A Component of the Ojai General Plan

HOUSING ELEMENT UPDATE

Planning Horizon: 2006 to 2014

City Hall
401 S. Ventura Street
PO Box 1570
Ojai, CA 93024

FINAL

HOUSING ELEMENT UPDATE

Housing Goals, Programs, Policies and Quantified Objectives:

- Adequate Sites
- Affordable Housing Supply
- Housing Impediments
- Conservation and Rehabilitation
- Equal Housing Opportunity
- Preservation of At Risk Units
- Quantified Objectives

Needs Analysis and Program Development:

- Housing and Demographic Characteristics
- Housing Affordability
- Needs Assessment
- Constraints and Opportunities
- Development Potential
- Past Performance
- Resource Constraints

Adopted By:

City Council
Resolution No. 12-53

Date Adopted:
October 9, 2012

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HOUSING ELEMENT

PART ONE: HOUSING GOALS, PROGRAMS, POLICIES AND QUANTIFIED OBJECTIVES

SECTION I: INTRODUCTION

Community Context: The City of Ojai is a community of 8,156 persons 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. It's 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."

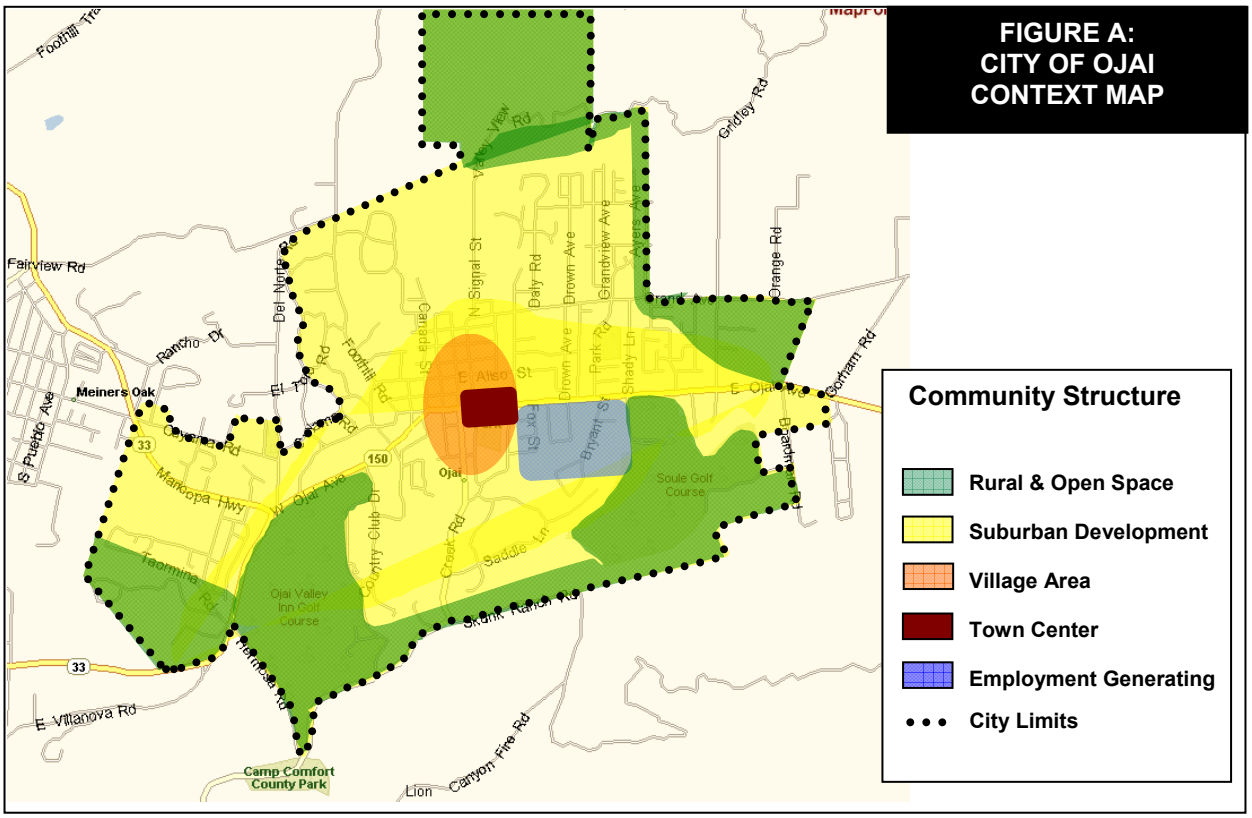


FIGURE A: CITY OF OJAI CONTEXT MAP

Statutory Overview: All cities and counties in the State of California are required to affirmatively further affordable housing opportunities within their respective jurisdictions. These obligations are embodied in two broad areas of law: (i) California Land Use Law applicable to all local governments; and (ii) the Community Redevelopment Act applicable to all redevelopment agencies. Principal requirements of California Land Use Law include: adoption of Housing Elements as part of each community's General Plan; production and replacement of affordable housing within the California Coastal Zone; 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. Principal requirements of the Community Redevelopment Act include: production and replacement of affordable housing within redevelopment project areas; dedication of tax increment revenue to finance affordable housing; and adoption of Implementation Plans to evidence housing compliance.

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 every five years, although the schedule has been periodically extended through special legislation and administrative directives. 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 five-year 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.

TABLE A:
STATUTORY COMPLIANCE SUMMARY

Government Code Section	Description of Statutory Requirements Set Forth in the California Government Code	Housing Element Section
65583(a)	An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.	**Part Two, Section III**
65583(a)(1)	An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need.	**Part Two, Sections I, III, and V**

TABLE A: Continued		
