-1	0.17	\$ 171,580	\$ 32,989	16%	U	1	1	1
220090110	MR	R-1	0.18	\$ 485,000	\$ 80,000	14%	U	1	1	1
220090120	MR	R-1	0.17	\$ 10,621	\$ 38,033	78%	D	1	1	1
220090140	MR	R-1	0.16	\$ 126,187	\$ 53,914	30%	D	1	1	1
220090150	MR	R-1	0.16	\$ 118,150	\$ 71,931	38%	D	1	1	1
220090160	MR	R-1	0.16	\$ 176,421	\$ 84,901	32%	D	1	1	1
220090180	MR	R-1	0.2	\$ 10,621	\$ 73,825	87%	D	1	1	1
220090190	MR	R-1	0.2	\$ 71,425	\$ 105,710	60%	D	1	1	1
220090200	MR	R-1	0.19	\$ 116,837	\$ 144,879	55%	D	1	1	1
220090210	MR	R-1	0.15	\$ 10,732	\$ 5,351	33%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220090220	MR	R-1	0.16	\$ 65,565	\$ 85,965	57%	D	1	1	1
220090230	MR	R-1	0.17	\$ 168,702	\$ 64,104	28%	D	2	2	2
220090290	MR	R-1	0.23	\$ 176,421	\$ 71,670	29%	D	1	1	1
220090300	MR	R-1	0.23	\$ 510,000	\$ 166,260	25%	D	1	1	1
220090400	MR	R-1	0.23	\$ 275,554	\$ 95,383	26%	D	1	1	1
220090410	MR	R-1	0.13	\$ 119,177	\$ 141,821	54%	D	1	1	1
220090450	MR	R-1	1.86	\$ 64,554	\$ 236,676	79%	D	4	8	4
220090480	MR	R-1	0.17	\$ 129,742	\$ 127,615	50%	D	1	1	1
220090490	MR	R-1	0.17	\$ 116,841	\$ 80,617	41%	D	1	1	1
220090500	MR	R-1	0.19	\$ 9,792	\$ 36,230	79%	D	1	1	1
220090510	MR	R-1	0.17	\$ 9,792	\$ 36,230	79%	D	1	1	1
220100020	MR	R-1	0.14	\$ 457,776	\$ 140,454	23%	U	1	1	1
220100030	MR	R-1	0.14	\$ 459,000	\$ 99,960	18%	U	1	1	1
220100080	MR	R-1	0.14	\$ 176,421	\$ 65,605	27%	D	1	1	1
220100090	MR	R-1	0.14	\$ 107,398	\$ 64,037	37%	D	1	1	1
220100100	MR	R-1	0.17	\$ 307,348	\$ 70,211	19%	U	1	1	1
220100110	MR	R-1	0.17	\$ 107,260	\$ 101,300	49%	D	1	1	1
220100130	MR	R-1	0.15	\$ 499,800	\$ 35,700	7%	U	1	1	1
220100150	MR	R-1	0.14	\$ 387,600	\$ 71,400	16%	U	1	1	1
220100160	MR	R-1	0.14	\$ 10,732	\$ 9,833	48%	D	1	1	1
220100170	MR	R-1	0.14	\$ 164,777	\$ 110,241	40%	D	1	1	1
220100180	MR	R-1	0.14	\$ 107,260	\$ 153,351	59%	D	1	1	1
220100190	MR	R-1	0.17	\$ 66,877	\$ 52,010	44%	D	1	1	1
220100200	MR	R-1	0.17	\$ 10,621	\$ 27,030	72%	D	1	1	1
220100230	MR	R-1	0.17	\$ 124,369	\$ 49,767	29%	D	1	1	1
220100240	MR	R-1	0.17	\$ 10,732	\$ 136,235	93%	D	1	1	1
220100250	MR	R-1	0.18	\$ 124,369	\$ 57,206	32%	D	1	1	1
220100260	MR	R-1	0.15	\$ 66,877	\$ 81,740	55%	D	1	1	1
220100270	MR	R-1	0.17	\$ 137,312	\$ 102,984	43%	D	1	1	1
220100280	MR	R-1	0.17	\$ 11,976	\$ 32,094	73%	D	1	1	1
220100290	MR	R-1	0.17	\$ 114,716	\$ 83,686	42%	D	1	1	1
220100300	MR	R-1	0.17	\$ 116,841	\$ 84,923	42%	D	1	1	1
220100310	MR	R-1	0.17	\$ 540,600	\$ 160,650	23%	U	1	1	1
220100320	MR	R-1	0.16	\$ 10,748	\$ 39,203	78%	D	1	1	1
220100330	MR	R-1	0.15	\$ 423,929	\$ 192,886	31%	D	1	1	1
220100340	MR	R-1	0.17	\$ 71,425	\$ 106,579	60%	D	1	1	1
220100350	MR	R-1	0.18	\$ 10,732	\$ 37,642	78%	D	1	1	1
220100360	MR	R-1	0.15	\$ 71,426	\$ 84,053	54%	D	1	1	1
220100380	MR	R-1	0.14	\$ 176,421	\$ 104,748	37%	D	1	1	1
220100390	MR	R-1	0.14	\$ 408,000	\$ 96,900	19%	U	1	1	1
220100420	MR	R-1	0.71	\$ 270,405	\$ 147,492	35%	D	1	3	1
220100430	MR	R-1	0.17	\$ 142,335	\$ 87,985	38%	D	1	1	1
220100440	MR	R-1	0.14	\$ 231,553	\$ 48,238	17%	U	1	1	1
220100450	MR	R-1	0.14	\$ 349,741	\$ 73,126	17%	U	3	3	3
220100460	MR	R-1	0.12	\$ 405,756	\$ 88,434	18%	U	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220100470	MR	R-1	0.18	\$ 101,219	\$ 104,265	51%	D	1	1	1
220110010	MR	R-1	0.17	\$ 11,976	\$ 58,902	83%	D	1	1	1
220110020	MR	R-1	0.17	\$ 62,462	\$ 62,462	50%	D	1	1	1
220110040	MR	R-1	0.17	\$ 187,447	\$ 73,053	28%	D	1	1	1
220110060	MR	R-1	0.17	\$ 272,790	\$ 75,157	22%	U	1	1	1
220110070	MR	R-1	0.17	\$ 322,524	\$ 50,979	14%	U	1	1	1
220110090	MR	R-1	0.16	\$ 114,716	\$ 97,508	46%	D	1	1	1
220110100	MR	R-1	0.17	\$ 259,444	\$ 125,270	33%	D	1	1	1
220110130	MR	R-1	0.17	\$ 107,260	\$ 84,091	44%	D	1	1	1
220110150	MR	R-1	0.19	\$ 59,658	\$ 57,497	49%	D	1	1	1
220110160	MR	R-1	0.18	\$ 48,733	\$ 42,634	47%	D	1	1	1
220110190	MR	R-1	0.18	\$ 119,177	\$ 98,921	45%	D	1	1	1
220110200	MR	R-1	0.63	\$ 407,368	\$ 110,867	21%	U	1	3	3
220110210	MR	R-1	0.4	\$ 335,115	\$ 149,179	31%	D	1	2	1
220110220	MR	R-1	0.33	\$ 258,114	\$ 72,856	22%	U	1	2	2
220110230	MR	R-1	0.61	\$ 92,855	\$ 178,575	66%	D	1	3	1
220110240	MR	R-1	0.43	\$ 353,736	\$ 88,434	20%	U	1	2	2
220110250	MR	R-1	0.2	\$ 127,019	\$ 73,445	37%	D	1	1	1
220110260	MR	R-1	0.22	\$ 28,989	\$ 57,995	67%	D	1	1	1
220110300	MR	R-1	0.17	\$ 510,000	\$ 121,380	19%	U	1	1	1
220110320	MR	R-1	0.17	\$ 116,837	\$ 107,746	48%	D	1	1	1
220110330	MR	R-1	0.17	\$ 124,366	\$ 217,649	64%	D	1	1	1
220110340	MR	R-1	0.25	\$ 60,629	\$ 77,684	56%	D	1	1	1
220110350	MR	R-1	0.25	\$ 14,347	\$ 169,971	92%	D	1	1	1
220110380	MR	R-1	0.17	\$ 126,856	\$ 82,421	39%	D	1	1	1
220110390	MR	R-1	0.17	\$ 10,732	\$ 26,880	71%	D	1	1	1
220110400	MR	R-1	0.16	\$ 120,781	\$ 114,061	49%	D	1	1	1
220110410	MR	R-1	0.18	\$ 164,777	\$ 109,850	40%	D	1	1	1
220110430	MR	R-1	0.31	\$ 60,629	\$ 78,404	56%	D	1	2	1
220110440	MR	R-1	0.17	\$ 140,207	\$ 91,716	40%	D	1	1	1
220110460	MR	R-1	0.17	\$ 170,283	\$ 107,179	39%	D	1	1	1
220110470	MR	R-1	0.17	\$ 112,043	\$ 90,334	45%	D	1	1	1
220110480	MR	R-1	0.2	\$ 62,462	\$ 76,016	55%	D	1	1	1
220110490	MR	R-1	0.18	\$ 121,560	\$ 125,956	51%	D	1	1	1
220110500	MR	R-1	0.36	\$ 83,373	\$ 258,351	76%	D	1	2	1
220110520	MR	R-1	0.2	\$ 37,464	\$ 53,848	59%	D	1	1	1
220110530	MR	R-1	0.27	\$ 151,894	\$ 105,156	41%	D	1	2	1
220110540	MR	R-1	0.23	\$ 468,180	\$ 145,656	24%	U	2	2	2
220110550	MR	R-1	0.18	\$ 338,130	\$ 107,161	24%	D	1	1	1
220110560	MR	R-1	0.27	\$ 11,825	\$ 188,636	94%	D	1	2	1
220110570	MR	R-1	0.32	\$ 14,137	\$ 39,442	74%	D	1	2	1
220120020	MR	R-1	0.01	\$ -	\$ -	0%	V		1	1
220120030	MR	R-1	0.43	\$ 617,099	\$ 122,999	17%	U	1	2	2
220120040	MR	R-1	0.64	\$ 32,264	\$ 31,250	49%	D	1	3	1
220120050	MR	R-1	0.46	\$ 145,872	\$ 262,530	64%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220120065	MR	R-1	0.15	\$ 220,527	\$ 110,262	33%	D	1	1	1
220120075	MR	R-1	0.2	\$ 13,421	\$ 54,856	80%	D	1	1	1
220120085	MR	R-1	0.2	\$ 231,553	\$ 60,643	21%	U	1	1	1
220120095	MR	R-1	0.2	\$ 171,580	\$ 102,208	37%	D	1	1	1
220120105	MR	R-1	0.2	\$ 202,442	\$ 78,726	28%	D	1	1	1
220120115	MR	R-1	0.2	\$ 98,039	\$ 111,346	53%	D	1	1	1
220120125	MR	R-1	0.2	\$ 53,052	\$ 75,035	59%	D	1	1	1
220120135	MR	R-1	0.2	\$ 478,635	\$ 140,800	23%	U	1	1	1
220120145	MR	R-1	0.2	\$ 192,960	\$ 83,798	30%	D	1	1	1
220120155	MR	R-1	0.2	\$ 92,855	\$ 114,281	55%	D	1	1	1
220120165	MR	R-1	0.2	\$ 71,425	\$ 129,577	64%	D	1	1	1
220120175	MR	R-1	0.2	\$ 53,052	\$ 102,395	66%	D	1	1	1
220120185	MR	R-1	0.2	\$ 13,421	\$ 24,183	64%	D	1	1	1
220120195	MR	R-1	0.2	\$ 254,356	\$ 71,007	22%	U	1	1	1
220120205	MR	R-1	0.2	\$ 14,510	\$ 55,931	79%	D	1	1	1
220120215	MR	R-1	0.2	\$ 53,052	\$ 81,858	61%	D	1	1	1
220120225	MR	R-1	0.2	\$ 13,439	\$ 26,919	67%	D	1	1	1
220120235	MR	R-1	0.2	\$ 135,202	\$ 73,127	35%	D	1	1	1
220120245	MR	R-1	0.2	\$ 168,215	\$ 49,811	23%	U	1	1	1
220120255	MR	R-1	0.2	\$ 179,949	\$ 71,977	29%	D	1	1	1
220120265	MR	R-1	0.2	\$ 179,503	\$ 63,543	26%	D	1	1	1
220120275	MR	R-1	0.2	\$ 259,444	\$ 73,079	22%	U	1	1	1
220120285	MR	R-1	0.2	\$ 137,312	\$ 119,461	47%	D	1	1	1
220120290	MR	R-1	0.15	\$ 11,718	\$ 24,381	68%	D	1	1	1
220120300	MR	R-1	0.23	\$ 128,524	\$ 79,002	38%	D	1	1	1
220120330	MR	R-1	0.14	\$ 11,625	\$ 24,183	68%	D	1	1	1
220120340	MR	R-1	0.14	\$ 418,200	\$ 90,780	18%	U	1	1	1
220120350	MR	R-1	0.14	\$ 109,404	\$ 88,512	45%	D	1	1	1
220120360	MR	R-1	0.14	\$ 306,918	\$ 73,868	19%	U	1	1	1
220120370	MR	R-1	0.14	\$ 259,656	\$ 73,656	22%	U	1	1	1
220120380	MR	R-1	0.13	\$ 11,625	\$ 37,007	76%	D	1	1	1
220120390	MR	R-1	0.2	\$ 137,659	\$ 74,565	35%	D	1	1	1
220130015	MR	R-1	0.19	\$ 55,747	\$ 136,989	71%	D	1	1	1
220130025	MR	R-1	0.19	\$ 13,421	\$ 22,389	63%	D	1	1	1
220130035	MR	R-1	0.19	\$ 114,716	\$ 177,811	61%	D	1	1	1
220130045	MR	R-1	0.19	\$ 510,000	\$ 69,000	12%	U	1	1	1
220130055	MR	R-1	0.19	\$ 218,618	\$ 82,269	27%	D	1	1	1
220130065	MR	R-1	0.19	\$ 264,955	\$ 94,958	26%	D	1	1	1
220130075	MR	R-1	0.19	\$ 13,421	\$ 21,496	62%	D	1	1	1
220130085	MR	R-1	0.19	\$ 188,474	\$ 87,588	32%	D	1	1	1
220130095	MR	R-1	0.19	\$ 121,560	\$ 72,935	37%	D	1	1	1
220130105	MR	R-1	0.19	\$ 55,747	\$ 78,844	59%	D	1	1	1
220130115	MR	R-1	0.19	\$ 66,877	\$ 104,242	61%	D	1	1	1
220130125	MR	R-1	0.19	\$ 317,947	\$ 79,486	20%	U	1	1	1
220130135	MR	R-1	0.19	\$ 168,215	\$ 51,753	24%	U	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220130145	MR	R-1	0.19	\$ 128,100	\$ 60,316	32%	D	1	1	1
220130155	MR	R-1	0.19	\$ 13,421	\$ 25,086	65%	D	1	1	1
220130165	MR	R-1	0.19	\$ 500,000	\$ 110,000	18%	U	1	1	1
220130175	MR	R-1	0.19	\$ 500,000	\$ 87,500	15%	U	1	1	1
220130185	MR	R-1	0.19	\$ 13,421	\$ 25,086	65%	D	1	1	1
220130195	MR	R-1	0.19	\$ 14,853	\$ 78,236	84%	D	1	1	1
220130205	MR	R-1	0.19	\$ 319,876	\$ 71,488	18%	U	1	1	1
220130215	MR	R-1	0.19	\$ 119,050	\$ 133,343	53%	D	1	1	1
220130225	MR	R-1	0.19	\$ 78,566	\$ 161,403	67%	D	1	1	1
220130235	MR	R-1	0.23	\$ 14,319	\$ 36,735	72%	D	1	1	1
220140090	MR	R-1	0.27	\$ 88,973	\$ 140,937	61%	D	1	2	1
220140260	MR	R-1	0.15	\$ 179,949	\$ 73,103	29%	D	1	1	1
220140270	MR	R-1	0.13	\$ 118,513	\$ 67,682	36%	D	1	1	1
220140290	MR	R-1	0.11	\$ 11,182	\$ 43,946	80%	D	1	1	1
220140300	MR	R-1	0.11	\$ 64,993	\$ 72,218	53%	D	1	1	1
220140310	MR	R-1	0.13	\$ 10,732	\$ 29,934	74%	D	1	1	1
220140320	MR	R-1	0.14	\$ 11,625	\$ 21,496	65%	D	1	1	1
220140330	MR	R-1	0.14	\$ 114,716	\$ 103,244	47%	D	1	1	1
220140340	MR	R-1	0.14	\$ 121,288	\$ 52,374	30%	D	1	1	1
220140350	MR	R-1	0.14	\$ 11,625	\$ 25,967	69%	D	1	1	1
220140365	MR	R-1	0.14	\$ 11,625	\$ 37,854	77%	D	1	1	1
220140370	MR	R-1	0.14	\$ 216,203	\$ 59,454	22%	U	1	1	1
220140380	MR	R-1	0.14	\$ 168,702	\$ 53,982	24%	D	1	1	1
220140390	MR	R-1	0.14	\$ 112,467	\$ 113,121	50%	D	1	1	1
220140400	MR	R-1	0.14	\$ 114,716	\$ 121,801	51%	D	1	1	1
220140410	MR	R-1	0.14	\$ 168,702	\$ 78,726	32%	D	1	1	1
220140610	MR	R-1	0.1	\$ 433,500	\$ 66,300	13%	U	1	1	1
220140630	MR	R-1	0.38	\$ 151,046	\$ 319,864	68%	D	4	4	4
220151020	MR	R-1	0.14	\$ 9,833	\$ 24,183	71%	D	1	1	1
220151030	MR	R-1	0.14	\$ 116,841	\$ 77,113	40%	D	1	1	1
220151040	MR	R-1	0.14	\$ 11,976	\$ 43,089	78%	D	1	1	1
220151050	MR	R-1	0.14	\$ 10,732	\$ 25,086	70%	D	1	1	1
220151060	MR	R-1	0.14	\$ 328,544	\$ 69,947	18%	U	1	1	1
220151070	MR	R-1	0.14	\$ 10,732	\$ 28,674	73%	D	1	1	1
220151080	MR	R-1	0.14	\$ 10,732	\$ 31,357	75%	D	1	1	1
220151090	MR	R-1	0.14	\$ 408,000	\$ 60,180	13%	U	1	1	1
220151100	MR	R-1	0.14	\$ 175,011	\$ 107,694	38%	D	1	1	1
220151110	MR	R-1	0.14	\$ 11,976	\$ 44,775	79%	D	1	1	1
220151120	MR	R-1	0.14	\$ 55,747	\$ 47,779	46%	D	1	1	1
220151130	MR	R-1	0.14	\$ 171,580	\$ 59,388	26%	D	1	1	1
220151140	MR	R-1	0.14	\$ 243,758	\$ 71,690	23%	U	1	1	1
220151150	MR	R-1	0.14	\$ 423,300	\$ 61,200	13%	U	1	1	1
220151160	MR	R-1	0.14	\$ 10,621	\$ 25,732	71%	D	1	1	1
220151170	MR	R-1	0.13	\$ 143,558	\$ 51,643	26%	D	1	1	1
220151180	MR	R-1	0.14	\$ 254,356	\$ 63,588	20%	U	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220151190	MR	R-1	0.17	\$ 62,462	\$ 120,010	66%	D	1	1	1
220151200	MR	R-1	0.17	\$ 71,425	\$ 129,478	64%	D	1	1	1
220151210	MR	R-1	0.17	\$ 561,000	\$ 111,480	17%	U	1	1	1
220151220	MR	R-1	0.17	\$ 121,560	\$ 182,344	60%	D	1	1	1
220151230	MR	R-1	0.17	\$ 184,778	\$ 34,967	16%	U	1	1	1
220151240	MR	R-1	0.17	\$ 109,983	\$ 74,211	40%	D	1	1	1
220151250	MR	R-1	0.17	\$ 122,907	\$ 68,825	36%	D	1	1	1
220151260	MR	R-1	0.17	\$ 475,000	\$ 153,000	24%	D	1	1	1
220151270	MR	R-1	0.17	\$ 116,837	\$ 115,668	50%	D	1	1	1
220151280	MR	R-1	0.17	\$ 122,907	\$ 108,184	47%	D	1	1	1
220151290	MR	R-1	0.17	\$ 122,907	\$ 114,918	48%	D	1	1	1
220151300	MR	R-1	0.17	\$ 307,348	\$ 52,460	15%	U	1	1	1
220151310	MR	R-1	0.17	\$ 53,052	\$ 71,243	57%	D	2	2	2
220151320	MR	R-1	0.17	\$ 114,716	\$ 26,382	19%	U	1	1	1
220151330	MR	R-1	0.17	\$ 172,961	\$ 137,829	44%	D	1	1	1
220151340	MR	R-1	0.25	\$ 70,271	\$ 57,900	45%	D	1	1	1
220151350	MR	R-1	0.25	\$ 175,011	\$ 115,771	40%	D	1	1	1
220152030	MR	R-1	0.17	\$ 12,145	\$ 28,880	70%	D	1	1	1
220152040	MR	R-1	0.17	\$ 10,621	\$ 22,292	68%	D	1	1	1
220152050	MR	R-1	0.17	\$ 155,275	\$ 42,695	22%	U	1	1	1
220152070	MR	R-1	0.17	\$ 10,732	\$ 11,625	52%	D	1	1	1
220152080	MR	R-1	0.17	\$ 460,000	\$ 45,000	9%	U	1	1	1
220152090	MR	R-1	0.17	\$ 116,841	\$ 110,461	49%	D	1	1	1
220152100	MR	R-1	0.17	\$ 301,716	\$ 41,616	12%	U	1	1	1
220152110	MR	R-1	0.17	\$ 172,961	\$ 55,482	24%	D	1	1	1
220152120	MR	R-1	0.17	\$ 364,140	\$ 59,302	14%	U	1	1	1
220152130	MR	R-1	0.16	\$ 175,011	\$ 67,306	28%	D	1	1	1
220152140	MR	R-1	0.17	\$ 36,495	\$ 136,883	79%	D	1	1	1
220152150	MR	R-1	0.17	\$ 65,565	\$ 64,104	49%	D	1	1	1
220152160	MR	R-1	0.17	\$ 65,565	\$ 87,422	57%	D	1	1	1
220152170	MR	R-1	0.17	\$ 126,412	\$ 43,939	26%	D	1	1	1
220152180	MR	R-1	0.17	\$ 71,425	\$ 61,930	46%	D	1	1	1
220152190	MR	R-1	0.25	\$ 158,379	\$ 197,845	56%	D	1	1	1
220152200	MR	R-1	0.25	\$ 198,473	\$ 180,635	48%	D	1	1	1
220152210	MR	R-1	0.19	\$ 12,481	\$ 42,491	77%	D	1	1	1
220152220	MR	R-1	0.19	\$ 131,981	\$ 105,584	44%	D	1	1	1
220152230	MR	R-1	0.19	\$ 121,560	\$ 72,935	37%	D	2	2	2
220152240	MR	R-1	0.2	\$ 332,928	\$ 93,636	22%	U	1	1	1
220152250	MR	R-1	0.2	\$ 12,524	\$ 25,967	67%	D	1	1	1
220152280	MR	R-1	0.23	\$ 13,528	\$ 21,123	61%	D	1	1	1
220152290	MR	R-1	0.23	\$ 149,132	\$ 183,546	55%	D	1	1	1
220152320	MR	R-1	0.23	\$ 374,544	\$ 104,922	22%	U	1	1	1
220152330	MR	R-1	0.23	\$ 397,800	\$ 216,750	35%	D	1	1	1
220152340	MR	R-1	0.29	\$ 17,562	\$ 46,972	73%	D	1	2	1
220152350	MR	R-1	0.18	\$ 306,000	\$ -	0%	V		1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220152360	MR	R-1	0.17	\$ 328,544	\$ 91,144	22%	U	1	1	1
220152370	MR	R-1	0.17	\$ 307,348	\$ 100,682	25%	D	1	1	1
220161015	MR	R-1	0.2	\$ 187,447	\$ 97,991	34%	D	1	1	1
220161025	MR	R-1	0.2	\$ 14,319	\$ 26,880	65%	D	1	1	1
220161035	MR	R-1	0.2	\$ 71,425	\$ 144,181	67%	D	1	1	1
220161040	MR	R-1	0.25	\$ 14,319	\$ 24,183	63%	D	1	1	1
220161060	MR	R-1	0.21	\$ 13,421	\$ 25,086	65%	D	1	1	1
220161070	MR	R-1	0.21	\$ 13,528	\$ 30,708	69%	D	1	1	1
220161080	MR	R-1	0.14	\$ 122,907	\$ 71,283	37%	D	1	1	1
220161090	MR	R-1	0.15	\$ 187,447	\$ 63,123	25%	D	1	1	1
220161100	MR	R-1	0.16	\$ 55,747	\$ 153,819	73%	D	1	1	1
220161110	MR	R-1	0.16	\$ 11,470	\$ 25,505	69%	D	1	1	1
220161120	MR	R-1	0.17	\$ 48,733	\$ 109,317	69%	D	1	1	1
220161130	MR	R-1	0.14	\$ 155,275	\$ 87,055	36%	D	1	1	1
220161140	MR	R-1	0.14	\$ 12,657	\$ 56,611	82%	D	1	1	1
220161150	MR	R-1	0.14	\$ 140,585	\$ 61,856	31%	D	1	1	1
220161160	MR	R-1	0.14	\$ 198,473	\$ 61,745	24%	U	1	1	1
220161170	MR	R-1	0.28	\$ 18,793	\$ 33,161	64%	D	1	2	1
220161180	MR	R-1	0.22	\$ 164,771	\$ 94,739	37%	D	1	1	1
220161195	MR	R-1	0.2	\$ 74,993	\$ 102,138	58%	D	1	1	1
220161205	MR	R-1	0.2	\$ 317,947	\$ 58,288	15%	U	1	1	1
220161215	MR	R-1	0.2	\$ 136,807	\$ 57,207	29%	D	1	1	1
220161225	MR	R-1	0.2	\$ 15,697	\$ 38,523	71%	D	1	1	1
220161235	MR	R-1	0.2	\$ 98,039	\$ 135,905	58%	D	1	1	1
220161240	MR	R-1	0.18	\$ 143,397	\$ 86,035	37%	D	1	1	1
220161250	MR	R-1	0.14	\$ 126,856	\$ 65,965	34%	D	1	1	1
220161260	MR	R-1	0.28	\$ 19,705	\$ 34,951	64%	D	1	2	1
220161270	MR	R-1	0.14	\$ 71,425	\$ 88,568	55%	D	1	1	1
220161280	MR	R-1	0.14	\$ 322,524	\$ 91,698	22%	U	1	1	1
220161290	MR	R-1	0.14	\$ 280,851	\$ 58,288	17%	U	1	1	1
220161300	MR	R-1	0.14	\$ 12,524	\$ 17,922	59%	D	1	1	1
220161310	MR	R-1	0.11	\$ 405,756	\$ 56,181	12%	U	1	1	1
220161320	MR	R-1	0.12	\$ 11,625	\$ 21,496	65%	D	1	1	1
220161405	MR	R-1	0.2	\$ 430,088	\$ 91,262	18%	U	1	1	1
220161420	MR	R-1	0.14	\$ 520,000	\$ 115,000	18%	U	1	1	1
220161430	MR	R-1	0.14	\$ 122,906	\$ 68,825	36%	D	1	1	1
220162015	MR	R-1	0.19	\$ 13,421	\$ 20,592	61%	D	1	1	1
220162035	MR	R-1	0.19	\$ 14,873	\$ 54,728	79%	D	1	1	1
220162045	MR	R-1	0.19	\$ 13,528	\$ 71,967	84%	D	1	1	1
220162055	MR	R-1	0.19	\$ 54,115	\$ 61,843	53%	D	1	1	1
220162065	MR	R-1	0.19	\$ 306,918	\$ 26,010	8%	U	1	1	1
220162075	MR	R-1	0.19	\$ 54,115	\$ 60,298	53%	D	1	1	1
220162085	MR	R-1	0.19	\$ 35,609	\$ 66,389	65%	D	1	1	1
220162095	MR	R-1	0.19	\$ 13,421	\$ 27,769	67%	D	1	1	1
220162105	MR	R-1	0.19	\$ 122,907	\$ 94,636	44%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220171015	MR	R-1	0.18	\$ 88,026	\$ 160,641	65%	D	1	1	1
220171025	MR	R-1	0.18	\$ 51,404	\$ 95,476	65%	D	1	1	1
220171035	MR	R-1	0.18	\$ 20,265	\$ 81,617	80%	D	1	1	1
220171045	MR	R-1	0.18	\$ 298,350	\$ 298,350	50%	D	1	1	1
220171055	MR	R-1	0.18	\$ 130,461	\$ 195,693	60%	D	1	1	1
220171065	MR	R-1	0.18	\$ 48,416	\$ 89,936	65%	D	1	1	1
220171075	MR	R-1	0.18	\$ 62,335	\$ 128,553	67%	D	1	1	1
220171085	MR	R-1	0.19	\$ 14,319	\$ 34,045	70%	D	1	1	1
220172015	MR	R-1	0.18	\$ 18,223	\$ 102,478	85%	D	1	1	1
220172025	MR	R-1	0.18	\$ 277,950	\$ 277,950	50%	D	1	1	1
220172035	MR	R-1	0.18	\$ 91,556	\$ 137,336	60%	D	1	1	1
220172045	MR	R-1	0.18	\$ 22,189	\$ 80,534	78%	D	1	1	1
220172055	MR	R-1	0.18	\$ 48,641	\$ 90,352	65%	D	1	1	1
220172065	MR	R-1	0.18	\$ 169,146	\$ 253,720	60%	D	1	1	1
220172075	MR	R-1	0.18	\$ 100,620	\$ 150,935	60%	D	1	1	1
220172085	MR	R-1	0.19	\$ 14,319	\$ 44,819	76%	D	1	1	1
220172095	MR	R-1	0.19	\$ 55,201	\$ 102,527	65%	D	1	1	1
220172105	MR	R-1	0.18	\$ 205,075	\$ 205,075	50%	D	1	1	1
220172115	MR	R-1	0.18	\$ 99,999	\$ 188,303	65%	D	1	1	1
220172125	MR	R-1	0.18	\$ 14,319	\$ 38,536	73%	D	1	1	1
220172135	MR	R-1	0.18	\$ 327,500	\$ 327,500	50%	D	1	1	1
220172145	MR	R-1	0.18	\$ 316,710	\$ 316,710	50%	D	1	1	1
220172155	MR	R-1	0.18	\$ 116,966	\$ 175,449	60%	D	1	1	1
220172165	MR	R-1	0.18	\$ 96,741	\$ 145,115	60%	D	1	1	1
220173015	MR	R-1	0.18	\$ 82,945	\$ 141,604	63%	D	1	1	1
220173025	MR	R-1	0.18	\$ 233,049	\$ 233,049	50%	D	1	1	1
220173035	MR	R-1	0.18	\$ 122,813	\$ 184,222	60%	D	1	1	1
220173045	MR	R-1	0.18	\$ 48,158	\$ 89,447	65%	D	1	1	1
220173055	MR	R-1	0.18	\$ 79,388	\$ 184,306	70%	D	1	1	1
220173065	MR	R-1	0.18	\$ 14,435	\$ 37,946	72%	D	1	1	1
220173075	MR	R-1	0.18	\$ 101,219	\$ 178,882	64%	D	1	1	1
220173085	MR	R-1	0.19	\$ 87,183	\$ 130,775	60%	D	1	1	1
220181015	MR	R-1	0.19	\$ 84,121	\$ 126,183	60%	D	1	1	1
220181025	MR	R-1	0.18	\$ 14,445	\$ 32,545	69%	D	1	1	1
220181035	MR	R-1	0.18	\$ 114,673	\$ 172,010	60%	D	1	1	1
220181045	MR	R-1	0.18	\$ 84,345	\$ 127,355	60%	D	1	1	1
220181055	MR	R-1	0.18	\$ 14,319	\$ 38,536	73%	D	1	1	1
220181065	MR	R-1	0.18	\$ 153,502	\$ 230,256	60%	D	1	1	1
220181075	MR	R-1	0.18	\$ 113,464	\$ 170,196	60%	D	1	1	1
220181085	MR	R-1	0.21	\$ 14,319	\$ 43,025	75%	D	1	1	1
220181095	MR	R-1	0.29	\$ 153,070	\$ 229,606	60%	D	1	2	1
220181105	MR	R-1	0.25	\$ 53,026	\$ 152,970	74%	D	1	1	1
220181115	MR	R-1	0.25	\$ 89,247	\$ 133,872	60%	D	1	1	1
220182015	MR	R-1	0.19	\$ 14,319	\$ 53,260	79%	D	1	1	1
220182025	MR	R-1	0.18	\$ 14,445	\$ 39,788	73%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220182035	MR	R-1	0.18	\$ 14,319	\$ 50,944	78%	D	1	1	1
220182045	MR	R-1	0.18	\$ 87,137	\$ 161,831	65%	D	1	1	1
220182055	MR	R-1	0.18	\$ 269,203	\$ 269,203	50%	D	1	1	1
220182065	MR	R-1	0.18	\$ 262,305	\$ 262,305	50%	D	1	1	1
220182075	MR	R-1	0.2	\$ 156,853	\$ 235,279	60%	D	1	1	1
220182085	MR	R-1	0.2	\$ 323,850	\$ 323,850	50%	D	1	1	1
220182095	MR	R-1	0.18	\$ 160,855	\$ 241,283	60%	D	1	1	1
220182105	MR	R-1	0.18	\$ 14,319	\$ 34,951	71%	D	1	1	1
220182115	MR	R-1	0.18	\$ 22,189	\$ 85,336	79%	D	1	1	1
220182125	MR	R-1	0.18	\$ 83,724	\$ 125,590	60%	D	1	1	1
220182135	MR	R-1	0.18	\$ 112,063	\$ 168,096	60%	D	1	1	1
220182145	MR	R-1	0.19	\$ 14,319	\$ 38,536	73%	D	1	1	1
220183015	MR	R-1	0.19	\$ 14,445	\$ 40,686	74%	D	1	1	1
220183025	MR	R-1	0.18	\$ 20,602	\$ 62,018	75%	D	1	1	1
220183035	MR	R-1	0.18	\$ 86,339	\$ 129,512	60%	D	1	1	1
220183045	MR	R-1	0.18	\$ 80,253	\$ 149,049	65%	D	1	1	1
220183055	MR	R-1	0.18	\$ 123,713	\$ 202,772	62%	D	1	1	1
220183065	MR	R-1	0.18	\$ 47,745	\$ 88,681	65%	D	1	1	1
220183075	MR	R-1	0.18	\$ 14,445	\$ 38,877	73%	D	1	1	1
220183085	MR	R-1	0.18	\$ 14,319	\$ 55,592	80%	D	1	1	1
220183095	MR	R-1	0.19	\$ 144,855	\$ 217,283	60%	D	1	1	1
220183100	MR	R-1	0.23	\$ 41,420	\$ 128,936	76%	D	1	1	1
220183110	MR	R-1	0.23	\$ 70,594	\$ 158,301	69%	D	1	1	1
220183120	MR	R-1	0.23	\$ 14,319	\$ 57,380	80%	D	1	1	1
220184010	MR	R-1	0.23	\$ 71,215	\$ 161,184	69%	D	1	1	1
220184020	MR	R-1	0.23	\$ 302,685	\$ 140,531	32%	D	1	1	1
220184030	MR	R-1	0.25	\$ 14,319	\$ 57,380	80%	D	1	1	1
220184040	MR	R-1	0.22	\$ 118,541	\$ 177,811	60%	D	1	1	1
220184050	MR	R-1	0.22	\$ 102,178	\$ 171,371	63%	D	1	1	1
220184060	MR	R-1	0.22	\$ 115,165	\$ 172,751	60%	D	1	1	1
220184070	MR	R-1	0.25	\$ 168,702	\$ 140,585	45%	D	1	1	1
220184080	MR	R-1	0.23	\$ 15,356	\$ 96,513	86%	D	1	1	1
220184090	MR	R-1	0.22	\$ 143,014	\$ 156,844	52%	D	1	1	1
220185010	MR	R-1	0.23	\$ 100,481	\$ 152,074	60%	D	1	1	1
220185020	MR	R-1	0.23	\$ 54,905	\$ 101,982	65%	D	1	1	1
220185030	MR	R-1	0.23	\$ 286,110	\$ 286,110	50%	D	1	1	1
220191015	MR	R-1	0.18	\$ 107,952	\$ 161,930	60%	D	1	1	1
220191025	MR	R-1	0.28	\$ 20,265	\$ 98,033	83%	D	1	2	1
220191035	MR	R-1	0.25	\$ 14,174	\$ 57,960	80%	D	1	1	1
220191045	MR	R-1	0.22	\$ 14,445	\$ 56,978	80%	D	1	1	1
220191055	MR	R-1	0.25	\$ 256,741	\$ 256,741	50%	D	1	1	1
220192015	MR	R-1	0.18	\$ 112,241	\$ 168,365	60%	D	1	1	1
220192025	MR	R-1	0.25	\$ 342,720	\$ 342,720	50%	D	1	1	1
220192035	MR	R-1	0.34	\$ 314,721	\$ 314,721	50%	D	1	2	1
220192045	MR	R-1	0.2	\$ 374,473	\$ 374,473	50%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220192055	MR	R-1	0.21	\$ 105,257	\$ 157,887	60%	D	1	1	1
220192065	MR	R-1	0.23	\$ 111,785	\$ 167,682	60%	D	1	1	1
220192075	MR	R-1	0.2	\$ 92,383	\$ 138,579	60%	D	1	1	1
220192085	MR	R-1	0.19	\$ 50,991	\$ 94,713	65%	D	1	1	1
220192095	MR	R-1	0.19	\$ 29,262	\$ 52,054	64%	D	1	1	1
220192105	MR	R-1	0.22	\$ 125,337	\$ 188,009	60%	D	1	1	1
220192115	MR	R-1	0.2	\$ 177,286	\$ 265,930	60%	D	1	1	1
220192125	MR	R-1	0.22	\$ 131,693	\$ 197,542	60%	D	1	1	1
220192135	MR	R-1	0.19	\$ 131,934	\$ 197,903	60%	D	1	1	1
220192145	MR	R-1	0.18	\$ 65,109	\$ 64,343	50%	D	1	1	1
220192150	MR	R-1	0.18	\$ 14,319	\$ 67,244	82%	D	1	1	1
220192160	MR	R-1	0.18	\$ 60,119	\$ 111,661	65%	D	1	1	1
220192170	MR	R-1	0.18	\$ 20,445	\$ 81,840	80%	D	1	1	1
220192180	MR	R-1	0.18	\$ 17,922	\$ 72,625	80%	D	1	1	1
220192190	MR	R-1	0.18	\$ 20,265	\$ 111,897	85%	D	1	1	1
220192205	MR	R-1	0.18	\$ 162,306	\$ 243,461	60%	D	1	1	1
220192215	MR	R-1	0.18	\$ 16,678	\$ 80,001	83%	D	1	1	1
220192225	MR	R-1	0.18	\$ 57,033	\$ 105,924	65%	D	1	1	1
220192245	MR	R-1	0.22	\$ 14,299	\$ 73,651	84%	D	1	1	1
220192255	MR	R-1	0.2	\$ 107,968	\$ 161,953	60%	D	1	1	1
220192265	MR	R-1	0.22	\$ 120,342	\$ 180,516	60%	D	1	1	1
220192275	MR	R-1	0.39	\$ 14,319	\$ 54,578	79%	D	1	2	1
220192285	MR	R-1	0.38	\$ 143,725	\$ 215,589	60%	D	1	2	1
220192295	MR	R-1	0.19	\$ 97,606	\$ 146,411	60%	D	1	1	1
220192305	MR	R-1	0.19	\$ 14,319	\$ 52,464	79%	D	1	1	1
220192315	MR	R-1	0.19	\$ 83,086	\$ 154,306	65%	D	1	1	1
220192325	MR	R-1	0.19	\$ 128,786	\$ 193,180	60%	D	1	1	1
220192335	MR	R-1	0.19	\$ 50,050	\$ 117,832	70%	D	1	1	1
220192345	MR	R-1	0.2	\$ 14,445	\$ 44,761	76%	D	1	1	1
220192355	MR	R-1	0.35	\$ 20,767	\$ 79,050	79%	D	1	2	1
220192365	MR	R-1	0.2	\$ 243,493	\$ 243,493	50%	D	1	1	1
220192375	MR	R-1	0.18	\$ 151,342	\$ 227,013	60%	D	1	1	1
220192385	MR	R-1	0.18	\$ 69,742	\$ 136,116	66%	D	1	1	1
220192395	MR	R-1	0.18	\$ 131,882	\$ 197,824	60%	D	1	1	1
220192405	MR	R-1	0.18	\$ 239,292	\$ 239,292	50%	D	1	1	1
220192415	MR	R-1	0.18	\$ 339,500	\$ 339,500	50%	D	1	1	1
220192425	MR	R-1	0.18	\$ 90,573	\$ 135,861	60%	D	1	1	1
220193015	MR	R-1	0.18	\$ 160,982	\$ 255,676	61%	D	1	1	1
220193025	MR	R-1	0.18	\$ 110,832	\$ 166,249	60%	D	1	1	1
220193035	MR	R-1	0.18	\$ 132,712	\$ 199,068	60%	D	1	1	1
220193045	MR	R-1	0.18	\$ 385,050	\$ 385,050	50%	D	1	1	1
220193055	MR	R-1	0.18	\$ 238,459	\$ 238,459	50%	D	1	1	1
220193060	MR	R-1	0.18	\$ 88,080	\$ 163,580	65%	D	1	1	1
220193075	MR	R-1	0.18	\$ 14,319	\$ 94,912	87%	D	1	1	1
220193080	MR	R-1	0.18	\$ 14,319	\$ 58,269	80%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220193095	MR	R-1	0.18	\$ 351,250	\$ 351,250	50%	D	1	1	1
220193105	MR	R-1	0.18	\$ 84,117	\$ 126,178	60%	D	1	1	1
220194015	MR	R-1	0.19	\$ 100,012	\$ 194,412	66%	D	1	1	1
220194025	MR	R-1	0.19	\$ 20,265	\$ 64,219	76%	D	1	1	1
220194035	MR	R-1	0.18	\$ 88,746	\$ 164,823	65%	D	1	1	1
220194045	MR	R-1	0.18	\$ 30,244	\$ 90,772	75%	D	1	1	1
220194055	MR	R-1	0.18	\$ 87,034	\$ 130,554	60%	D	1	1	1
220194065	MR	R-1	0.18	\$ 105,718	\$ 158,578	60%	D	1	1	1
220194075	MR	R-1	0.18	\$ 14,319	\$ 51,939	78%	D	1	1	1
220194080	MR	R-1	0.18	\$ 336,600	\$ 336,600	50%	D	1	1	1
220194095	MR	R-1	0.18	\$ 401,625	\$ 401,625	50%	D	1	1	1
220194105	MR	R-1	0.18	\$ 77,494	\$ 143,930	65%	D	1	1	1
220194110	MR	R-1	0.18	\$ 14,319	\$ 53,799	79%	D	1	1	1
220194120	MR	R-1	0.18	\$ 100,438	\$ 205,280	67%	D	1	1	1
220194130	MR	R-1	0.18	\$ 14,319	\$ 54,682	79%	D	1	1	1
220194145	MR	R-1	0.18	\$ 14,342	\$ 43,976	75%	D	1	1	1
220194155	MR	R-1	0.18	\$ 77,995	\$ 144,860	65%	D	1	1	1
220194165	MR	R-1	0.18	\$ 89,706	\$ 134,561	60%	D	1	1	1
220195010	MR	R-1	0.18	\$ 151,342	\$ 227,013	60%	D	1	1	1
220195020	MR	R-1	0.18	\$ 16,542	\$ 52,731	76%	D	1	1	1
220195030	MR	R-1	0.18	\$ 20,265	\$ 81,123	80%	D	1	1	1
220195045	MR	R-1	0.3	\$ 160,982	\$ 253,019	61%	D	1	2	1
220195055	MR	R-1	0.19	\$ 100,479	\$ 150,720	60%	D	1	1	1
220196015	MR	R-1	0.18	\$ 63,744	\$ 118,389	65%	D	1	1	1
220196020	MR	R-1	0.18	\$ 14,319	\$ 57,380	80%	D	1	1	1
220196030	MR	R-1	0.18	\$ 390,150	\$ 390,150	50%	D	1	1	1
220196040	MR	R-1	0.18	\$ 109,877	\$ 164,821	60%	D	1	1	1
220196050	MR	R-1	0.18	\$ 110,883	\$ 166,327	60%	D	1	1	1
220196060	MR	R-1	0.18	\$ 121,043	\$ 181,567	60%	D	1	1	1
220196070	MR	R-1	0.18	\$ 92,070	\$ 138,105	60%	D	1	1	1
220196080	MR	R-1	0.18	\$ 105,828	\$ 158,743	60%	D	1	1	1
220196090	MR	R-1	0.18	\$ 23,185	\$ 148,962	87%	D	1	1	1
220200035	MR	R-1	0.18	\$ 14,319	\$ 41,232	74%	D	1	1	1
220200045	MR	R-1	0.18	\$ 326,400	\$ 326,400	50%	D	1	1	1
220200055	MR	R-1	0.18	\$ 14,319	\$ 35,859	71%	D	1	1	1
220200065	MR	R-1	0.18	\$ 163,212	\$ 286,240	64%	D	1	1	1
220200075	MR	R-1	0.18	\$ 14,445	\$ 36,177	71%	D	1	1	1
220200085	MR	R-1	0.18	\$ 14,319	\$ 38,536	73%	D	1	1	1
220200095	MR	R-1	0.18	\$ 177,286	\$ 265,930	60%	D	1	1	1
220200105	MR	R-1	0.18	\$ 14,445	\$ 35,258	71%	D	1	1	1
220200115	MR	R-1	0.18	\$ 14,319	\$ 34,951	71%	D	1	1	1
220200125	MR	R-1	0.18	\$ 208,340	\$ 208,340	50%	D	1	1	1
220200135	MR	R-1	0.18	\$ 110,348	\$ 165,525	60%	D	1	1	1
220200145	MR	R-1	0.18	\$ 54,377	\$ 101,001	65%	D	1	1	1
220200155	MR	R-1	0.18	\$ 62,638	\$ 117,136	65%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220200165	MR	R-1	0.18	\$ 217,963	\$ 217,963	50%	D	1	1	1
220200175	MR	R-1	0.19	\$ 387,090	\$ 387,090	50%	D	1	1	1
220200185	MR	R-1	0.18	\$ 86,461	\$ 150,863	64%	D	1	1	1
220200195	MR	R-1	0.18	\$ 14,319	\$ 35,859	71%	D	1	1	1
220200205	MR	R-1	0.18	\$ 46,413	\$ 86,215	65%	D	1	1	1
220200215	MR	R-1	0.18	\$ 285,600	\$ 285,600	50%	D	1	1	1
220200225	MR	R-1	0.18	\$ 14,319	\$ 71,576	83%	D	1	1	1
220200235	MR	R-1	0.17	\$ 14,319	\$ 34,951	71%	D	1	1	1
220200245	MR	R-1	0.22	\$ 331,500	\$ 331,500	50%	D	1	1	1
220200255	MR	R-1	0.18	\$ 77,995	\$ 144,860	65%	D	1	1	1
220200265	MR	R-1	0.22	\$ 147,752	\$ 221,628	60%	D	1	1	1
220200275	MR	R-1	0.17	\$ 145,936	\$ 218,906	60%	D	1	1	1
220200285	MR	R-1	0.18	\$ 229,928	\$ 229,928	50%	D	1	1	1
220200295	MR	R-1	0.18	\$ 14,319	\$ 45,712	76%	D	1	1	1
220200305	MR	R-1	0.18	\$ 14,319	\$ 64,961	82%	D	1	1	1
220200315	MR	R-1	0.19	\$ 84,072	\$ 126,109	60%	D	1	1	1
220200325	MR	R-1	0.19	\$ 270,504	\$ 270,504	50%	D	1	1	1
220200335	MR	R-1	0.19	\$ 84,377	\$ 126,565	60%	D	1	1	1
220200345	MR	R-1	0.18	\$ 95,071	\$ 142,611	60%	D	1	1	1
220200355	MR	R-1	0.18	\$ 56,093	\$ 104,181	65%	D	1	1	1
220200365	MR	R-1	0.18	\$ 14,319	\$ 40,332	74%	D	1	1	1
220200375	MR	R-1	0.18	\$ 137,209	\$ 205,816	60%	D	1	1	1
220200385	MR	R-1	0.18	\$ 234,090	\$ 234,090	50%	D	1	1	1
220200395	MR	R-1	0.18	\$ 83,573	\$ 138,983	62%	D	1	1	1
220200405	MR	R-1	0.18	\$ 103,444	\$ 159,258	61%	D	1	1	1
220200415	MR	R-1	0.18	\$ 89,691	\$ 134,540	60%	D	1	1	1
220200425	MR	R-1	0.18	\$ 302,500	\$ 302,500	50%	D	1	1	1
220200435	MR	R-1	0.18	\$ 14,319	\$ 35,859	71%	D	1	1	1
220200445	MR	R-1	0.18	\$ 72,738	\$ 135,100	65%	D	1	1	1
220200455	MR	R-1	0.18	\$ 136,207	\$ 204,311	60%	D	1	1	1
220200465	MR	R-1	0.18	\$ 27,047	\$ 73,990	73%	D	1	1	1
220200475	MR	R-1	0.18	\$ 14,319	\$ 40,332	74%	D	1	1	1
220200485	MR	R-1	0.18	\$ 14,174	\$ 35,818	72%	D	1	1	1
220200495	MR	R-1	0.18	\$ 103,477	\$ 155,218	60%	D	1	1	1
220200505	MR	R-1	0.18	\$ 331,500	\$ 331,500	50%	D	1	1	1
220200525	MR	R-1	0.18	\$ 107,918	\$ 161,878	60%	D	1	1	1
220200535	MR	R-1	0.22	\$ 14,038	\$ 35,157	71%	D	1	1	1
220210170	MR	R-1	0.26	\$ 59,314	\$ 178,388	75%	D	1	2	1
220210180	MR	R-1	0.59	\$ 97,269	\$ 211,606	69%	D	1	3	1
220210190	MR	R-1	0.31	\$ 202,980	\$ 177,607	47%	D	1	2	1
220210200	MR	R-1	0.28	\$ 148,974	\$ 157,314	51%	D	1	2	1
220210220	MR	R-1	0.96	\$ 34,010	\$ -	0%	V		4	4
220210230	MR	R-1	0.11	\$ 35,986	\$ -	0%	V		1	1
230061090	MR	R-1	0.15	\$ 413,330	\$ 86,904	17%	U	1	1	1
230061100	MR	R-1	0.12	\$ 192,960	\$ 55,185	22%	U	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230061110	MR	R-1	0.18	\$ 164,918	\$ 157,511	49%	D	1	1	1
230061120	MR	R-1	0.17	\$ 345,924	\$ 85,940	20%	U	1	1	1
230061130	MR	R-1	0.16	\$ 489,600	\$ 66,300	12%	U	1	1	1
230061140	MR	R-1	0.15	\$ 65,565	\$ 64,104	49%	D	1	1	1
230061150	MR	R-1	0.29	\$ 16,107	\$ 34,045	68%	D	1	2	1
230061220	MR	R-1	0.17	\$ 469,200	\$ 107,100	19%	U	1	1	1
230061250	MR	R-1	0.14	\$ 19,872	\$ 29,812	60%	D	1	1	1
230061260	MR	R-1	0.13	\$ 11,154	\$ 51,791	82%	D	1	1	1
230062010	MR	R-1	0.29	\$ 416,160	\$ 79,564	16%	U	1	2	2
230062020	MR	R-1	0.18	\$ 137,312	\$ 124,955	48%	D	1	1	1
230062030	MR	R-1	0.18	\$ 378,356	\$ 122,181	24%	D	1	1	1
230062040	MR	R-1	0.17	\$ 12,283	\$ 77,656	86%	D	1	1	1
230062050	MR	R-1	0.17	\$ 65,338	\$ 68,461	51%	D	1	1	1
230062060	MR	R-1	0.22	\$ 378,356	\$ 129,721	26%	D	1	1	1
230062070	MR	R-1	0.22	\$ 74,309	\$ 102,550	58%	D	1	1	1
230062080	MR	R-1	0.14	\$ 122,889	\$ 73,466	37%	D	1	1	1
230062090	MR	R-1	0.14	\$ 499,800	\$ 81,600	14%	U	1	1	1
230062100	MR	R-1	0.15	\$ 197,977	\$ 119,049	38%	D	1	1	1
230062110	MR	R-1	0.16	\$ 143,397	\$ -	0%	V		1	1
230062120	MR	R-1	0.52	\$ 18,395	\$ 106,202	85%	D	1	3	1
230062130	MR	R-1	0.21	\$ 572,220	\$ 166,932	23%	U	1	1	1
230062150	MR	R-1	0.17	\$ 175,011	\$ 49,802	22%	U	1	1	1
230062160	MR	R-1	0.17	\$ 328,544	\$ 42,391	11%	U	1	1	1
230062170	MR	R-1	0.17	\$ 99,290	\$ 61,161	38%	D	2	2	2
230062210	MR	R-1	0.34	\$ 16,237	\$ 18,946	54%	D	1	2	1
230063060	MR	R-1	0.15	\$ 9,833	\$ 28,674	74%	D	1	1	1
230063070	MR	R-1	0.13	\$ 216,203	\$ 89,978	29%	D	1	1	1
230063080	MR	R-1	0.18	\$ 184,778	\$ 48,564	21%	U	1	1	1
230063220	MR	R-1	0.17	\$ 254,039	\$ 62,156	20%	U	1	1	1
230063240	MR	R-1	0.16	\$ 612,000	\$ 153,000	20%	U		1	1
230071030	MR	R-1	0.51	\$ 130,584	\$ 108,398	45%	D	2	3	2
230071040	MR	R-1	0.34	\$ 21,496	\$ 9,833	31%	D	1	2	1
230071050	MR	R-1	0.17	\$ 10,732	\$ 14,319	57%	D	1	1	1
230072020	MR	R-1	0.17	\$ 79,207	\$ 75,585	49%	D	1	1	1
230072030	MR	R-1	0.17	\$ 339,142	\$ 83,724	20%	U	1	1	1
230072040	MR	R-1	0.17	\$ 65,565	\$ 145,331	69%	D	1	1	1
230072050	MR	R-1	0.25	\$ 12,524	\$ 55,592	82%	D	2	2	2
230072060	MR	R-1	0.51	\$ 194,582	\$ -	0%	V		3	3
230073010	MR	R-1	0.13	\$ 530,400	\$ 122,400	19%	U	1	1	1
230073020	MR	R-1	0.12	\$ 364,140	\$ 61,903	15%	U	1	1	1
230073030	MR	R-1	0.12	\$ 10,748	\$ 21,528	67%	D	1	1	1
230073100	MR	R-1	0.12	\$ 93,470	\$ 93,470	50%	D	1	1	1
230073110	MR	R-1	0.14	\$ 91,168	\$ 93,477	51%	D	1	1	1
230074010	MR	R-1	0.25	\$ 64,985	\$ 79,606	55%	D	1	1	1
230074050	MR	R-1	0.41	\$ 109,283	\$ 190,289	64%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230074060	MR	R-1	0.2	\$ 242,325	\$ 158,180	39%	D	1	1	1
230074070	MR	R-1	0.41	\$ 50,711	\$ 177,677	78%	D	1	2	1
230081010	MR	R-1	0.31	\$ 14,174	\$ 35,818	72%	D	1	2	1
230081020	MR	R-1	0.14	\$ 143,397	\$ 160,604	53%	D	1	1	1
230081030	MR	R-1	0.13	\$ 216,203	\$ 118,910	35%	D	1	1	1
230081040	MR	R-1	0.13	\$ 158,379	\$ 131,981	45%	D	1	1	1
230081050	MR	R-1	0.13	\$ 152,230	\$ 113,538	43%	D	1	1	1
230081060	MR	R-1	0.13	\$ 286,150	\$ 113,930	28%	D	1	1	1
230081070	MR	R-1	0.13	\$ 149,132	\$ 162,897	52%	D	1	1	1
230081080	MR	R-1	0.16	\$ 13,421	\$ 55,592	81%	D	1	1	1
230081090	MR	R-1	0.13	\$ 59,442	\$ 95,118	62%	D	1	1	1
230081100	MR	R-1	0.13	\$ 119,177	\$ 101,300	46%	D	1	1	1
230081110	MR	R-1	0.13	\$ 59,442	\$ 98,091	62%	D	1	1	1
230081120	MR	R-1	0.13	\$ 12,524	\$ 50,199	80%	D	1	1	1
230081130	MR	R-1	0.26	\$ 14,299	\$ 50,802	78%	D	1	2	1
230081145	MR	R-1	0.2	\$ 177,611	\$ 95,146	35%	D	1	1	1
230081150	MR	R-1	0.44	\$ 281,065	\$ 230,016	45%	D	1	2	1
230081160	MR	R-1	0.46	\$ 483,736	\$ 146,577	23%	U	1	2	2
230081300	MR	R-1	0.45	\$ 15,183	\$ 85,680	85%	D	1	2	1
230081315	MR	R-1	0.41	\$ 15,183	\$ 98,033	87%	D	1	2	1
230081325	MR	R-1	0.31	\$ 14,319	\$ 51,988	78%	D	1	2	1
230081335	MR	R-1	0.37	\$ 13,421	\$ 59,178	82%	D	1	2	1
230081345	MR	R-1	0.6	\$ 107,141	\$ 213,369	67%	D	1	3	1
230081355	MR	R-1	0.84	\$ 101,996	\$ 163,204	62%	D	1	4	1
230081365	MR	R-1	0.28	\$ 119,319	\$ 197,472	62%	D	1	2	1
230081370	MR	R-1	0.23	\$ 178,768	\$ 172,810	49%	D	1	1	1
230081400	MR	R-1	0.24	\$ 478,584	\$ 197,676	29%	D	1	1	1
230081410	MR	R-1	0.24	\$ 178,768	\$ 244,317	58%	D	1	1	1
230081420	MR	R-1	0.27	\$ 219,709	\$ 281,502	56%	D	1	2	1
230081430	MR	R-1	0.3	\$ 99,998	\$ 221,436	69%	D	1	2	1
230081440	MR	R-1	0.29	\$ 87,423	\$ 214,939	71%	D	1	2	1
230081450	MR	R-1	0.27	\$ 74,309	\$ 163,492	69%	D	1	2	1
230081460	MR	R-1	0.24	\$ 89,277	\$ 160,719	64%	D	1	1	1
230082010	MR	R-1	0.18	\$ 49,165	\$ 81,780	62%	D	1	1	1
230082020	MR	R-1	0.19	\$ 13,421	\$ 44,819	77%	D	1	1	1
230082030	MR	R-1	0.19	\$ 231,554	\$ 115,776	33%	D	1	1	1
230082040	MR	R-1	0.18	\$ 13,426	\$ 52,006	79%	D	1	1	1
230082050	MR	R-1	0.23	\$ 14,319	\$ 50,199	78%	D	1	1	1
230082070	MR	R-1	0.34	\$ 175,258	\$ 182,268	51%	D	1	2	1
230082105	MR	R-1	0.26	\$ 201,936	\$ 168,279	45%	D	1	2	1
230082115	MR	R-1	0.01	\$ -	\$ -	0%	V		1	1
230082120	MR	R-1	0.4	\$ 13,438	\$ 389,986	97%	D	1	2	1
230082130	MR	R-1	0.45	\$ 15,220	\$ 41,912	73%	D	1	2	1
230083010	MR	R-1	0.24	\$ 367,545	\$ 210,798	36%	D	1	1	1
230083020	MR	R-1	0.22	\$ 202,802	\$ 185,654	48%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230083030	MR	R-1	0.23	\$ 15,208	\$ 114,110	88%	D	1	1	1
230083040	MR	R-1	0.3	\$ 231,553	\$ 174,216	43%	D	1	2	1
230083050	MR	R-1	0.18	\$ 14,920	\$ 52,748	78%	D	1	1	1
230083060	MR	R-1	0.19	\$ 309,507	\$ 119,608	28%	D	1	1	1
230083070	MR	R-1	0.16	\$ 179,949	\$ 127,952	42%	D	1	1	1
230083080	MR	R-1	0.13	\$ 480,000	\$ 170,000	26%	D	1	1	1
230083090	MR	R-1	0.13	\$ 392,133	\$ 78,425	17%	U	1	1	1
230083100	MR	R-1	0.13	\$ 500,000	\$ 99,000	17%	U	1	1	1
230083110	MR	R-1	0.13	\$ 392,133	\$ 63,058	14%	U	1	1	1
230083120	MR	R-1	0.13	\$ 14,124	\$ 65,543	82%	D	1	1	1
230083130	MR	R-1	0.15	\$ 14,920	\$ 49,216	77%	D	1	1	1
230083140	MR	R-1	0.15	\$ 13,334	\$ 49,308	79%	D	1	1	1
230083150	MR	R-1	0.12	\$ 13,764	\$ 56,017	80%	D	1	1	1
230090030	MR	R-1	0.21	\$ -	\$ -	0%	V		1	1
230090040	MR	R-1	0.2	\$ 122,907	\$ 36,866	23%	U	1	1	1
230090060	MR	R-1	0.53	\$ 80,137	\$ 220,094	73%	D	1	3	1
230090080	MR	R-1	0.82	\$ 73,107	\$ 51,164	41%	D	1	4	1
230090110	MR	R-1	1.33	\$ 20,592	\$ 159,372	89%	D	2	6	2
230090120	MR	R-1	0.12	\$ -	\$ -	0%	V		1	1
230090130	MR	R-1	1.06	\$ 87,732	\$ 23,541	21%	U	1	5	5
230090140	MR	R-1	0.25	\$ 72,852	\$ 148,630	67%	D	1	1	1
230090150	MR	R-1	0.41	\$ 5,351	\$ 34,045	86%	D	2	2	2
230090235	MR	R-1	0.22	\$ 344,441	\$ 185,468	35%	D	1	1	1
230090295	MR	R-1	0.22	\$ 172,076	\$ 160,604	48%	D	1	1	1
230090305	MR	R-1	0.23	\$ 10,956	\$ 176,275	94%	D	1	1	1
230090310	MR	R-1	0.49	\$ 728,280	\$ 114,444	14%	U	1	2	2
230120010	MR	R-1	0.32	\$ 10,828	\$ 163,791	94%	D	1	2	1
240144010	MR	R-1	0.13	\$ 4,026	\$ 2,638	40%	D		1	0
280155011	MR	R-1	0.1	\$ 68,381	\$ 102,572	60%	D	1	1	1
280155012	MR	R-1	0.15	\$ 57,815	\$ 116,025	67%	D	1	1	1
280155021	MR	R-1	0.09	\$ 242,250	\$ 242,250	50%	D	1	1	1
280155022	MR	R-1	0.09	\$ 64,377	\$ 96,568	60%	D	1	1	1
280155031	MR	R-1	0.09	\$ 58,590	\$ 87,889	60%	D	1	1	1
280155032	MR	R-1	0.09	\$ 61,338	\$ 92,009	60%	D	1	1	1
280155041	MR	R-1	0.11	\$ 53,914	\$ 100,136	65%	D	1	1	1
280155042	MR	R-1	0.09	\$ 20,201	\$ 71,742	78%	D	1	1	1
280161015	MR	R-1	0.23	\$ 21,680	\$ 61,471	74%	D	1	1	1
280161025	MR	R-1	0.23	\$ 13,498	\$ 111,200	89%	D	1	1	1
280161035	MR	R-1	0.23	\$ 192,775	\$ 200,790	51%	D	1	1	1
280161045	MR	R-1	0.23	\$ 87,553	\$ 181,349	67%	D	1	1	1
280161055	MR	R-1	0.23	\$ 129,563	\$ 243,524	65%	D	1	1	1
280161065	MR	R-1	0.25	\$ 152,338	\$ 228,508	60%	D	1	1	1
280161075	MR	R-1	0.46	\$ 105,699	\$ 189,921	64%	D	1	2	1
280161085	MR	R-1	0.27	\$ 222,561	\$ 222,561	50%	D	1	2	1
280161095	MR	R-1	0.23	\$ 124,369	\$ 276,216	69%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
280161105	MR	R-1	0.23	\$ 119,132	\$ 178,699	60%	D	1	1	1
280161115	MR	R-1	0.23	\$ 13,498	\$ 168,245	93%	D	1	1	1
280161125	MR	R-1	0.23	\$ 328,950	\$ 328,950	50%	D	1	1	1
280161135	MR	R-1	0.23	\$ 37,360	\$ 236,648	86%	D	1	1	1
280161145	MR	R-1	0.31	\$ 142,648	\$ 213,973	60%	D	1	2	1
280161155	MR	R-1	0.24	\$ 70,116	\$ 133,936	66%	D	1	1	1
280161165	MR	R-1	0.24	\$ 250,647	\$ 290,201	54%	D	1	1	1
280161175	MR	R-1	0.24	\$ 13,793	\$ 82,963	86%	D	1	1	1
280161185	MR	R-1	0.23	\$ 13,498	\$ 149,781	92%	D	1	1	1
280162015	MR	R-1	0.23	\$ 13,671	\$ 85,422	86%	D	1	1	1
280162025	MR	R-1	0.23	\$ 112,613	\$ 168,923	60%	D	1	1	1
280162035	MR	R-1	0.23	\$ 100,108	\$ 150,164	60%	D	1	1	1
280162045	MR	R-1	0.23	\$ 60,334	\$ 137,814	70%	D	1	1	1
280162055	MR	R-1	0.23	\$ 13,793	\$ 72,122	84%	D	1	1	1
280162065	MR	R-1	0.23	\$ 62,229	\$ 115,583	65%	D	1	1	1
280162075	MR	R-1	0.23	\$ 65,790	\$ 122,186	65%	D	1	1	1
280162085	MR	R-1	0.23	\$ 64,999	\$ 131,685	67%	D	1	1	1
280162095	MR	R-1	0.23	\$ 155,676	\$ 161,904	51%	D	1	1	1
280162105	MR	R-1	0.23	\$ 330,225	\$ 330,225	50%	D	1	1	1
280162115	MR	R-1	0.23	\$ 121,369	\$ 205,675	63%	D	1	1	1
280162125	MR	R-1	0.27	\$ 355,000	\$ 355,000	50%	D	1	2	1
280162135	MR	R-1	0.36	\$ 14,005	\$ 62,225	82%	D	1	2	1
280162145	MR	R-1	0.3	\$ 13,671	\$ 82,575	86%	D	1	2	1
280162155	MR	R-1	0.25	\$ 100,891	\$ 187,376	65%	D	1	1	1
280171010	MR	R-1	0.24	\$ 307,500	\$ 307,500	50%	D	1	1	1
280171020	MR	R-1	0.22	\$ 69,962	\$ 129,936	65%	D	1	1	1
280171030	MR	R-1	0.22	\$ 342,291	\$ 342,291	50%	D	1	1	1
280171040	MR	R-1	0.24	\$ 87,907	\$ 163,269	65%	D	1	1	1
280171050	MR	R-1	0.24	\$ 81,491	\$ 156,855	66%	D	1	1	1
280171060	MR	R-1	0.24	\$ 82,495	\$ 153,216	65%	D	1	1	1
280171070	MR	R-1	0.24	\$ 113,621	\$ 211,020	65%	D	1	1	1
280171080	MR	R-1	0.22	\$ 33,137	\$ 124,204	79%	D	1	1	1
280171090	MR	R-1	0.22	\$ 33,137	\$ 145,723	81%	D	1	1	1
280171100	MR	R-1	0.25	\$ 220,478	\$ 375,408	63%	D	1	1	1
280171110	MR	R-1	0.25	\$ 363,619	\$ 363,619	50%	D	1	1	1
280171120	MR	R-1	0.22	\$ 133,198	\$ 199,800	60%	D	1	1	1
280171130	MR	R-1	0.22	\$ 63,822	\$ 47,044	42%	D	1	1	1
280171140	MR	R-1	0.24	\$ 151,215	\$ 263,179	64%	D	1	1	1
280171150	MR	R-1	0.24	\$ 86,170	\$ 167,477	66%	D	1	1	1
280171160	MR	R-1	0.24	\$ 33,137	\$ 122,549	79%	D	1	1	1
280171170	MR	R-1	0.24	\$ 94,742	\$ 175,967	65%	D	1	1	1
280171180	MR	R-1	0.22	\$ 428,400	\$ 428,400	50%	D	1	1	1
280171190	MR	R-1	0.22	\$ 91,284	\$ 169,541	65%	D	1	1	1
280171200	MR	R-1	0.25	\$ 13,498	\$ 124,236	90%	D	1	1	1
280171210	MR	R-1	0.24	\$ 13,498	\$ 100,396	88%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
280171220	MR	R-1	0.23	\$ 449,055	\$ 449,055	50%	D	1	1	1
280171230	MR	R-1	0.23	\$ 154,368	\$ 231,553	60%	D	1	1	1
280171240	MR	R-1	0.23	\$ 136,283	\$ 204,427	60%	D	1	1	1
280171250	MR	R-1	0.34	\$ 33,137	\$ 124,204	79%	D	1	2	1
280171260	MR	R-1	0.23	\$ 147,461	\$ 264,097	64%	D	1	1	1
280171270	MR	R-1	0.23	\$ 182,079	\$ 425,841	70%	D	1	1	1
280171280	MR	R-1	0.24	\$ 116,415	\$ 174,627	60%	D	1	1	1
280172010	MR	R-1	0.23	\$ 16,887	\$ 103,789	86%	D	1	1	1
280172020	MR	R-1	0.22	\$ 18,578	\$ 92,790	83%	D	1	1	1
280172030	MR	R-1	0.28	\$ 86,905	\$ 161,403	65%	D	1	2	1
280172040	MR	R-1	0.22	\$ 33,292	\$ 101,695	75%	D	1	1	1
280172050	MR	R-1	0.23	\$ 49,541	\$ 148,663	75%	D	1	1	1
280172060	MR	R-1	0.23	\$ 190,767	\$ 286,150	60%	D	1	1	1
280172070	MR	R-1	0.22	\$ 322,524	\$ 372,674	54%	D	1	1	1
280172080	MR	R-1	0.25	\$ 123,945	\$ 225,597	65%	D	1	1	1
280172090	MR	R-1	0.28	\$ 147,523	\$ 221,290	60%	D	1	2	1
280172100	MR	R-1	0.22	\$ 30,804	\$ 92,648	75%	D	1	1	1
280172110	MR	R-1	0.23	\$ 144,880	\$ 217,321	60%	D	1	1	1
280172120	MR	R-1	0.24	\$ 199,245	\$ 362,518	65%	D	1	1	1
280172130	MR	R-1	0.28	\$ 151,891	\$ 227,836	60%	D	1	2	1
280172140	MR	R-1	0.25	\$ 250,860	\$ 298,913	54%	D	1	1	1
280172150	MR	R-1	0.22	\$ 13,498	\$ 81,296	86%	D	1	1	1
280172160	MR	R-1	0.23	\$ 185,933	\$ 314,601	63%	D	1	1	1
280173010	MR	R-1	1.54	\$ 367,096	\$ 139,380	28%	D	1	7	1
280173020	MR	R-1	0.27	\$ 33,137	\$ 105,902	76%	D	1	2	1
280173030	MR	R-1	0.27	\$ 89,194	\$ 165,657	65%	D	1	2	1
280173040	MR	R-1	0.27	\$ 40,887	\$ 48,780	54%	D	1	2	1
280173050	MR	R-1	0.27	\$ 96,744	\$ 179,681	65%	D	1	2	1
280173060	MR	R-1	0.27	\$ 142,260	\$ 222,792	61%	D	1	2	1
280173070	MR	R-1	0.26	\$ 105,388	\$ 223,852	68%	D	1	2	1
280173080	MR	R-1	0.23	\$ 126,657	\$ 189,988	60%	D	1	1	1
280173090	MR	R-1	0.22	\$ 211,879	\$ 317,818	60%	D	1	1	1
280173100	MR	R-1	0.34	\$ 404,715	\$ 406,755	50%	D	1	2	1
280173110	MR	R-1	0.35	\$ 83,826	\$ 155,693	65%	D	1	2	1
280173120	MR	R-1	0.22	\$ 116,372	\$ 174,561	60%	D	1	1	1
280173130	MR	R-1	0.22	\$ 114,421	\$ 171,632	60%	D	1	1	1
280173140	MR	R-1	0.22	\$ 340,170	\$ 340,170	50%	D	1	1	1
280181065	MR	R-1	0.27	\$ 74,309	\$ 170,923	70%	D	1	2	1
280181075	MR	R-1	0.22	\$ 71,425	\$ 285,728	80%	D	1	1	1
280181085	MR	R-1	0.22	\$ 703,800	\$ 192,780	22%	U	1	1	1
280181095	MR	R-1	0.28	\$ 309,641	\$ 222,131	42%	D	1	2	1
280181105	MR	R-1	0.28	\$ 625,000	\$ 160,000	20%	U	1	2	2
280181115	MR	R-1	0.23	\$ 112,042	\$ 219,895	66%	D	1	1	1
280181125	MR	R-1	0.22	\$ 196,820	\$ 224,936	53%	D	1	1	1
280181135	MR	R-1	0.22	\$ 75,796	\$ -	0%	V		1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
280182015	MR	R-1	0.22	\$ 80,137	\$ 272,643	77%	D	1	1	1
280182025	MR	R-1	0.22	\$ 229,434	\$ 134,102	37%	D	1	1	1
280182035	MR	R-1	0.23	\$ 238,358	\$ 175,331	42%	D	1	1	1
280182045	MR	R-1	0.23	\$ 279,840	\$ 239,303	46%	D	1	1	1
280182055	MR	R-1	0.22	\$ 652,800	\$ 182,580	22%	U	1	1	1
280182065	MR	R-1	0.22	\$ 650,000	\$ 230,000	26%	D	1	1	1
190140015	MHR	R-2	0.16	\$ 87,183	\$ 130,775	60%	D	1	2	1
190140025	MHR	R-2	0.16	\$ 237,150	\$ 237,150	50%	D	1	2	1
190140035	MHR	R-2	0.16	\$ 59,520	\$ 178,575	75%	D	1	2	1
190140045	MHR	R-2	0.16	\$ 115,279	\$ 172,919	60%	D	1	2	1
190140055	MHR	R-2	0.16	\$ 109,122	\$ 163,685	60%	D	1	2	1
190140065	MHR	R-2	0.16	\$ 110,597	\$ 165,894	60%	D	1	2	1
190140075	MHR	R-2	0.16	\$ 107,266	\$ 160,900	60%	D	1	2	1
190140085	MHR	R-2	0.16	\$ 236,640	\$ 236,640	50%	D	1	2	1
190140095	MHR	R-2	0.16	\$ 98,302	\$ 147,455	60%	D	1	2	1
190140105	MHR	R-2	0.16	\$ 108,101	\$ 162,152	60%	D	1	2	1
190140115	MHR	R-2	0.16	\$ 229,500	\$ 229,500	50%	D	1	2	1
190140125	MHR	R-2	0.16	\$ 115,655	\$ 173,484	60%	D	1	2	1
190150015	MHR	R-2	0.16	\$ 126,705	\$ 187,722	60%	D	1	2	1
190150025	MHR	R-2	0.16	\$ 219,300	\$ 219,300	50%	D	1	2	1
190150035	MHR	R-2	0.16	\$ 83,139	\$ 154,404	65%	D	1	2	1
190150045	MHR	R-2	0.16	\$ 226,287	\$ 226,287	50%	D	1	2	1
190150055	MHR	R-2	0.16	\$ 130,111	\$ 195,165	60%	D	1	2	1
190150065	MHR	R-2	0.16	\$ 47,207	\$ 179,409	79%	D	1	2	1
190150075	MHR	R-2	0.16	\$ 95,901	\$ 143,854	60%	D	1	2	1
190150085	MHR	R-2	0.16	\$ 89,478	\$ 134,217	60%	D	1	2	1
190150095	MHR	R-2	0.16	\$ 81,106	\$ 121,658	60%	D	1	2	1
190150105	MHR	R-2	0.16	\$ 216,403	\$ 216,403	50%	D	1	2	1
190150115	MHR	R-2	0.16	\$ 118,910	\$ 178,367	60%	D	1	2	1
190160015	MHR	R-2	0.16	\$ 206,664	\$ 206,664	50%	D	1	2	1
190160025	MHR	R-2	0.16	\$ 116,134	\$ 174,201	60%	D	1	2	1
190160035	MHR	R-2	0.16	\$ 105,531	\$ 158,299	60%	D	1	2	1
190160045	MHR	R-2	0.16	\$ 116,415	\$ 174,626	60%	D	1	2	1
190160055	MHR	R-2	0.16	\$ 16,249	\$ 55,163	77%	D	1	2	1
190160065	MHR	R-2	0.16	\$ 75,746	\$ 140,684	65%	D	1	2	1
190160075	MHR	R-2	0.16	\$ 84,097	\$ 156,190	65%	D	1	2	1
190160085	MHR	R-2	0.16	\$ 166,464	\$ 166,464	50%	D	1	2	1
190160095	MHR	R-2	0.16	\$ 32,604	\$ 69,795	68%	D	1	2	1
190160105	MHR	R-2	0.16	\$ 33,278	\$ 72,000	68%	D	1	2	1
190160115	MHR	R-2	0.16	\$ 123,666	\$ 185,501	60%	D	1	2	1
190160125	MHR	R-2	0.16	\$ 76,957	\$ 142,935	65%	D	1	2	1
190160135	MHR	R-2	0.16	\$ 190,502	\$ 190,502	50%	D	1	2	1
190160145	MHR	R-2	0.16	\$ 234,750	\$ 234,750	50%	D	1	2	1
190160155	MHR	R-2	0.16	\$ 29,728	\$ 57,960	66%	D	1	2	1
190160165	MHR	R-2	0.16	\$ 148,097	\$ 222,148	60%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
190170015	MHR	R-2	0.16	\$ 171,666	\$ 171,666	50%	D	1	2	1
190170025	MHR	R-2	0.16	\$ 204,510	\$ 204,510	50%	D	1	2	1
190170035	MHR	R-2	0.16	\$ 103,775	\$ 155,665	60%	D	1	2	1
190170045	MHR	R-2	0.16	\$ 75,568	\$ 113,355	60%	D	1	2	1
190170055	MHR	R-2	0.16	\$ 69,580	\$ 123,700	64%	D	1	2	1
190170065	MHR	R-2	0.16	\$ 118,699	\$ 178,049	60%	D	1	2	1
190170075	MHR	R-2	0.16	\$ 14,052	\$ 58,879	81%	D	1	2	1
190170085	MHR	R-2	0.16	\$ 25,586	\$ 75,907	75%	D	1	2	1
190170095	MHR	R-2	0.16	\$ 190,250	\$ 190,250	50%	D	1	2	1
190170105	MHR	R-2	0.16	\$ 180,000	\$ 180,000	50%	D	1	2	1
190170115	MHR	R-2	0.16	\$ 132,651	\$ 132,651	50%	D	1	2	1
190170125	MHR	R-2	0.16	\$ 43,527	\$ 65,294	60%	D	1	2	1
190170135	MHR	R-2	0.16	\$ 12,524	\$ 44,819	78%	D	1	2	1
190170145	MHR	R-2	0.16	\$ 138,835	\$ 208,254	60%	D	1	2	1
190170155	MHR	R-2	0.16	\$ 58,352	\$ 195,583	77%	D	1	2	1
190170165	MHR	R-2	0.16	\$ 121,512	\$ 182,268	60%	D	1	2	1
190170175	MHR	R-2	0.16	\$ 43,093	\$ 63,899	60%	D	1	2	1
190180090	MHR	R-2	6.48	\$ -	\$ -	0%	V		57	43
190190010	MHR	R-2	0.14	\$ 104,967	\$ 157,452	60%	D	1	2	1
190190020	MHR	R-2	0.14	\$ 106,612	\$ 159,925	60%	D	1	2	1
190190030	MHR	R-2	0.14	\$ 18,912	\$ 67,090	78%	D	1	2	1
190190040	MHR	R-2	0.14	\$ 151,342	\$ 229,413	60%	D	1	2	1
190190050	MHR	R-2	0.14	\$ 190,913	\$ 190,913	50%	D	1	2	1
190190060	MHR	R-2	0.14	\$ 95,718	\$ 143,578	60%	D	1	2	1
190190070	MHR	R-2	0.14	\$ 116,749	\$ 175,123	60%	D	1	2	1
190190080	MHR	R-2	0.14	\$ 203,918	\$ 203,918	50%	D	1	2	1
190190090	MHR	R-2	0.14	\$ 138,369	\$ 207,553	60%	D	1	2	1
190190100	MHR	R-2	0.14	\$ 46,406	\$ 139,241	75%	D	1	2	1
190190110	MHR	R-2	0.14	\$ 86,445	\$ 129,669	60%	D	1	2	1
190190120	MHR	R-2	0.14	\$ 69,746	\$ 104,620	60%	D	1	2	1
190190130	MHR	R-2	0.14	\$ 122,515	\$ 183,772	60%	D	1	2	1
190190140	MHR	R-2	0.14	\$ 30,244	\$ 90,772	75%	D	1	2	1
190190150	MHR	R-2	0.14	\$ 46,325	\$ 138,982	75%	D	1	2	1
190190160	MHR	R-2	0.14	\$ 18,912	\$ 55,092	74%	D	1	2	1
190190170	MHR	R-2	0.14	\$ 199,236	\$ 199,236	50%	D	1	2	1
190190180	MHR	R-2	0.14	\$ 89,936	\$ 134,906	60%	D	1	2	1
190190190	MHR	R-2	0.14	\$ 67,483	\$ 125,330	65%	D	1	2	1
190190200	MHR	R-2	0.14	\$ 127,177	\$ 190,767	60%	D	1	2	1
190190210	MHR	R-2	0.14	\$ 205,479	\$ 205,479	50%	D	1	2	1
190200010	MHR	R-2	0.14	\$ 34,154	\$ 102,504	75%	D	1	2	1
190200020	MHR	R-2	0.14	\$ 228,888	\$ 228,888	50%	D	1	2	1
190200030	MHR	R-2	0.14	\$ 47,351	\$ 142,073	75%	D	1	2	1
190200040	MHR	R-2	0.14	\$ 26,880	\$ 57,380	68%	D	1	2	1
190200050	MHR	R-2	0.14	\$ 43,749	\$ 131,261	75%	D	1	2	1
190200060	MHR	R-2	0.14	\$ 184,671	\$ 184,671	50%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
190200070	MHR	R-2	0.14	\$ 79,572	\$ 119,359	60%	D	1	2	1
190200080	MHR	R-2	0.14	\$ 81,195	\$ 150,795	65%	D	1	2	1
190200090	MHR	R-2	0.14	\$ 221,085	\$ 221,085	50%	D	1	2	1
190200100	MHR	R-2	0.14	\$ 212,189	\$ 212,189	50%	D	1	2	1
190200110	MHR	R-2	0.14	\$ 221,850	\$ 221,850	50%	D	1	2	1
190200120	MHR	R-2	0.14	\$ 83,798	\$ 125,699	60%	D	1	2	1
190200130	MHR	R-2	0.14	\$ 112,340	\$ 168,511	60%	D	1	2	1
190200140	MHR	R-2	0.14	\$ 42,134	\$ 126,430	75%	D	1	2	1
190200150	MHR	R-2	0.14	\$ 54,905	\$ 101,982	65%	D	1	2	1
190200160	MHR	R-2	0.14	\$ 219,300	\$ 219,300	50%	D	1	2	1
190200170	MHR	R-2	0.14	\$ 142,260	\$ 213,392	60%	D	1	2	1
190200180	MHR	R-2	0.14	\$ 88,795	\$ 133,194	60%	D	1	2	1
190200190	MHR	R-2	0.14	\$ 57,524	\$ 106,843	65%	D	1	2	1
190200200	MHR	R-2	0.14	\$ 219,300	\$ 223,176	50%	D	1	2	1
190200210	MHR	R-2	0.14	\$ 93,501	\$ 140,253	60%	D	1	2	1
190200220	MHR	R-2	0.14	\$ 27,398	\$ 82,245	75%	D	1	2	1
190200230	MHR	R-2	0.14	\$ 142,015	\$ 213,023	60%	D	1	2	1
190200240	MHR	R-2	0.14	\$ 22,189	\$ 93,798	81%	D	1	2	1
190200250	MHR	R-2	0.14	\$ 26,180	\$ 62,531	70%	D	1	2	1
190200260	MHR	R-2	0.14	\$ 92,619	\$ 138,930	60%	D	1	2	1
190210010	MHR	R-2	0.14	\$ 112,246	\$ 168,371	60%	D	1	2	1
190210020	MHR	R-2	0.14	\$ 187,272	\$ 187,272	50%	D	1	2	1
190210030	MHR	R-2	0.14	\$ 69,552	\$ 104,331	60%	D	1	2	1
190210040	MHR	R-2	0.14	\$ 116,966	\$ 175,449	60%	D	1	2	1
190210050	MHR	R-2	0.14	\$ 90,414	\$ 135,623	60%	D	1	2	1
190210060	MHR	R-2	0.14	\$ 33,464	\$ 75,894	69%	D	1	2	1
190210070	MHR	R-2	0.14	\$ 226,950	\$ 226,950	50%	D	1	2	1
190210080	MHR	R-2	0.14	\$ 70,203	\$ 105,308	60%	D	1	2	1
190210090	MHR	R-2	0.14	\$ 18,912	\$ 49,848	72%	D	1	2	1
190210100	MHR	R-2	0.14	\$ 249,900	\$ 249,900	50%	D	1	2	1
190210110	MHR	R-2	0.14	\$ 172,219	\$ 172,219	50%	D	1	2	1
190210120	MHR	R-2	0.14	\$ 53,186	\$ 159,574	75%	D	1	2	1
190210130	MHR	R-2	0.14	\$ 65,067	\$ 97,603	60%	D	1	2	1
190210140	MHR	R-2	0.14	\$ 88,209	\$ 132,314	60%	D	1	2	1
190210150	MHR	R-2	0.14	\$ 38,650	\$ 106,696	73%	D	1	2	1
190210160	MHR	R-2	0.14	\$ 120,819	\$ 184,128	60%	D	1	2	1
190210170	MHR	R-2	0.14	\$ 99,961	\$ 185,645	65%	D	1	2	1
190210180	MHR	R-2	0.14	\$ 18,941	\$ 69,061	78%	D	1	2	1
190210190	MHR	R-2	0.14	\$ 73,778	\$ 110,667	60%	D	1	2	1
190210200	MHR	R-2	0.14	\$ 23,981	\$ 49,848	68%	D	1	2	1
190210210	MHR	R-2	0.14	\$ 67,771	\$ 112,394	62%	D	1	2	1
190210220	MHR	R-2	0.14	\$ 95,731	\$ 143,598	60%	D	1	2	1
200071120	MHR	R-2	0.16	\$ 158,822	\$ 61,227	28%	D	2	2	2
200071130	MHR	R-2	0.16	\$ 161,209	\$ 67,801	30%	D	1	2	1
200071140	MHR	R-2	0.33	\$ 484,500	\$ 127,500	21%	U	2	3	3

