

<b>PRELIMINARY ESTIMATE OF HOUSING NEED: February 18 , 2011</b>						
Includes properties within the City and UGB only						
	<b>Total</b>	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	
Remaining Need from 1999-2007	871	0	871	0	0	
2007 -2014 RHNA	3,277	1,076	728	720	753	
Total RHNA	4,148	1,076	1,599	720	753	
Permits Finaled 2007 through 2010 (1)	319	0	5	38	276	
Units Under Construction (2)	82	0	5	39	38	
Approved (zoned) projects with BP not issued (3)	1321	102	32	312	875	
Land Designated for Residential Development w/no entitlements (4)	158	0	0	0	158	
Minus Hacienda Rezonings	870	435	435	0	0	
Additional Residential Zoning Required (units)	1,992	539	1,122	331	-594	
<b>NEED</b>	<b>1,661 units or 55 acres at 30 units/acre, plus 331 mod. Units or 14 acres at 23 units/acre</b>					
1. Includes Low Income and Moderate Income units from Birch Creek; 31 second units; 5 apartment units.						
2. Includes Low Income and Moderate Income Civic Square apartments and 7 second units.						
3. Includes affordable Staples units, Windstar Very Low Income units and balance of Windstar as Moderate Income						
4. This number does not include development potential for several hill area sites which require further analysis						