Government Code Section	**Description of Statutory Requirements Set Forth in the California Government Code**	**Housing Element Section**
65583(a)(2)	An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.	**Part Two, Sections II and III**
65583(a)(3)	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.	**Part Two, Section V**
65583(a)(4)	The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter.	**Part Two, Section IV**
65583(a)(5)	An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities as identified in the analysis, including and use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need.	**Part Two, Section IV**
65583(a)(6)	An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.	**Part Two, Section IV and VII**
65583(a)(7)	An analysis of any special housing needs, such as those of the elderly, persons with disabilities (including those with a developmental disability), large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.	**Part Two, Section III and IV**
65583(a)(8)	An analysis of opportunities for energy conservation with respect to residential development.	**Part Two, Section IV**
65583(a)(9)	An analysis of existing assisted housing developments that are eligible to change from low income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.	**Part Two, Section III**
65583(b)(1)	A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.	**Part One, Section III**

TABLE A: Continued		
Government Code Section	**Description of Statutory Requirements Set Forth in the California Government Code**	**Housing Element Section**
65583(c)	A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.	**Part One, Section III**
65583(c)(1)(A)	Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities, including sewage collection and treatment, domestic water supply, and septic tanks and wells, needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, emergency shelters, and transitional housing in order to meet the community's housing goals.	**Part Two, Section V**
65583(c)(2)	Assist in the development of adequate housing to meet the needs of low- and moderate-income households.	**Part One, Sections III**
65583(c)(3)	Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.	**Part One, Section IV**
65583(c)(4)	Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.	**Part One, Section III and Part Two, Section IV**
65583(c)(5)	Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.	**Part One, Section III**
65583(c)(6)	Preserve for lower income households the assisted housing developments.	**Part One, Section III**
65583(c)(7)	An identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.	**Part One, Section III**
65583(c)(7)	The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.	**Part One, Section I**
SOURCE: State of California, Department of Housing and Community Development, Housing Element Law.		