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200071160	MHR	R-2	0.35	\$ 216,203	\$ 81,365	27%	D	1	4	1
200071200	MHR	R-2	0.19	\$ 116,837	\$ 88,728	43%	D	1	2	1
200071210	MHR	R-2	0.38	\$ 93,811	\$ 18,880	17%	U	1	4	3
200071220	MHR	R-2	0.38	\$ 173,801	\$ 42,127	20%	U	1	4	3
200071370	MHR	R-2	3.52	\$ 420,624	\$ 603,304	59%	D	1	31	1
200071390	MHR	R-2	0.19	\$ 26,180	\$ 102,320	80%	D	1	2	1
200071400	MHR	R-2	0.42	\$ 75,796	\$ 104,601	58%	D	1	4	1
200071450	MHR	R-2	0.17	\$ 48,733	\$ 96,669	66%	D	1	2	1
200071460	MHR	R-2	0.17	\$ 25,667	\$ 131,777	84%	D	1	2	1
200071470	MHR	R-2	0.48	\$ 233,678	\$ 583,032	71%	D	10	10	10
200072010	MHR	R-2	0.34	\$ 206,655	\$ 69,751	25%	U	1	3	3
200072030	MHR	R-2	0.22	\$ 70,594	\$ 62,413	47%	D	1	2	1
200072050	MHR	R-2	0.14	\$ 535,500	\$ 107,100	17%	U	2	2	2
200072065	MHR	R-2	0.06	\$ 61,945	\$ 92,919	60%	D	1	1	1
200072075	MHR	R-2	0.06	\$ 51,206	\$ 76,814	60%	D	1	1	1
200072085	MHR	R-2	0.06	\$ 54,119	\$ 81,178	60%	D	1	1	1
200072095	MHR	R-2	0.06	\$ 29,811	\$ 89,459	75%	D	1	1	1
200072105	MHR	R-2	0.06	\$ 53,483	\$ 80,226	60%	D	1	1	1
200072115	MHR	R-2	0.06	\$ 149,557	\$ 149,557	50%	D	1	1	1
200072125	MHR	R-2	0.06	\$ 52,040	\$ 78,063	60%	D	1	1	1
200072135	MHR	R-2	0.06	\$ 49,716	\$ 92,345	65%	D	1	1	1
200201010	MHR	R-2	0.16	\$ 395,352	\$ 99,246	20%	U	1	2	2
200201120	MHR	R-2	0.16	\$ 264,955	\$ 13,776	5%	U	1	2	2
200201130	MHR	R-2	0.27	\$ 78,083	\$ 109,320	58%	D	3	3	3
200201140	MHR	R-2	0.17	\$ 48,733	\$ 93,416	66%	D	1	2	1
200201150	MHR	R-2	0.16	\$ 66,877	\$ 81,740	55%	D	1	2	1
200201160	MHR	R-2	0.16	\$ 13,421	\$ 34,045	72%	D	1	2	1
200201170	MHR	R-2	0.18	\$ 13,439	\$ 20,622	61%	D	1	2	1
200201210	MHR	R-2	1.55	\$ 285,728	\$ 285,728	50%	D	1	14	1
200240015	MHR	R-2	0	\$ 124,331	\$ 186,497	60%	D	1	1	1
200240025	MHR	R-2	0	\$ 105,081	\$ 157,621	60%	D	1	1	1
200240035	MHR	R-2	0	\$ 71,619	\$ 221,368	76%	D	1	1	1
200240045	MHR	R-2	0	\$ 122,215	\$ 183,324	60%	D	1	1	1
200240055	MHR	R-2	0	\$ 189,873	\$ 189,873	50%	D	1	1	1
200240065	MHR	R-2	0	\$ 67,748	\$ 203,274	75%	D	1	1	1
210011190	MHR	R-2	1.79	\$ 23,929	\$ 189,483	89%	D	1	16	1
210011200	MHR	R-2	0.07	\$ 10,404	\$ -	0%	V		1	1
210011215	MHR	R-2	8.23	\$ 307,904	\$ 688,310	69%	D	1	72	1
210011225	MHR	R-2	2.01	\$ 75,255	\$ -	0%	V		18	14
210011235	MHR	R-2	2.02	\$ 75,713	\$ -	0%	V		18	14
210031030	MHR	R-2	0.13	\$ 200,756	\$ 68,828	26%	U	1	2	1
210031040	MHR	R-2	0.15	\$ 12,524	\$ 18,793	60%	D	1	2	1
210031050	MHR	R-2	0.15	\$ 197,977	\$ 109,545	36%	D	1	2	1
210031070	MHR	R-2	0.1	\$ 111,932	\$ 93,275	45%	D	1	1	1
210031080	MHR	R-2	0.17	\$ 652,800	\$ 147,900	18%	U	1	2	2

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210031090	MHR	R-2	0.32	\$ 140,210	\$ 181,104	56%	D	2	3	2
210031100	MHR	R-2	0.29	\$ 269,923	\$ 157,455	37%	D	2	3	2
210031150	MHR	R-2	0.28	\$ 116,841	\$ 261,087	69%	D	1	3	1
210031160	MHR	R-2	0.82	\$ 309,288	\$ 824,491	73%	D		8	0
210031190	MHR	R-2	0.53	\$ 17,124	\$ 133,195	89%	D	3	5	3
210032010	MHR	R-2	0.24	\$ 466,321	\$ 153,674	25%	U	1	3	2
210032020	MHR	R-2	0.11	\$ 109,404	\$ 48,619	31%	D	2	2	2
210032030	MHR	R-2	0.11	\$ 107,260	\$ 47,668	31%	D	2	2	2
210032040	MHR	R-2	0.11	\$ 192,960	\$ 38,590	17%	U	1	1	1
210032050	MHR	R-2	0.34	\$ 16,122	\$ 27,787	63%	D	1	3	1
210032080	MHR	R-2	0.12	\$ 105,156	\$ 130,861	55%	D	1	2	1
210032090	MHR	R-2	0.19	\$ 137,659	\$ 120,451	47%	D	1	2	1
210032100	MHR	R-2	0.24	\$ 78,565	\$ 79,994	50%	D	1	3	1
210033010	MHR	R-2	0.17	\$ 71,425	\$ 125,713	64%	D	1	2	1
210033020	MHR	R-2	0.17	\$ 168,702	\$ 44,985	21%	U	1	2	2
210033030	MHR	R-2	0.17	\$ 480,000	\$ 125,000	21%	U	1	2	2
210033050	MHR	R-2	1.02	\$ 457,137	\$ 1,032,655	69%	D	21	21	21
210034080	MHR	R-2	0.17	\$ 80,138	\$ 81,595	50%	D	2	2	2
210034090	MHR	R-2	0.17	\$ 105,156	\$ 119,647	53%	D	1	2	1
210034100	MHR	R-2	0.22	\$ 13,421	\$ 187,578	93%	D	2	2	2
210034110	MHR	R-2	0.11	\$ 9,838	\$ 18,794	66%	D	1	1	1
210034170	MHR	R-2	0.69	\$ 520,200	\$ 1,144,640	69%	D		6	0
210034190	MHR	R-2	0.17	\$ 183,546	\$ 189,283	51%	D	4	4	4
210034210	MHR	R-2	0.17	\$ 51,622	\$ 34,412	40%	D	1	2	1
210034220	MHR	R-2	0.17	\$ 143,397	\$ 229,435	62%	D	4	4	4
210034230	MHR	R-2	0.17	\$ 143,397	\$ 229,435	62%	D	4	4	4
210041020	MHR	R-2	0.46	\$ 28,674	\$ 50,199	64%	D	3	5	3
210041030	MHR	R-2	0.22	\$ 32,345	\$ 25,707	44%	D	2	2	2
210041040	MHR	R-2	0.22	\$ 209,500	\$ 82,696	28%	D	2	2	2
210041055	MHR	R-2	0.02	\$ 8,772	\$ -	0%	V		1	1
210042010	MHR	R-2	0.34	\$ 188,470	\$ 121,221	39%	D	1	3	1
210042030	MHR	R-2	0.17	\$ 10,828	\$ 18,082	63%	D	1	2	1
210042050	MHR	R-2	0.1	\$ 253,605	\$ 107,181	30%	D	1	1	1
210042060	MHR	R-2	0.43	\$ 80,137	\$ 95,137	54%	D	1	4	1
210042070	MHR	R-2	0.17	\$ 11,976	\$ 47,215	80%	D	1	2	1
210042080	MHR	R-2	0.08	\$ 286,110	\$ 26,010	8%	U	1	1	1
210042100	MHR	R-2	0.15	\$ 416,160	\$ 88,258	17%	U	1	2	2
210042110	MHR	R-2	0.26	\$ 191,196	\$ 101,219	35%	D	2	3	2
210042120	MHR	R-2	0.17	\$ 137,659	\$ 58,550	30%	D	1	2	1
210042130	MHR	R-2	0.17	\$ 195,019	\$ 91,771	32%	D	2	2	2
210043010	MHR	R-2	0.13	\$ -	\$ -	0%	V		2	1
210043020	MHR	R-2	0.14	\$ -	\$ -	0%	V		2	1
210043030	MHR	R-2	0.29	\$ 23,298	\$ -	0%	V		3	2
210043040	MHR	R-2	0.31	\$ 157,322	\$ 218,360	58%	D	4	4	4
210043050	MHR	R-2	0.16	\$ 152,230	\$ 152,230	50%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210043120	MHR	R-2	0.34	\$ 423,928	\$ 84,784	17%	U	1	3	3
210043140	MHR	R-2	0.14	\$ 91,168	\$ 96,636	51%	D	1	2	1
210043150	MHR	R-2	0.18	\$ 318,516	\$ 105,122	25%	U	2	2	2
210043160	MHR	R-2	0.15	\$ 62,462	\$ 119,530	66%	D	1	2	1
210044020	MHR	R-2	0.17	\$ 153,989	\$ 10,044	6%	U	1	2	2
210044060	MHR	R-2	0.2	\$ 11,917	\$ 72,460	86%	D	1	2	1
210044070	MHR	R-2	0.21	\$ 109,404	\$ 97,246	47%	D	1	2	1
210044080	MHR	R-2	0.17	\$ 307,348	\$ 54,050	15%	U	1	2	2
210044090	MHR	R-2	0.17	\$ 10,621	\$ 83,490	89%	D	3	3	3
210044100	MHR	R-2	0.25	\$ 37,269	\$ 11,579	24%	U	1	3	2
210044110	MHR	R-2	0.25	\$ 202,442	\$ 575,559	74%	D	9	9	9
210044130	MHR	R-2	0.17	\$ 121,560	\$ 61,992	34%	D	2	2	2
210044180	MHR	R-2	0.94	\$ 380,589	\$ 959,090	72%	D	14	14	14
210044190	MHR	R-2	0.51	\$ 238,358	\$ 489,830	67%	D	10	10	10
210044200	MHR	R-2	0.51	\$ -	\$ -	0%	D	10	10	10
210044215	MHR	R-2	0	\$ 82,683	\$ 124,026	60%	D	1	1	1
210044225	MHR	R-2	0	\$ 79,646	\$ 119,470	60%	D	1	1	1
210044235	MHR	R-2	0	\$ 93,845	\$ 140,768	60%	D	1	1	1
210051040	MHR	R-2	0.16	\$ 10,732	\$ -	0%	V		2	2
210051050	MHR	R-2	0.22	\$ 13,159	\$ 36,837	74%	D	1	2	1
210051080	MHR	R-2	0.17	\$ 155,275	\$ 54,144	26%	U	1	2	2
210051090	MHR	R-2	0.17	\$ 171,580	\$ 81,827	32%	D	2	2	2
210051100	MHR	R-2	0.17	\$ 307,348	\$ 42,391	12%	U	1	2	2
210051170	MHR	R-2	0.23	\$ 317,947	\$ 422,781	57%	D	1	3	1
210051190	MHR	R-2	0.51	\$ 73,692	\$ 239,043	76%	D	2	5	2
210051200	MHR	R-2	0.51	\$ 21,496	\$ 39,442	65%	D	2	5	2
210051235	MHR	R-2	0.27	\$ 18,395	\$ 25,336	58%	D	1	3	1
210051240	MHR	R-2	0.31	\$ 87,423	\$ 228,777	72%	D	2	3	2
210051250	MHR	R-2	0.26	\$ 83,373	\$ 333,538	80%	D	4	4	4
210051260	MHR	R-2	1.05	\$ 247,169	\$ 1,394,910	85%	D		10	0
210051270	MHR	R-2	0.18	\$ 16,675	\$ 64,632	79%	D		2	0
210052010	MHR	R-2	0.22	\$ 75,796	\$ 204,669	73%	D	3	3	3
210052020	MHR	R-2	0.26	\$ 16,107	\$ 31,357	66%	D	1	3	1
210052030	MHR	R-2	0.26	\$ 112,042	\$ 92,433	45%	D	1	3	1
210052040	MHR	R-2	0.34	\$ 335,529	\$ 88,434	21%	U	1	3	3
210052050	MHR	R-2	1.35	\$ 41,232	\$ 86,075	68%	D	4	12	4
210052060	MHR	R-2	1.96	\$ 621,120	\$ 1,631,967	72%	D	21	21	21
210082060	MHR	R-2	0.19	\$ 10,828	\$ 77,797	88%	D	4	4	4
210082070	MHR	R-2	0.19	\$ 12,145	\$ 98,052	89%	D	1	2	1
210082080	MHR	R-2	0.19	\$ 65,565	\$ 32,104	33%	D	1	2	1
210082090	MHR	R-2	0.23	\$ 56,861	\$ 48,733	46%	D	2	3	2
210082100	MHR	R-2	0.23	\$ 72,004	\$ 60,100	45%	D	1	3	1
210082110	MHR	R-2	0.22	\$ 68,216	\$ 60,629	47%	D	2	2	2
210082120	MHR	R-2	0.21	\$ 11,625	\$ -	0%	V		2	2
210082160	MHR	R-2	0.38	\$ 728,280	\$ 988,380	58%	D	16	16	16