HCD Compliance: Ojai's previous Housing Element was adopted on January 22, 2002, and sets forth an action plan covering a five-year planning period from 2000 to 2005. For Ojai and other jurisdictions within a six-county planning area (Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura) overseen by the Southern California Association of Governments ("SCAG"), the City was required to update its current Housing Element by June 30, 2008. For Ojai, the planning horizon began on January 1, 2006, and continues to June 30, 2014. As part of the update process, all California localities are required to submit draft and adopted elements to the California Department of Housing and Community Development ("HCD") for review. Although communities are obligated to consider HCD comments, they are ***not*** required to modify their Elements to incorporate changes requested by HCD. Rather, the determination of whether a Housing Element complies with applicable law is reserved to the courts.

Public Participation: The California Government Code expressly requires that diligent efforts be made to engage the public in the process of preparing and adopting Housing Elements. Preparatory to drafting this updated document, a special Housing Element Task Force was appointed by the City Council to help focus the update process. Task Force membership expressly included a cross section of the community as well as important housing stakeholders; most notably, the Areawide Housing Authority, Cabrillo Economic Development Corporation, local realtors and community activists. The Task Force met six times over a six-month period before it forwarded its findings to local decision makers. A draft Preliminary Housing Plan was subsequently presented to the Planning Commission and City Council which together convened seven meetings over a 14- month period. These sessions led to preparation of a draft Housing Element that was subsequently approved by the City Council on March 24, 2009, for purposes of submitting to HCD.

a. Process Overview.

(i) Pre-March 2010. The process of updating the City's Housing Element began in early 2007 and unfolded in three basic steps: Part One consisting of a housing and demographic analysis; Part Two assessing existing needs, past accomplishments and future requirements; and Part Three translating the information into strategic action. The first two steps were accomplished in six months time, whereas the development of a Preliminary Housing Plan required an additional 18 months to complete. The lengthy time required to finalize the Plan is directly attributed to the public participation process; meetings of the Planning Commission and City Council were well attended and testimony was extensive. As a result, a succession of four different Preliminary Plans were crafted and presented for consideration before the Council reached concensus and authorized submittal of the Housing Element for HCD review. The manner and parties to whom notice was given over the course of the public review process is summarized in Table B.

(ii) Post-March 2010. After receipt of HCD comments in June 2009, a final draft Housing Element was presented for City Council consideration along with a Draft Environmental Impact Report ("DEIR"). After extensive deliberation, and by split decision, the Council suspended the process at its meeting of March 9, 2010. This action was precipitated, in large part, by continued uncertainty over the availability of water supplies, coupled with significant and unavoidable (Class 1) impacts of traffic identified in the DEIR. In the two years that followed, new information (in the form of updated Urban Water Management Plans and Annual Reports), together with changed circumstances (the demise of redevelopment and loss of revenue sources) caused the Council to resurrect the Housing Element process. At the conclusion of a public workshop conducted on June 18, 2012, the Council authorized staff to make further changes to the Preliminary Housing Plan and solicit additional comments from HCD. Concurrently, staff was directed to expedite development of the various housing productions programs preparatory to adopting an updated Housing Element.

b. Public Sentiment. Throughout the public process, public testimony focused on three principal themes: the perceived disconnect between regional housing needs and community context; the lack of resources by which to accommodate the City's assigned share of future housing; and self-certification as an alternative path. These sentiments were translated into "Overarching Principles" of low impact development, jobs-housing balance and preservation of community character that guided the development of housing programs. Particular emphasis was placed on linking new construction with non-resident employees; utilizing existing housing to achieve affordability; fostering mixed use policies that compliment live-work and downtown walkability initiatives; achieving affordability by design; and promoting sustainable construction. The result is reflected in a Housing Plan that relies extensively on the inventory of existing housing units to accommodate the City's assigned share of regional housing needs as opposed to new construction.