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210082170	MHR	R-2	0.13	\$ -	\$ -	0%	V		2	1
210091010	MHR	R-2	0.18	\$ 17,008	\$ 50,199	75%	D	4	4	4
210091020	MHR	R-2	0.11	\$ 464,100	\$ 61,200	12%	U	1	1	1
210091030	MHR	R-2	0.11	\$ 143,342	\$ 41,347	22%	U	1	1	1
210091040	MHR	R-2	0.11	\$ 26,076	\$ 35,405	58%	D	1	1	1
210091050	MHR	R-2	0.1	\$ 95,341	\$ 47,668	33%	D	1	1	1
210091060	MHR	R-2	0.11	\$ 440,000	\$ 55,000	11%	U	1	1	1
210092010	MHR	R-2	0.2	\$ 17,008	\$ 46,610	73%	D	4	4	4
210092020	MHR	R-2	0.11	\$ 216,203	\$ 67,021	24%	U	1	1	1
210092030	MHR	R-2	0.11	\$ 162,152	\$ 37,834	19%	U	1	1	1
210092040	MHR	R-2	0.11	\$ 154,368	\$ 46,860	23%	U	1	1	1
210092050	MHR	R-2	0.11	\$ 46,378	\$ 57,979	56%	D	1	1	1
210092060	MHR	R-2	0.11	\$ 93,470	\$ 66,011	41%	D	1	1	1
210092070	MHR	R-2	0.29	\$ 14,319	\$ 51,988	78%	D	2	3	2
210092080	MHR	R-2	0.32	\$ 15,183	\$ 28,582	65%	D	1	3	1
210092090	MHR	R-2	0.13	\$ 374,544	\$ 70,747	16%	U	1	2	1
210131010	MHR	R-2	2.16	\$ 1,000,082	\$ 1,857,304	65%	D	34	34	34
220022040	MHR	R-2	0.28	\$ 430,707	\$ 200,460	32%	D	2	3	2
220022070	MHR	R-2	0.35	\$ 19,737	\$ 26,003	57%	D	1	4	1
220022080	MHR	R-2	0.32	\$ -	\$ -	0%	D	5	5	5
220022090	MHR	R-2	0.18	\$ 92,180	\$ 72,928	44%	D	1	2	1
220022100	MHR	R-2	0.19	\$ 745,000	\$ 237,500	24%	U	1	2	2
220023020	MHR	R-2	5.46	\$ 1,203,420	\$ 1,166,049	49%	D		48	0
220024020	MHR	R-2	0.14	\$ 13,764	\$ 61,903	82%	D	2	2	2
220024030	MHR	R-2	0.12	\$ 8,940	\$ 15,427	63%	D	1	2	1
220024040	MHR	R-2	0.3	\$ 121,427	\$ 117,854	49%	D	2	3	2
220024050	MHR	R-2	0.27	\$ 582,902	\$ 122,409	17%	U	1	3	2
220025010	MHR	R-2	0.22	\$ 145,872	\$ 161,661	53%	D	1	2	1
220025020	MHR	R-2	0.27	\$ 39,761	\$ 51,368	56%	D	2	3	2
220025040	MHR	R-2	0.29	\$ 147,494	\$ 142,212	49%	D	1	3	1
220025050	MHR	R-2	0.24	\$ 93,470	\$ 146,052	61%	D	1	3	1
220025060	MHR	R-2	0.22	\$ 198,473	\$ 38,590	16%	U	1	2	2
220025100	MHR	R-2	0.16	\$ 520,200	\$ 61,200	11%	U	1	2	2
220025110	MHR	R-2	0.2	\$ 10,748	\$ 26,919	71%	D	1	2	1
220025120	MHR	R-2	0.2	\$ 10,732	\$ 15,210	59%	D	1	2	1
220025150	MHR	R-2	0.19	\$ 459,000	\$ 81,600	15%	U	1	2	2
220025180	MHR	R-2	0.24	\$ 123,586	\$ 167,855	58%	D	1	3	1
220025190	MHR	R-2	0.5	\$ 112,468	\$ 326,159	74%	D		5	0
220025200	MHR	R-2	0.22	\$ 364,140	\$ 186,136	34%	D	2	2	2
220090010	MHR	R-2	0.22	\$ 317,947	\$ 104,560	25%	U	2	2	2
220090250	MHR	R-2	0.89	\$ 64,554	\$ 218,857	77%	D	8	8	8
220090260	MHR	R-2	0.87	\$ 34,045	\$ 72,622	68%	D	1	8	1
220090270	MHR	R-2	0.17	\$ 11,625	\$ 19,705	63%	D	1	2	1
220090280	MHR	R-2	0.51	\$ 184,367	\$ 186,062	50%	D	3	5	3
220090420	MHR	R-2	0.3	\$ 143,014	\$ 182,612	56%	D	2	3	2

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220090430	MHR	R-2	0.44	\$ 273,365	\$ 287,670	51%	D		4	0
220090460	MHR	R-2	0.3	\$ 191,953	\$ -	0%	V		3	2
220090470	MHR	R-2	0.01	\$ 14,305	\$ -	0%	V		1	1
220140030	MHR	R-2	0.29	\$ 60,629	\$ 65,938	52%	D	1	3	1
220140040	MHR	R-2	0.25	\$ 11,625	\$ 27,769	70%	D	1	3	1
220140050	MHR	R-2	0.25	\$ 475,000	\$ 60,000	11%	U	1	3	2
220140060	MHR	R-2	0.26	\$ 10,732	\$ 26,880	71%	D	1	3	1
220140080	MHR	R-2	0.17	\$ 53,052	\$ 59,114	53%	D	1	2	1
220140100	MHR	R-2	0.17	\$ 302,048	\$ 52,990	15%	U	1	2	2
220140110	MHR	R-2	0.17	\$ 10,732	\$ 22,389	68%	D	1	2	1
220140120	MHR	R-2	0.15	\$ 118,150	\$ 62,181	34%	D	1	2	1
220140130	MHR	R-2	0.18	\$ 11,625	\$ 23,288	67%	D	1	2	1
220140140	MHR	R-2	0.18	\$ 65,565	\$ 103,454	61%	D	1	2	1
220140150	MHR	R-2	0.2	\$ 137,659	\$ 149,740	52%	D	1	2	1
220140160	MHR	R-2	0.19	\$ 164,778	\$ 107,790	40%	D	2	2	2
220140170	MHR	R-2	0.23	\$ 133,147	\$ 35,079	21%	U	1	3	2
220140180	MHR	R-2	0.22	\$ 11,625	\$ 19,705	63%	D	1	2	1
220140190	MHR	R-2	0.19	\$ 11,625	\$ 47,596	80%	D	2	2	2
220140200	MHR	R-2	0.19	\$ 161,545	\$ 132,602	45%	D	1	2	1
220140210	MHR	R-2	0.19	\$ 164,777	\$ 174,390	51%	D	1	2	1
220140220	MHR	R-2	0.18	\$ 107,260	\$ 53,627	33%	D	1	2	1
220140230	MHR	R-2	0.24	\$ 21,496	\$ 71,733	77%	D	1	3	1
220140490	MHR	R-2	0.23	\$ 87,422	\$ 116,565	57%	D	2	3	2
220140500	MHR	R-2	0.21	\$ 161,746	\$ 155,275	49%	D	1	2	1
220140510	MHR	R-2	0.36	\$ 126,053	\$ 215,694	63%	D	3	4	3
220140520	MHR	R-2	0.22	\$ 147,490	\$ 153,636	51%	D	4	4	4
220140530	MHR	R-2	0.15	\$ 101,484	\$ 98,814	49%	D	1	2	1
220140540	MHR	R-2	0.13	\$ 238,459	\$ 71,537	23%	U	1	2	1
220140550	MHR	R-2	0.13	\$ 194,582	\$ 53,508	22%	U	1	2	1
220140560	MHR	R-2	0.13	\$ 106,361	\$ 43,605	29%	D	1	2	1
220140570	MHR	R-2	0.13	\$ 435,000	\$ 55,000	11%	U	1	2	1
220140580	MHR	R-2	0.13	\$ 46,378	\$ 91,207	66%	D	1	2	1
280151011	MHR	R-2	0.09	\$ 25,165	\$ 92,330	79%	D	1	1	1
280151012	MHR	R-2	0.05	\$ 82,782	\$ 124,174	60%	D	1	1	1
280151021	MHR	R-2	0.09	\$ 140,425	\$ 140,425	50%	D	1	1	1
280151022	MHR	R-2	0.1	\$ 8,940	\$ 32,258	78%	D	1	1	1
280152011	MHR	R-2	0	\$ 82,549	\$ 123,825	60%	D	1	1	1
280152012	MHR	R-2	0	\$ 20,201	\$ 69,265	77%	D	1	1	1
280152021	MHR	R-2	0.09	\$ 8,940	\$ 32,258	78%	D	1	1	1
280152022	MHR	R-2	0.09	\$ 99,622	\$ 149,434	60%	D	1	1	1
280152031	MHR	R-2	0.09	\$ 83,810	\$ 125,715	60%	D	1	1	1
280152032	MHR	R-2	0.1	\$ 91,038	\$ 136,558	60%	D	1	1	1
280152041	MHR	R-2	0.09	\$ 8,940	\$ 30,461	77%	D	1	1	1
280152042	MHR	R-2	0.1	\$ 108,949	\$ 163,423	60%	D	1	1	1
280152051	MHR	R-2	0.1	\$ 8,940	\$ 32,258	78%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
280152052	MHR	R-2	0.1	\$ 8,940	\$ 32,258	78%	D	1	1	1
280152061	MHR	R-2	0.09	\$ 53,739	\$ 99,817	65%	D	1	1	1
280152062	MHR	R-2	0.09	\$ 65,547	\$ 98,325	60%	D	1	1	1
280152071	MHR	R-2	0.14	\$ 63,780	\$ 95,672	60%	D	1	2	1
280152072	MHR	R-2	0.12	\$ 61,898	\$ 92,849	60%	D	1	2	1
280152081	MHR	R-2	0.16	\$ 72,957	\$ 125,084	63%	D	1	2	1
280152082	MHR	R-2	0.09	\$ 9,316	\$ 34,951	79%	D	1	1	1
280152091	MHR	R-2	0.1	\$ 87,740	\$ 131,613	60%	D	1	1	1
280152092	MHR	R-2	0.08	\$ 239,190	\$ 239,190	50%	D	1	1	1
280152101	MHR	R-2	0.05	\$ 62,164	\$ 93,247	60%	D	1	1	1
280152102	MHR	R-2	0.09	\$ 20,201	\$ 62,635	76%	D	1	1	1
280152111	MHR	R-2	0.09	\$ 152,418	\$ 152,418	50%	D	1	1	1
280152112	MHR	R-2	0.09	\$ 26,866	\$ 80,634	75%	D	1	1	1
280153011	MHR	R-2	0.09	\$ 209,100	\$ 209,100	50%	D	1	1	1
280153012	MHR	R-2	0.1	\$ 8,935	\$ 30,404	77%	D	1	1	1
280153021	MHR	R-2	0.08	\$ 218,535	\$ 218,535	50%	D	1	1	1
280153022	MHR	R-2	0.12	\$ 48,991	\$ 90,995	65%	D	1	2	1
280153031	MHR	R-2	0.11	\$ 64,650	\$ 96,979	60%	D	1	1	1
280153032	MHR	R-2	0.06	\$ 20,201	\$ 60,148	75%	D	1	1	1
280153041	MHR	R-2	0.06	\$ 62,657	\$ 93,986	60%	D	1	1	1
280153042	MHR	R-2	0.14	\$ 54,683	\$ 101,565	65%	D	1	2	1
280153051	MHR	R-2	0.08	\$ 66,533	\$ 99,801	60%	D	1	1	1
280153052	MHR	R-2	0.11	\$ 107,667	\$ 161,502	60%	D	1	1	1
280153061	MHR	R-2	0.09	\$ 57,250	\$ 85,875	60%	D	1	1	1
280153062	MHR	R-2	0.14	\$ 245,000	\$ 245,000	50%	D	1	2	1
280153071	MHR	R-2	0.09	\$ 63,557	\$ 95,338	60%	D	1	1	1
280153072	MHR	R-2	0.09	\$ 155,420	\$ 180,856	54%	D	1	1	1
280153081	MHR	R-2	0.09	\$ 62,180	\$ 93,275	60%	D	1	1	1
280153082	MHR	R-2	0.09	\$ 102,696	\$ 154,044	60%	D	1	1	1
280153091	MHR	R-2	0.1	\$ 220,320	\$ 220,320	50%	D	1	1	1
280153092	MHR	R-2	0.09	\$ 10,637	\$ 34,185	76%	D	1	1	1
280153101	MHR	R-2	0.1	\$ 70,854	\$ 106,280	60%	D	1	1	1
280153102	MHR	R-2	0.09	\$ 242,000	\$ 242,000	50%	D	1	1	1
280153111	MHR	R-2	0.09	\$ 8,940	\$ 32,258	78%	D	1	1	1
280153112	MHR	R-2	0.09	\$ 8,940	\$ 32,258	78%	D	1	1	1
280153121	MHR	R-2	0.09	\$ 61,643	\$ 92,465	60%	D	1	1	1
280153122	MHR	R-2	0.09	\$ 37,634	\$ 69,907	65%	D	1	1	1
280153131	MHR	R-2	0.09	\$ 8,940	\$ 32,258	78%	D	1	1	1
280153132	MHR	R-2	0.04	\$ 8,940	\$ 32,258	78%	D	1	1	1
280153141	MHR	R-2	0.09	\$ 9,012	\$ 38,135	81%	D	1	1	1
280153142	MHR	R-2	0.1	\$ 60,280	\$ 90,423	60%	D	1	1	1
280153151	MHR	R-2	0.09	\$ 156,060	\$ 156,060	50%	D	1	1	1
280153152	MHR	R-2	0.14	\$ 287,500	\$ 287,500	50%	D	1	2	1
280153161	MHR	R-2	0.1	\$ 36,580	\$ 15,588	30%	D	1	1	1
280153162	MHR	R-2	0.12	\$ 195,075	\$ 195,075	50%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
280153171	MHR	R-2	0.1	\$ 56,462	\$ 104,870	65%	D	1	1	1
280153172	MHR	R-2	0.09	\$ 62,661	\$ 93,994	60%	D	1	1	1
280154011	MHR	R-2	0.1	\$ 63,407	\$ 95,111	60%	D	1	1	1
280154012	MHR	R-2	0.1	\$ 60,755	\$ 91,134	60%	D	1	1	1
280154021	MHR	R-2	0.08	\$ 148,374	\$ 148,374	50%	D	1	1	1
280154022	MHR	R-2	0.1	\$ 66,992	\$ 100,490	60%	D	1	1	1
280154031	MHR	R-2	0.05	\$ 10,379	\$ 56,084	84%	D	1	1	1
280154032	MHR	R-2	0.09	\$ 9,012	\$ 32,517	78%	D	1	1	1
280154041	MHR	R-2	0.09	\$ 105,557	\$ 158,336	60%	D	1	1	1
280154042	MHR	R-2	0.1	\$ 10,122	\$ 69,301	87%	D	1	1	1
280154051	MHR	R-2	0.09	\$ 8,940	\$ 40,745	82%	D	1	1	1
280154052	MHR	R-2	0.09	\$ 62,312	\$ 93,471	60%	D	1	1	1
280154061	MHR	R-2	0.09	\$ 42,830	\$ 79,550	65%	D	1	1	1
280154062	MHR	R-2	0.06	\$ 55,384	\$ 111,471	67%	D	1	1	1
280154071	MHR	R-2	0.18	\$ 99,378	\$ 149,069	60%	D	1	2	1
280154072	MHR	R-2	0.12	\$ 64,114	\$ 96,174	60%	D	1	2	1
280154081	MHR	R-2	0.1	\$ 66,992	\$ 100,490	60%	D	1	1	1
280154082	MHR	R-2	0.09	\$ 61,971	\$ 92,957	60%	D	1	1	1
9.01E+09	MHR	R-2		\$ -	\$ 28,200	100%	D	1	1	1
200202070	HR	R-3	0.25	\$ 264,631	\$ 94,825	26%	U	1	4	2
200202080	HR	R-3	0.25	\$ 145,089	\$ 140,625	49%	D	1	4	1
200203050	HR	R-3	0.25	\$ 201,936	\$ 176,132	47%	D	1	4	1
200203060	HR	R-3	0.17	\$ 11,813	\$ 76,060	87%	D	4	4	4
210101010	HR	R-3	0.3	\$ 14,319	\$ 8,030	36%	D	1	5	1
210101090	HR	R-3	0.34	\$ 183,546	\$ 93,234	34%	D	2	5	2
210102010	HR	R-3	0.31	\$ 26,885	\$ 79,750	75%	D	1	5	1
230075185	HR	R-3	0	\$ 100,769	\$ 151,155	60%	D	1	1	1
230075195	HR	R-3	0	\$ 101,894	\$ 152,843	60%	D	1	1	1
230075205	HR	R-3	0	\$ 113,791	\$ 170,686	60%	D	1	1	1
230120040	HR	R-3	0.14	\$ 11,173	\$ 187,128	94%	D	2	3	2
230120170	HR	R-3	0.21	\$ -	\$ -	0%	V		4	2
230120180	HR	R-3	0.19	\$ -	\$ -	0%	V		3	2
230120190	HR	R-3	0.18	\$ 91,168	\$ 127,637	58%	D	1	3	1
230120200	HR	R-3	0.18	\$ 650,000	\$ 235,000	27%	U	2	3	2
230120210	HR	R-3	0.19	\$ 60,709	\$ 277,172	82%	D	3	3	3
230120220	HR	R-3	0.18	\$ 60,709	\$ 153,097	72%	D	2	3	2
230120230	HR	R-3	0.07	\$ 5,452	\$ 152,267	97%	D	2	2	2
230180010	HR	R-3	0.04	\$ 73,508	\$ 110,262	60%	D	1	1	1
230180020	HR	R-3	0.04	\$ 62,935	\$ 116,880	65%	D	1	1	1
230180030	HR	R-3	0.04	\$ 178,245	\$ 178,245	50%	D	1	1	1
230180040	HR	R-3	0.04	\$ 36,393	\$ 67,598	65%	D	1	1	1
230180050	HR	R-3	0.04	\$ 143,075	\$ 143,075	50%	D	1	1	1
230180060	HR	R-3	0.04	\$ 195,000	\$ 195,000	50%	D	1	1	1
230180070	HR	R-3	0.04	\$ 17,712	\$ 50,199	74%	D	1	1	1
230180080	HR	R-3	0.04	\$ 46,733	\$ 70,102	60%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230180090	HR	R-3	0.01	\$ -	\$ -	0%	V		1	1
230172030	HR	R-S	4.4	\$ 111,560	\$ 934,826	89%	D	0	64	0
200071230	VMU	VMU	0.08	\$ 47,311	\$ 52,571	53%	D	3	1	3
200071240	VMU	VMU	0.14	\$ 171,580	\$ 98,983	37%	D	1	2	1
200071250	VMU	VMU	0.28	\$ 17,922	\$ 28,674	62%	D	1	3	1
200071260	VMU	VMU	0.25	\$ 14,342	\$ 39,499	73%	D	1	2	1
200071270	VMU	VMU	0.17	\$ 119,177	\$ 113,216	49%	D		2	0
200071280	VMU	VMU	0.17	\$ 11,625	\$ 24,183	68%	D	1	2	1
200071290	VMU	VMU	0.11	\$ 147,492	\$ 65,140	31%	D	1	1	1
200071300	VMU	VMU	0.05	\$ 408,000	\$ 35,700	8%	U	1	1	1
200071310	VMU	VMU	0.24	\$ 143,014	\$ 145,994	51%	D	1	3	1
200201030	VMU	VMU	0.15	\$ 104,075	\$ 66,960	39%	D		2	0
200201040	VMU	VMU	0.12	\$ 137,659	\$ 73,708	35%	D	1	1	1
200201050	VMU	VMU	0.12	\$ 12,145	\$ 71,732	86%	D	1	1	1
200201060	VMU	VMU	0.13	\$ 190,289	\$ 88,544	32%	D	1	2	1
200201070	VMU	VMU	0.29	\$ 16,107	\$ 21,496	57%	D	9	3	9
200201090	VMU	VMU	0.14	\$ 272,585	\$ 28,921	10%	U	1	2	2
200201100	VMU	VMU	0.15	\$ 80,137	\$ 118,195	60%	D	1	2	1
200201190	VMU	VMU	0.2	\$ 312,120	\$ 46,818	13%	U	1	2	2
200201200	VMU	VMU	0.18	\$ 312,120	\$ 64,933	17%	U	1	2	2
210061010	VMU	VMU	0.48	\$ 219,859	\$ 183,558	46%	D	1	4	1
210061020	VMU	VMU	0.23	\$ 319,564	\$ 174,678	35%	D		2	0
210061030	VMU	VMU	0.19	\$ 231,553	\$ 270,144	54%	D	1	2	1
210061040	VMU	VMU	0.41	\$ 690,000	\$ 160,000	19%	U	1	4	4
210061050	VMU	VMU	0.22	\$ 71,261	\$ 176,293	71%	D		2	0
210062010	VMU	VMU	0.29	\$ 253,722	\$ 107,826	30%	D	1	3	1
210062020	VMU	VMU	0.15	\$ 10,748	\$ 16,131	60%	D	1	2	1
210062040	VMU	VMU	0.17	\$ 209,948	\$ 118,534	36%	D	1	2	1
210062050	VMU	VMU	0.17	\$ 11,813	\$ 32,940	74%	D	1	2	1
210062060	VMU	VMU	0.17	\$ 328,544	\$ 74,195	18%	U	1	2	2
210063010	VMU	VMU	0.14	\$ 24,840	\$ 62,961	72%	D	1	2	1
210063020	VMU	VMU	0.31	\$ 13,671	\$ 69,422	84%	D	1	3	1
210063030	VMU	VMU	0.25	\$ 60,629	\$ 126,551	68%	D		2	0
210063040	VMU	VMU	0.17	\$ 158,030	\$ 48,620	24%	D	1	2	1
210063050	VMU	VMU	0.18	\$ 55,747	\$ 55,265	50%	D	1	2	1
210063080	VMU	VMU	0.12	\$ 332,928	\$ 72,828	18%	U	1	1	1
210063090	VMU	VMU	0.19	\$ 468,180	\$ 118,605	20%	U	1	2	2
210063100	VMU	VMU	0.19	\$ 297,712	\$ 120,186	29%	D	1	2	1
210063110	VMU	VMU	0.24	\$ 202,442	\$ 269,923	57%	D	7	7	7
210063120	VMU	VMU	0.24	\$ 248,633	\$ 83,015	25%	D	1	2	1
210064010	VMU	VMU	0.14	\$ 245,363	\$ 103,983	30%	D	1	2	1
210064020	VMU	VMU	0.14	\$ 91,036	\$ 93,860	51%	D	1	2	1
210064030	VMU	VMU	0.15	\$ 105,156	\$ 64,125	38%	D	1	2	1
210064040	VMU	VMU	1.63	\$ 71,660	\$ 571,670	89%	D	14	14	14
210071010	VMU	VMU	0.12	\$ 121,560	\$ 87,886	42%	D	2	2	2