TABLE B:
PUBLIC NOTICING

1	Housing Element Task Force	3	Government Code Section 65352 et.seq.
1	Susan Weaver	3	**County of Ventura**
1	John Mirk	3	• Planning Department
1	Sue Broidy	3	• LAFCO
1	Karen Flock	3	**Each School District Operating within the City**
1	Roderick Greene	3	• Ojai Unified School District
1	Dale Hanson	3	**Association of Governments**
1	Dulanie La Barre	3	• Southern California Association of Governments (SCAG)
1	Jane McClenahan	3	• Ventura County Association of Governments (VCOG)
1	Teresa Rooney	3	**Special Districts Operating within the City**

TABLE B: Continued			
2	**General Distribution List**	**3**	• Ojai Valley Sanitary District
2	John Broesamle	**3**	• Watershed Protection District
2	Jim Ruch	**3**	• Casitas Municipal Water District
2	Bill Miley	**3**	• Ventura County Regional Sanitation District
		3	**Government Code Section 65352 et.seq.**
		3	**Utility Companies**
		3	• Southern California Gas
		3	• Southern California Edison
		3	**SB 18 Consultation**
		3	• Santa Ynez Band of Mission Indians
		3	• Coastal Band of the Chumash Indian
		3	**Miscellaneous**
		3	• Ojai Basin Groundwater Management Agency
		3	• Golden State Water Company
		3	• Air Pollution Control District
		3	• Ventura County Public Works (Transportation Division)
Housing Task Force Meetings 6/13/07; 7/31/07; 8/16/07; 9/6/07; 9/20/07; 11/6/07		Notice was provided to each Task Force member (List #1) by mailed notice, and e-mail. Agendas were posted at City Hall).	
Planning Commission Workshop 10/25/08		Notice was published in a non-legal section of the Ojai newspaper, posted at City Hall and mailed to all parties shown in List. The agendas and documents were also posted on the City Website, and posted at the City Arcade Plaza Kiosk.	
City Council Meetings/Hearings 12/11/07; 1/8/08; 3/11/08; 5/13/08; 12/2/08; 1/27/09; 3/24/09; 6/18/12		Notice was posted at the City Website as was the packet; notice was posted at City Hall; and mailed to all parties shown in Lists #1 and #2.	
City Council Authorization for Submission to State HCD 3/24/09; 6/18/12		Notice was published in a non-legal section of the Ojai newspaper and mailed to all parties in Lists #1, #2 and #3 a minimum of 10 days prior to the meeting date.	
Planning and City Council Adoption Hearings 7/28/09; 3/9/10; 9/19/12; 10/9/12		Notice was published in a non-legal section of the Ojai newspaper and mailed to all parties in Lists #1, #2 and #3 a minimum of 10 days prior to the meeting date.	

Relationship to Other General Plan Elements: General Plan law requires that all component elements, whether mandatory or optional, must be consistent with one another. The Housing Plan in Part One, Section III has been expressly designed to conform with relevant General Plan policies; most notably, the Land Use and Circulation Elements, along with the City's Growth Management Program. As previously mentioned, water availability and roadway capacity pose the single greatest impediments to housing production. The analysis and conclusions draw upon the best available data; however, it is acknowledged that baseline information is dated and actions necessary to address capacity deficiencies requires collaboration among multiple agencies. Thus, while current policies of the General Plan remain consistent with the Housing Element,

Program #1 includes an update of relevant Elements as to baseline data and concurrent consultation with affected stakeholder agencies to achieve a fully coordinated response to identified resource constraints.

Information Sources: The U.S. Department of Commerce, Bureau of the Census, provides the primary data source for evaluating demographic and housing trends. Other principal sources include: (i) University of California at Santa Barbara, UCSB Economic Forecast Project; (ii) Ventura County, 2006-2010 Extended Consolidated Plan, 2007-2008 Action Plan and County Assessor Public Information Parcel Database; (iii) City of Ojai, General Plan, Housing Element and Zoning Ordinance; (iv) U.S. Department of Housing and Urban Development, Income Limits and HOME/CDBG Program Guidelines; and (iv) State of California, Departments of Finance, Employment Development and Housing & Community Development. Due to the small size of Ojai, much of the data is available only at the aggregate level. For instance, cross tabulations of household income against specific population segments are not available since they might actually make it possible to identify specific individuals. As a consequence, much of the analysis relies upon estimates accomplished through interpolation of data.