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210071020	VMU	VMU	0.14	\$ 98,038	\$ 126,052	56%	D	1	2	1
210071030	VMU	VMU	0.36	\$ 124,940	\$ 93,700	43%	D	1	4	1
210071040	VMU	VMU	0.21	\$ 242,579	\$ 105,651	30%	D	1	2	1
210071060	VMU	VMU	0.15	\$ 281,173	\$ 123,713	31%	D	1	2	1
210071070	VMU	VMU	0.15	\$ 545,000	\$ 65,000	11%	U	1	2	2
210071080	VMU	VMU	0.45	\$ 194,497	\$ 461,115	70%	D	4	4	4
210071090	VMU	VMU	0.3	\$ 206,490	\$ 125,040	38%	D		3	0
210071100	VMU	VMU	0.14	\$ 137,659	\$ 47,317	26%	D	1	2	1
210072010	VMU	VMU	0.13	\$ 66,877	\$ 52,010	44%	D	1	2	1
210072020	VMU	VMU	0.13	\$ 248,092	\$ 67,258	21%	D	1	2	1
210072030	VMU	VMU	0.17	\$ 122,907	\$ 61,450	33%	D	6	2	6
210072040	VMU	VMU	0.25	\$ 126,859	\$ 147,156	54%	D		2	0
210072060	VMU	VMU	0.34	\$ 359,899	\$ 989,728	73%	D	9	9	9
210072070	VMU	VMU	0.34	\$ 19,705	\$ 17,922	48%	D	1	3	1
210072080	VMU	VMU	0.21	\$ 65,221	\$ 353,588	84%	D	1	2	1
210072090	VMU	VMU	0.19	\$ 186,941	\$ 115,668	38%	D		2	0
210072100	VMU	VMU	0.12	\$ 248,633	\$ 37,834	13%	U	1	1	1
210072110	VMU	VMU	0.12	\$ 191,934	\$ 60,015	24%	D		1	0
210073020	VMU	VMU	0.17	\$ 11,625	\$ 22,389	66%	D	1	2	1
210073030	VMU	VMU	0.17	\$ 292,199	\$ 192,960	40%	D	2	2	2
210073060	VMU	VMU	0.17	\$ 291,450	\$ 132,476	31%	D	1	2	1
210073070	VMU	VMU	0.17	\$ 202,442	\$ 69,728	26%	D	1	2	1
210073100	VMU	VMU	0.16	\$ 126,856	\$ 55,814	31%	D	1	2	1
210073110	VMU	VMU	0.16	\$ 122,907	\$ 40,556	25%	D	1	2	1
210073120	VMU	VMU	0.16	\$ 10,637	\$ 8,950	46%	D	1	2	1
210073130	VMU	VMU	0.11	\$ 123,581	\$ 48,053	28%	D	1	1	1
210073140	VMU	VMU	0.11	\$ 362,100	\$ 40,800	10%	U	1	1	1
210073150	VMU	VMU	0.14	\$ 4,444	\$ 5,351	55%	D	1	2	1
210073160	VMU	VMU	0.37	\$ 33,166	\$ 2,670	7%	U		3	3
210073170	VMU	VMU	0.12	\$ 110,617	\$ 70,669	39%	D	1	1	1
210073180	VMU	VMU	0.32	\$ 233,685	\$ 216,158	48%	D	2	3	2
210073200	VMU	VMU	0.19	\$ 65,565	\$ 104,912	62%	D	1	2	1
210073210	VMU	VMU	0.14	\$ 171,580	\$ 65,986	28%	D	1	2	1
210073220	VMU	VMU	0.21	\$ 172,076	\$ 369,660	68%	D	1	2	1
210073230	VMU	VMU	0.17	\$ 530,000	\$ 70,000	12%	U	1	2	2
210073240	VMU	VMU	0.24	\$ 168,215	\$ 38,815	19%	U	1	2	2
210073250	VMU	VMU	0.32	\$ 219,976	\$ 485,249	69%	D	5	5	5
210074020	VMU	VMU	0.17	\$ 124,470	\$ 170,973	58%	D	1	2	1
210074030	VMU	VMU	0.45	\$ 134,213	\$ 215,129	62%	D	1	4	1
210074040	VMU	VMU	0.4	\$ 16,107	\$ 32,258	67%	D	1	4	1
210074050	VMU	VMU	0.17	\$ 74,309	\$ 162,006	69%	D	1	2	1
210074060	VMU	VMU	0.17	\$ 198,473	\$ 46,860	19%	U	1	2	2
210074070	VMU	VMU	0.17	\$ 11,813	\$ 37,170	76%	D	1	2	1
210074090	VMU	VMU	0.2	\$ 49,744	\$ -	0%	V		2	2
210074100	VMU	VMU	0.17	\$ 10,732	\$ 19,705	65%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210074110	VMU	VMU	0.17	\$ 71,425	\$ 88,472	55%	D		2	0
210074120	VMU	VMU	0.17	\$ 155,275	\$ 91,867	37%	D	1	2	1
210074130	VMU	VMU	0.14	\$ 188,474	\$ 64,614	26%	D	1	2	1
210074140	VMU	VMU	0.28	\$ 31,612	\$ 183,522	85%	D	10	10	10
210074150	VMU	VMU	0.14	\$ 55,747	\$ 89,694	62%	D	1	2	1
210074160	VMU	VMU	0.13	\$ 416,160	\$ 145,656	26%	D	1	4	1
210074170	VMU	VMU	0.14	\$ 10,621	\$ 29,901	74%	D	1	2	1
210074180	VMU	VMU	0.21	\$ 442,170	\$ 176,139	28%	D		2	0
210074190	VMU	VMU	0.17	\$ 35,609	\$ 63,793	64%	D	1	2	1
210081030	VMU	VMU	0.76	\$ 1,040,400	\$ 61,383	6%	U	2	7	6
210081080	VMU	VMU	0.13	\$ 457,776	\$ 69,706	13%	U	1	2	1
210081120	VMU	VMU	0.18	\$ 188,474	\$ 70,404	27%	D	1	2	1
210081130	VMU	VMU	0.17	\$ 123,581	\$ 109,850	47%	D	1	2	1
210081140	VMU	VMU	0.2	\$ 332,928	\$ 72,828	18%	U	1	2	2
210081150	VMU	VMU	0.13	\$ 405,756	\$ 36,414	8%	U	1	2	1
210081170	VMU	VMU	0.17	\$ 192,960	\$ 37,273	16%	U	1	2	2
210081180	VMU	VMU	0.17	\$ 8,940	\$ 8,030	47%	D	1	2	1
210081240	VMU	VMU	0.19	\$ 198,473	\$ 55,681	22%	D	1	2	1
210081250	VMU	VMU	0.19	\$ 47,283	\$ 274,633	85%	D	1	3	1
210081335	VMU	VMU		\$ 130,110	\$ 195,165	60%	D	1	1	1
210081345	VMU	VMU		\$ 85,806	\$ 128,711	60%	D	3	1	3
210081355	VMU	VMU		\$ 270,504	\$ 270,504	50%	D	1	1	1
210081365	VMU	VMU		\$ 112,421	\$ 168,632	60%	D	1	1	1
210081375	VMU	VMU		\$ 215,030	\$ 254,920	54%	D	1	1	1
210081385	VMU	VMU		\$ 95,816	\$ 143,728	60%	D		1	0
210081395	VMU	VMU		\$ 90,573	\$ 135,861	60%	D	1	1	1
210081405	VMU	VMU		\$ 154,368	\$ 231,553	60%	D	1	1	1
210092110	VMU	VMU	0.2	\$ 95,023	\$ 142,537	60%	D	1	2	1
210092120	VMU	VMU	0.25	\$ 118,781	\$ 208,065	64%	D	2	2	2
210101020	VMU	VMU	0.2	\$ 37,269	\$ 153,297	80%	D	1	3	1
210101050	VMU	VMU	0.17	\$ 297,279	\$ 118,910	29%	D	1	2	1
210101080	VMU	VMU	0.17	\$ 119,177	\$ 114,606	49%	D	1	2	1
210101100	VMU	VMU	0.17	\$ 14,052	\$ 97,589	87%	D	1	2	1
210101110	VMU	VMU	0.17	\$ 134,658	\$ 250,302	65%	D	1	2	1
210101120	VMU	VMU	0.17	\$ 56,861	\$ 123,482	68%	D	1	2	1
210101130	VMU	VMU	0.34	\$ 676,260	\$ 312,120	32%	D	1	3	1
210102040	VMU	VMU	0.22	\$ 66,877	\$ 115,272	63%	D	1	2	1
210102090	VMU	VMU	0.17	\$ 253,605	\$ 110,262	30%	D	1	2	1
210102100	VMU	VMU	0.17	\$ 580,000	\$ 115,000	17%	U	1	2	2
210103020	VMU	VMU	0.17	\$ 322,524	\$ 489,600	60%	D	2	2	2
210103030	VMU	VMU	0.17	\$ 60,629	\$ 71,243	54%	D	1	2	1
210103040	VMU	VMU	0.17	\$ 66,854	\$ 79,012	54%	D	14	2	14
210104010	VMU	VMU	0.11	\$ 209,500	\$ 71,670	25%	D		1	0
210104020	VMU	VMU	0.11	\$ 307,348	\$ 86,904	22%	D	2	1	2
210104030	VMU	VMU	0.11	\$ 72,858	\$ 94,717	57%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210104040	VMU	VMU	0.17	\$ 275,400	\$ -	0%	V		2	2
210104050	VMU	VMU	0.17	\$ 25,336	\$ 47,820	65%	D	1	2	1
210104060	VMU	VMU	0.25	\$ 402,900	\$ -	0%	V		2	2
210105010	VMU	VMU	0.17	\$ 345,924	\$ 74,588	18%	U	1	2	2
210105040	VMU	VMU	0.17	\$ 60,776	\$ -	0%	V		2	2
210105050	VMU	VMU	0.51	\$ 593,100	\$ 118,000	17%	U	1	5	4
210105060	VMU	VMU	0.17	\$ 23,435	\$ 122,520	84%	D	4	4	4
210105070	VMU	VMU	0.17	\$ 448,800	\$ 58,140	11%	U	1	2	2
210105080	VMU	VMU	0.17	\$ 105,156	\$ 266,496	72%	D	1	2	1
210105090	VMU	VMU	0.11	\$ 58,416	\$ -	0%	V		1	1
210105100	VMU	VMU	0.34	\$ 97,246	\$ 254,716	72%	D	1	3	1
210105110	VMU	VMU	0.11	\$ 55,747	\$ 115,742	67%	D	1	1	1
210105120	VMU	VMU	0.11	\$ 56,861	\$ 73,107	56%	D	1	1	1
210111010	VMU	VMU	0.27	\$ 13,528	\$ 36,969	73%	D	1	3	1
210111030	VMU	VMU	0.27	\$ 591,600	\$ 173,400	23%	D	1	3	1
210111040	VMU	VMU	0.27	\$ 50,702	\$ 122,912	71%	D	1	3	1
210111050	VMU	VMU	0.2	\$ 131,095	\$ 303,196	70%	D	3	2	3
210111060	VMU	VMU	0.13	\$ 93,833	\$ -	0%	V		2	1
210111070	VMU	VMU	0.27	\$ 134,960	\$ 157,455	54%	D	1	4	1
210111080	VMU	VMU	0.13	\$ 13,528	\$ 31,612	70%	D	1	2	1
210111100	VMU	VMU	0.13	\$ 535,500	\$ 91,800	15%	U	2	2	2
210111110	VMU	VMU	0.2	\$ 15,089	\$ 173,861	92%	D		2	0
210111120	VMU	VMU	0.13	\$ 201,365	\$ -	0%	V		2	1
210113040	VMU	VMU	0.17	\$ 11,625	\$ 15,210	57%	D	1	2	1
210113050	VMU	VMU	0.16	\$ 95,341	\$ 53,627	36%	D	1	2	1
210113060	VMU	VMU	0.17	\$ 12,824	\$ 47,312	79%	D	1	2	1
210113070	VMU	VMU	0.19	\$ 448,800	\$ 61,200	12%	U	1	2	2
210113090	VMU	VMU	0.18	\$ -	\$ -	0%	V		2	2
210113100	VMU	VMU	0.29	\$ 587,826	\$ 156,060	21%	D	1	3	1
210113110	VMU	VMU	0.22	\$ 155,275	\$ 84,104	35%	D	1	2	1
210113120	VMU	VMU	0.28	\$ 166,452	\$ 365,344	69%	D	2	3	2
210113130	VMU	VMU	0.25	\$ 89,358	\$ 154,362	63%	D	1	2	1
210113140	VMU	VMU	0.86	\$ 101,485	\$ 132,141	57%	D	1	7	1
210113150	VMU	VMU	0.4	\$ 294,135	\$ 126,052	30%	D	1	4	1
210113180	VMU	VMU	0.18	\$ 127,437	\$ 159,302	56%	D	1	2	1
210113200	VMU	VMU	0.42	\$ 229,434	\$ 326,945	59%	D	1	4	1
210113230	VMU	VMU	0.18	\$ 57,958	\$ 145,658	72%	D	3	2	3
210113250	VMU	VMU	0.91	\$ 416,191	\$ 905,406	69%	D	1	8	1
210113260	VMU	VMU	0.55	\$ 426,564	\$ 995,662	70%	D	1	5	1
210113270	VMU	VMU	0.18	\$ 411,060	\$ 195,840	32%	D		2	0
230073050	VMU	VMU	0.14	\$ 184,778	\$ 110,886	38%	D	1	2	1
230073060	VMU	VMU	0.13	\$ 126,856	\$ 50,737	29%	D	1	2	1
230073070	VMU	VMU	0.12	\$ 10,732	\$ 25,086	70%	D	1	1	1
230073080	VMU	VMU	0.11	\$ 171,580	\$ 66,241	28%	D	1	1	1
230073090	VMU	VMU	0.12	\$ 10,732	\$ 25,967	71%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230075210	VMU	VMU	0.29	\$ 154,868	\$ -	0%	V		3	3
230075220	VMU	VMU	0.26	\$ 137,054	\$ 257,871	65%	D	7	3	7
230077060	VMU	VMU	0.06	\$ 57,357	\$ 239,601	81%	D	1	1	1
230100080	VMU	VMU	0.25	\$ 118,157	\$ 443,049	79%	D	1	2	1
230100090	VMU	VMU	0.51	\$ 38,167	\$ 139,169	78%	D	2	5	2
230100100	VMU	VMU	0.5	\$ 1,122,000	\$ 46,920	4%	U	2	4	4
230100140	VMU	VMU	0.17	\$ 49,743	\$ 12,432	20%	U	1	2	2
230100150	VMU	VMU	0.13	\$ 9,833	\$ 12,524	56%	D	1	2	1
230100160	VMU	VMU	0.15	\$ 67,511	\$ 52,505	44%	D	10	2	10
230100170	VMU	VMU	0.17	\$ 55,305	\$ 36,866	40%	D	1	2	1
230100180	VMU	VMU	0.24	\$ 231,553	\$ 33,077	12%	U	1	2	2
230100190	VMU	VMU	0.17	\$ 245,006	\$ 93,605	28%	D	1	2	1
230100200	VMU	VMU	0.09	\$ 18,430	\$ -	0%	V		1	1
230100285	VMU	VMU	0.03	\$ -	\$ -	0%	V		1	1
230110040	VMU	VMU	0.45	\$ 19,705	\$ 8,030	29%	D	1	4	1
230110150	VMU	VMU	0.32	\$ 15,356	\$ 28,379	65%	D	1	3	1
230110160	VMU	VMU	0.21	\$ 106,842	\$ -	0%	V		2	2
230110170	VMU	VMU	0.17	\$ 98,852	\$ 79,068	44%	D	1	2	1
230110180	VMU	VMU	0.17	\$ 71,425	\$ 57,137	44%	D	1	2	1
230110190	VMU	VMU	0.17	\$ 9,833	\$ 14,208	59%	D	1	2	1
230110200	VMU	VMU	0.11	\$ 353,736	\$ 61,383	15%	U	1	1	1
230110210	VMU	VMU	0.11	\$ 98,426	\$ 174,025	64%	D	1	1	1
230110220	VMU	VMU	0.11	\$ 561,000	\$ 102,000	15%	U	1	1	1
230110230	VMU	VMU	0.12	\$ 216,203	\$ 54,050	20%	U	1	1	1
230110240	VMU	VMU	0.12	\$ 9,833	\$ 12,524	56%	D	1	1	1
230110250	VMU	VMU	0.12	\$ 123,713	\$ 22,492	15%	U	1	1	1
230110260	VMU	VMU	0.17	\$ 205,393	\$ 52,968	21%	U	1	2	2
230110270	VMU	VMU	0.17	\$ 10,956	\$ 78,586	88%	D	1	2	1
230110280	VMU	VMU	0.17	\$ 84,031	\$ 49,014	37%	D	1	2	1
230110290	VMU	VMU	0.23	\$ 70,594	\$ 29,713	30%	D	1	2	1
230110310	VMU	VMU	0.32	\$ 469,200	\$ 86,700	16%	U	1	3	3
230110320	VMU	VMU	0.16	\$ 70,888	\$ 4,971	7%	U		2	2
230110330	VMU	VMU	0.16	\$ 9,833	\$ 13,421	58%	D	1	2	1
230110340	VMU	VMU	0.16	\$ 38,350	\$ 56,423	60%	D	1	2	1
230110370	VMU	VMU	0.62	\$ 81,738	\$ 66,880	45%	D	1	5	1
230110390	VMU	VMU	0.69	\$ 60,976	\$ 111,253	65%	D	1	6	1
230110460	VMU	VMU	0.37	\$ 260,715	\$ 27,554	10%	U		3	3
230110470	VMU	VMU	0.46	\$ 322,185	\$ 78,425	20%	U		4	4
230120090	VMU	VMU	0.25	\$ 468,180	\$ 92,787	17%	U	1	2	2
230120105	VMU	VMU	0.25	\$ 9,833	\$ 24,183	71%	D	1	2	1
230120110	VMU	VMU	0.22	\$ 160,604	\$ 67,682	30%	D	1	2	1
230120120	VMU	VMU	0.18	\$ -	\$ -	0%	V		2	2
230132050	VMU	VMU	0.17	\$ 8,917	\$ -	0%	V		2	2
230132070	VMU	VMU	0.94	\$ 22,406	\$ 20,878	48%	D	1	8	1
230132160	VMU	VMU	0.35	\$ 540,509	\$ 116,897	18%	U	1	3	3

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230132170	VMU	VMU	0.34	\$ 126,801	\$ 148,818	54%	D	1	3	1
230132180	VMU	VMU	0.78	\$ 292,196	\$ 414,599	59%	D	1	7	1
230141010	VMU	VMU	0.19	\$ 438,600	\$ 171,360	28%	D		2	0
230141020	VMU	VMU	0.29	\$ 102,972	\$ 171,623	63%	D	4	3	4
230141030	VMU	VMU	0.16	\$ 175,011	\$ 69,998	29%	D		2	0
230141040	VMU	VMU	0.09	\$ 50,991	\$ 43,708	46%	D	1	1	1
230141050	VMU	VMU	0.15	\$ 8,940	\$ 17,622	66%	D	1	2	1
230141060	VMU	VMU	0.23	\$ 63,951	\$ 200,501	76%	D	2	2	2
230141070	VMU	VMU	0.16	\$ 10,459	\$ 8,767	46%	D	1	2	1
230141080	VMU	VMU	0.12	\$ 10,121	\$ 35,685	78%	D	1	1	1
230141090	VMU	VMU	0.11	\$ 60,709	\$ 69,624	53%	D	1	1	1
230141100	VMU	VMU	0.16	\$ 364,140	\$ 130,050	26%	D		2	0
230141110	VMU	VMU	0.12	\$ 45,469	\$ 62,147	58%	D	1	1	1
230141120	VMU	VMU	0.12	\$ 312,603	\$ 36,746	11%	U	1	1	1
230141130	VMU	VMU	0.12	\$ 183,772	\$ 113,505	38%	D	1	1	1
230141170	VMU	VMU	0.18	\$ 296,749	\$ 96,594	25%	D	2	2	2
230141200	VMU	VMU	0.14	\$ 101,219	\$ 135,415	57%	D		2	0
230141210	VMU	VMU	0.27	\$ 9,833	\$ 25,967	73%	D	1	3	1
230141220	VMU	VMU	0.27	\$ 116,841	\$ 46,617	29%	D	1	3	1
230141230	VMU	VMU	0.18	\$ 140,585	\$ 70,543	33%	D	1	2	1
230141240	VMU	VMU	0.18	\$ 194,582	\$ 112,802	37%	D	1	2	1
230141250	VMU	VMU	0.18	\$ 91,168	\$ 42,542	32%	D	1	2	1
230141260	VMU	VMU	0.18	\$ 353,736	\$ 88,434	20%	U	1	2	2
230141270	VMU	VMU	0.18	\$ 134,127	\$ 68,774	34%	D	1	2	1
230141280	VMU	VMU	0.18	\$ 137,659	\$ 63,092	31%	D	1	2	1
230141310	VMU	VMU	0.34	\$ 154,932	\$ 216,923	58%	D	1	4	1
230141330	VMU	VMU	0.4	\$ 119,251	\$ 177,459	60%	D	6	6	6
230141360	VMU	VMU	0.05	\$ -	\$ -	0%	V		1	1
230141380	VMU	VMU	0.15	\$ 86,480	\$ -	0%	V		2	2
230141390	VMU	VMU	0.34	\$ 70,102	\$ 3,501	5%	U		3	3
230141400	VMU	VMU	0.46	\$ 79,157	\$ 60,053	43%	D	2	4	2
230141410	VMU	VMU	0.76	\$ 238,685	\$ 97,290	29%	D	1	7	1
230141420	VMU	VMU	0.22	\$ 357,000	\$ -	0%	V		2	2
230142010	VMU	VMU	0.12	\$ 280,908	\$ 62,944	18%	U	1	1	1
230142020	VMU	VMU	0.13	\$ 9,833	\$ 19,705	67%	D	1	2	1
230142030	VMU	VMU	0.19	\$ 157,913	\$ 88,563	36%	D	1	2	1
230142040	VMU	VMU	0.32	\$ 10,732	\$ 28,674	73%	D	1	3	1
230142050	VMU	VMU	0.18	\$ 10,956	\$ 60,765	85%	D	7	2	7
230142060	VMU	VMU	0.18	\$ 48,733	\$ 41,818	46%	D	1	2	1
230142070	VMU	VMU	0.18	\$ 237,823	\$ 56,211	19%	U	1	2	2
230142080	VMU	VMU	0.18	\$ 317,947	\$ 127,177	29%	D		3	0
230142090	VMU	VMU	0.55	\$ 35,859	\$ 93,264	72%	D	10	10	10
230142150	VMU	VMU	0.11	\$ 465,000	\$ 59,000	11%	U	1	1	1
230200015	VMU	VMU	0.08	\$ 108,556	\$ 120,617	53%	D	4	1	4
230200025	VMU	VMU	0.09	\$ 118,407	\$ 118,407	50%	D	4	1	4