SECTION II: POLICY CONTEXT

Income Profile: Under Housing Element law, needs analysis and programming is geared toward four target income groups: extremely low, very low, lower and moderate. These terms are benchmarked against the median income defined for each of the State's 58 counties. The upper limit that defines these income groups is pegged at 30%, 50%, 80% and 120% of the area-wide median for extremely low, very low, lower and moderate, respectively. Based on 2000 Census data, target income groups comprise 69% of all households in Ojai. Comparatively speaking, Ojai ranks third lowest among 11 jurisdictions within the County relative to median household income and has a disproportionate number of target income households compared to the County at large (69% for Ojai vs. 59% Countywide). However, this ranking is deceiving given the City's low household size. On a per capita basis, Ojai ranks fourth behind Thousand Oaks, Simi Valley and Camarillo in having the highest income. It is also noteworthy that resident incomes are on the rise, with the rate of increase ranking third next to Fillmore and Thousand Oaks.

Housing Profile: Paralleling population trends, Ojai (along with Santa Paula) experienced the least growth in dwelling units between 1990 and 2000 at 3%. This rate has remained relatively unchanged over the five-year planning cycle of the previous Housing Element, where the average annual rate of increase has been approximately 0.5%. In terms of housing type and distribution, Ojai's mix of dwellings is comparable to the countywide average; detached single-family homes predominate at 69% compared to 64% countywide. A noteworthy trend is the increase in attached single-family homes and small multiple dwellings which increased 42% between 1990 and 2000 compared to only 2% for detached single-family units. In terms of dwelling size, Ojai's housing inventory is comparatively smaller than the County at large with an average of 2.45 bedrooms per dwelling compared to the countywide average of 2.77 bedrooms. More dramatic is the age of housing which has important implications relative to overall condition, need for modernization and pressure for replacement. In this regard, the average age of housing in Ojai is 38 years as compared to 28 years countywide.

Existing Housing Needs: Housing affordability represents the single biggest obstacle for Ojai residents (i.e., 32% of all households pay in excess of 30% of their income toward housing). This need is more pronounced for owners, while persons living in overcrowded or substandard conditions are skewed toward renters. Relative to purchase prices, Ojai is second only to Thousand Oaks in terms of cost. While other communities experienced declines or stagnate growth in pricing between 1990 and 2000, Ojai property owners saw an increase of 13% in appreciated value. This trend accelerated during the past Housing Element cycle ending in 2005 when the median price reached $659,585. In contrast to "for sale" housing, Ojai's rental market is relatively affordable and is second only to Fillmore in having the lowest median rent at $965. Unlike housing prices which retreated during the 1990's, the rental market saw an overall increase in rental rates ranging from 12% to 29%. For Ojai, rents increased 18% during this period and continue to climb at an annualized rate of approximately 2.4% per year.

TABLE C: COMMUNITY PROFILE	HOUSING CHARACTERISTICS			
	Type of Housing		Age of Housing	
	Category	Distribution	Years	Distribution
	Single Family	77%	**<15**	5%
	Multiple Family	**23%**	**15-30**	49%
	Mobile Homes	<1%	**30-50**	33%
	Vacancy Rate	**4.33%**	**>50**	13%
	Household Size	**2.5 Persons/Hsld**	**Ave. Age**	**38**

AGE GROUPINGS		SPECIAL POPULATION SEGMENTS		
Group	**Distribution**	**Group**	**Persons**	**Households**
Preschool	**5%**	**Disabled**	10%	
School Age	20%	**Elderly**	**17%**	**29%**
Adults	57%	**Female-Headed**		9%
Seniors	18%	**Farmworkers**		7%
Median Age	**42**	**Homeless**	1%	