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230200035	VMU	VMU	0.09	\$ 123,707	\$ 127,869	51%	D	1	1	1
230200045	VMU	VMU	0.09	\$ 118,407	\$ 118,407	50%	D		1	0
230200055	VMU	VMU	0.09	\$ 123,707	\$ 126,359	51%	D	1	1	1
230200065	VMU	VMU	0.09	\$ 123,707	\$ 123,707	50%	D		1	0
230200075	VMU	VMU	0.09	\$ 118,407	\$ 118,407	50%	D		1	0
230200085	VMU	VMU	0.08	\$ 118,407	\$ 121,528	51%	D		1	0
230200095	VMU	VMU	0.11	\$ 123,707	\$ 123,707	50%	D		1	0
230200105	VMU	VMU	0.09	\$ 118,444	\$ 118,444	50%	D	1	1	1
230200115	VMU	VMU	0.09	\$ 123,707	\$ 123,707	50%	D	1	1	1
230200125	VMU	VMU	0.1	\$ 118,407	\$ 118,407	50%	D		1	0
230200135	VMU	VMU	0.1	\$ 118,407	\$ 118,407	50%	D	1	1	1
230200145	VMU	VMU	0.09	\$ 123,707	\$ 123,707	50%	D		1	0
230200155	VMU	VMU	0.09	\$ 118,436	\$ 118,436	50%	D		1	0
230200165	VMU	VMU	0.09	\$ 123,707	\$ 123,707	50%	D	2	1	2
230200175	VMU	VMU	0.1	\$ 116,238	\$ 116,238	50%	D	2	1	2
230200185	VMU	VMU	0.1	\$ 123,707	\$ 123,707	50%	D	2	1	2
230200195	VMU	VMU	0.08	\$ 123,707	\$ 123,707	50%	D	1	1	1
230200205	VMU	VMU	0.08	\$ 118,407	\$ 118,407	50%	D	1	1	1
230200215	VMU	VMU	0.08	\$ 123,707	\$ 123,707	50%	D	1	1	1
230200225	VMU	VMU	0.08	\$ 118,407	\$ 118,407	50%	D	1	1	1
230200235	VMU	VMU	0.08	\$ 123,707	\$ 123,707	50%	D	3	1	3
230200245	VMU	VMU	0.08	\$ 123,707	\$ 123,707	50%	D	2	1	2
230200250	VMU	VMU	0.15	\$ 211,964	\$ 14,254	6%	U	1	2	2
230200260	VMU	VMU	0.02	\$ 12,059	\$ -	0%	V		1	1
230210045	VMU	VMU		\$ 415,650	\$ 415,650	50%	D	3	1	3
230210065	VMU	VMU		\$ 499,800	\$ 499,800	50%	D	1	1	1
230210075	VMU	VMU		\$ 494,700	\$ 494,700	50%	D	4	1	4
230210085	VMU	VMU		\$ 573,750	\$ 573,750	50%	D	1	1	1
230210095	CM	VMU		\$ 184,785	\$ 180,735	49%	D	1	1	1
230210105	VMU	VMU		\$ 612,000	\$ 612,000	50%	D	1	1	1
230210115	VMU	VMU		\$ 192,865	\$ 465,809	71%	D	1	1	1
230210125	VMU	VMU		\$ 143,014	\$ 324,184	69%	D	1	1	1
230210135	VMU	VMU		\$ 499,800	\$ 499,800	50%	D	10	1	10
230210145	VMU	VMU		\$ 428,400	\$ 428,400	50%	D	1	1	1
230210155	VMU	VMU		\$ 586,500	\$ 586,500	50%	D	1	1	1
230210165	VMU	VMU		\$ 41,137	\$ 232,068	85%	D	1	1	1
230210175	VMU	VMU		\$ 433,500	\$ 433,500	50%	D	1	1	1
230210185	VMU	VMU		\$ 425,850	\$ 425,850	50%	D	1	1	1
230210195	VMU	VMU		\$ 433,500	\$ 433,500	50%	D		1	0
230210205	VMU	VMU		\$ 179,552	\$ 202,178	53%	D	1	1	1
230210215	VMU	VMU		\$ 448,800	\$ 448,800	50%	D	1	1	1
230210225	VMU	VMU		\$ 428,400	\$ 428,400	50%	D	1	1	1
230210235	VMU	VMU		\$ 41,133	\$ 231,048	85%	D	1	1	1

**NOTES:**

1. See "Development Potential by Zone District" for an explanation of terms and methodology.
2. Column AA classifies the development status of each parcel according to the following abbreviations:

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
D = Developed U = Underutilized V = Vacant 3. Columns BB through DD classify the development potential of each parcel according the following abbreviations: E = Existing Development (No. of Residential Units) M = Maximum Development Potential (No. of Residential Units) R = Realistic Development Potential (No. of Residential Units)										

## Appendix C

### Public Participation Summary

Public participation is an important component of the planning process in Ojai, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement. Five public meetings were held between July and December 2013 to consider the Housing Element. Public notices of all workshops and hearings were published in the local newspaper in advance of each meeting, as well as posting the notices on the City's website. The document was also circulated to housing advocates and nonprofit organizations representing the interests of lower-income persons and special needs groups (see Table C-1 containing a list of organizations notified of opportunities for participation). After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update. Public meetings were televised on Channel 10, the local public access channel.

Joint City Council/Planning Commission study session	July 8, 2013
Planning Commission hearing	August 21, 2013
City Council hearing	September 10, 2013
Planning Commission hearing	November 20, 2013
City Council hearing	December 10, 2013

Following its adoption by the City Council on December 10, 2013, the Housing Element was transmitted to HCD for review.

Issues raised at the public workshops and hearings along with a description of how these issues have been addressed are summarized in Table C-2.

**Table C-1**  
**Housing Element Notification List**

<b>Housing Organizations</b>	<b>County of Ventura</b>
• House Farmworkers	• Planning Department
• Cabrillo Economic Development Corporation	• LAFCO
• Ventura County Areawide Housing Authority	<b>Each School District Operating within the City</b>
• Peoples Self Help Housing	• Ojai Unified School District
• Ventura County Tri-Counties Regional Center	<b>Association of Governments</b>
• Many Mansions	• Southern California Association of Governments (SCAG)
• Ventura County Homeless Coalition	• Ventura County Association of Governments (VCOG)
• Habitat for Humanity Ventura County	<b>Special Districts Operating within the City</b>
• Amcal Housing	• Ojai Valley Sanitary District
	• Watershed Protection District
	• Casitas Municipal Water District
	• Ventura County Regional Sanitation District
<b>Persons Asking to be Notified</b>	<b>Utility Companies</b>
• Cal Trans	• Southern California Gas
• John Broesamle	• Southern California Edison
• Jim Ruch	<b>SB 18 Consultation</b>
• Bill Miley	• Santa Ynez Band of Mission Indians
	• Coastal Band of the Chumash Indian
	<b>Miscellaneous</b>
	• Ojai Basin Groundwater Management Agency
	• Golden State Water Company
	• Air Pollution Control District
	• Ventura County Public Works (Transportation Division)

**Table C-2**

**Housing Element Public Comment Summary**

Comment	Response
Are the program actions described in the Housing Plan required to be completed by February 2014?	No, state law requires that the Housing Element be adopted by February 2014 in order to avoid the requirement for future updates on a 4-year cycle rather than the normal 8-year cycle.
Can different height limits be established for different properties?	Yes, zoning regulations can be tailored to apply different development standards to different properties on the basis of different site characteristics.
With regard to resource limitations (water, etc.) must the restrictions be applied equally to all projects?	In order to minimize constraints on affordable housing, cities often exempt affordable housing from certain restrictions that apply to market-rate housing.
Can the Housing Element include a program regarding Inclusionary Housing even though there is not sufficient time to work out the details prior to the adoption deadline?	Yes, the Housing Element can include a statement of intent to adopt an Inclusionary Housing Ordinance with the details to be established as part of the Code amendment process after the Housing Element is adopted.
Since conceptual plans have shown that 2-story development is feasible at the required density of 20 units/acre, will that be enough to support the establishment of a 2-story height limit?	Conceptual plans for specific sites provide strong evidence that a 2-story height limit does not pose an unreasonable constraint to affordable housing development in Ojai. This information, together with other factors such as the City's permit procedures, fees, and efforts to facilitate affordable housing will contribute to HCD's determination of whether the City's regulations provide reasonable opportunities for development.
The City should try to encourage construction of more new 2 <sup>nd</sup> units in addition to its efforts to legalize unpermitted units. Additional 2 <sup>nd</sup> units can provide more affordable housing options to reduce the need for large projects.	Program 3 in the draft Housing Element includes a provision to consider refinements to the standards for new 2 <sup>nd</sup> units in order to encourage more property owners to take advantage of this option.
Water supply and traffic congestion are critical problems in the Ojai Valley. Our housing plans and programs should take these limitations into account.	State law delegates responsibility for allocating housing needs to state and regional planning agencies. In Ventura County, SCAG is the agency with responsibility for preparing the Regional Housing Needs Assessment (RHNA). Preparation of the RHNA is a multi-year process that provides opportunities for local governments to submit information regarding local issues such as water supply and traffic. The RHNA for the 2014-2021 period is final, and there is no opportunity to change the allocation to Ojai for the current planning cycle. However, SCAG updates the regional growth forecast every 4 years, and Ojai should work cooperatively with VCOG and SCAG to ensure that future forecasts and RHNA allocations accurately reflect environmental constraints such as water supply and road capacity.
Our focus should be on facilitating affordable housing development, not market-rate housing.	The focus of the Housing Element is on housing at the low- and moderate-income levels. While statewide policies such as the RHNA process include identification of needs for above-moderate-income housing, most of the analysis and policy emphasis in the Housing Element is on the needs of lower-income households and persons with special housing needs, such as those with disabilities.
City-owned property could be used for affordable housing. The City should form partnerships with non-profits and use grant funds to assist affordable housing production.	The City does own property that could potentially be developed for affordable housing. The City Council is responsible for balancing a variety of public needs including public services, infrastructure, and sound fiscal planning as well as affordable housing. The City will continue to work cooperatively with non-profit developers to seek funding assistance and suitable locations for affordable housing.

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