TARGET INCOME GROUPS				
	Definition	**Owners**	**Renters**	**Total**
Extremely Low	$21,800	10%	22%	**69%**
Very Low	$36,250	7%	16%	
Lower	$58,050	20%	21%	
Moderate	$85,900	27%	18%	
Other	>$85,900	36%	23%	31%

EXISTING HOUSING NEEDS				
Factor	**Definition**	**Owners**	**Renters**	**Total**
Overpaying	>30% of Income	38%	30%	**35%**
Overcrowded	>1 Person/Room	4%	10%	7%
Substandard	Various Factors	0%	5%	2%
Total		42%	45%	44%

HOUSING AFFORDABILITY				
Target Income Group	**Owner Housing**		**Rental Housing**	
	Cost Limit	**Gap**	**Cost Limit**	**Gap**
Extremely Low	$400	$(4,487)	$400	$(704)
Very Low	$666	$(4,220)	$706	$(485)
Lower	$799	$(3,954)	$847	$(344)
Moderate	$1,466	$(3,251)	$1,552	**$361**

SOURCE: Housing Element Update for the City of Ojai, Part Two, Sections I, II and III.
NOTES: Target Income Definitions and Affordable Housing statistics are based on a household size of three persons. Higher income amounts and housing cost limits apply to larger households and lower limits apply to smaller households. Cost Limits and Affordability Gaps are reported as monthly amounts. Gap amount reflects the difference between the Cost Limits and actual housing expenses based on median housing prices and rental rates.

Future Needs: The Regional Housing Needs Allocation ("RHNA") process is part of a statewide mandate to address housing issues related to future growth in the State. The needs assessment process sets numeric targets with the overriding goal of assuring an equitable geographic distribution of needs and responsibilities. The numbers are first generated by HCD and then refined by regional planning agencies in cooperation with local government. While the methodology takes into account land use and zoning, the numbers are not necessarily constrained by institutional limits. Indeed, a fundamental purpose of RHNA is to assure that adequate sites and zoning exist to address anticipated housing demand. Consequently, it is not inconceivable that housing numbers assigned to a particular jurisdiction exceed its theoretical carrying capacity. The number assigned to the City of Ojai for 2006-2014 is 433 units. This allocation is roughly twice the amount assigned for the previous Housing Element cycle. Adjusting for new construction that has occurred between December 31, 2005 and January 1, 2006, the resulting "net" RHNA target is 427 units.

Opportunities and Constraints: Water availability and roadway capacity pose the most significant potential impediments to housing production. While recent studies show that safe yield capacities of water sources available to the City will not be exceeded, prolonged drought conditions and more extensive groundwater monitoring may prove otherwise. As for roadway capacity, the DEIR has already concluded that new residential development will cause significant and unavoidable impacts. It is further noted that densities of 20 units/acre are clearly incongruent with the community's small town scale and character. 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, implementing programs that maximize opportunities through existing housing and pursuing partnerships that provide requisite capacity for managed growth. Toward that end, the following actions are contemplated:

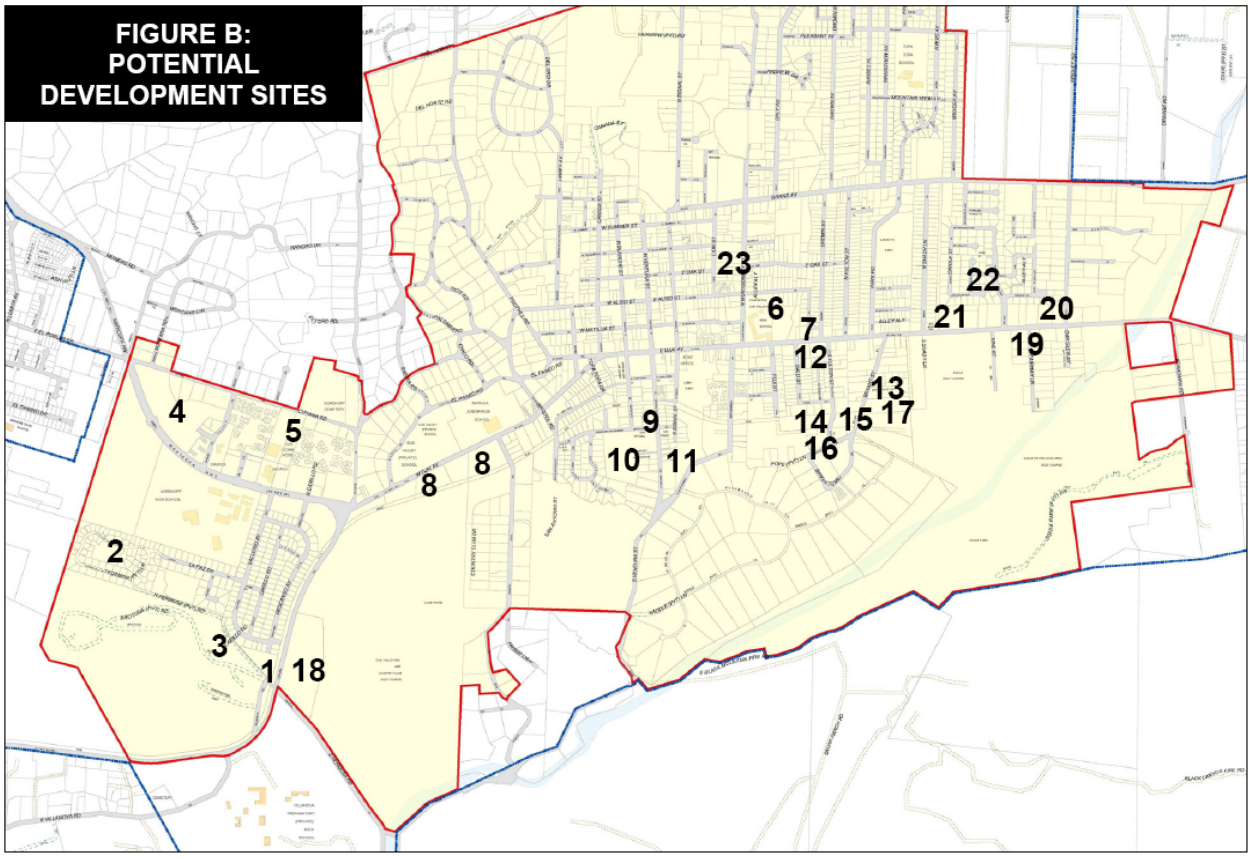
- Facilitate RHNA through new construction projects in which the City retains direct involvement to best control design, development and occupancy; gear housing production toward small unit sizes and transit oriented occupants; institute job based occupancy preferences to minimize commute traffic; promote programs that achieve affordability through existing housing.

- Work in partnership with water stakeholders 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; (ii) implement the San Antonio groundwater recharge project to increase basin capacity; and (iii) participate in an interagency watershed management plan for the Ventura River Watershed to achieve an accurate accounting of supply and demand.

- Work in partnership with Cal Trans 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 SR33 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 Hwy 33 throughout the Ojai Valley.

Site Inventory: Based on current zoning, the City has a hypothetical development potential of between 242 and 538 dwellings, plus the additional capacity to accommodate as many as 759 second units. Together, these numbers exceed the RHNA new construction target of 433 units. However, these numbers alone do not evidence adequacy to meet the needs of target income groups. The combination of densities below the State threshold of 20 units/acre, coupled with the resource limits and growth management policies, requires that specific actions be taken to make sites available during the forthcoming Housing Element cycle. With the assistance of a Council-appointed Housing Element Task Force, 22 vacant and underutilized sites have been identified as suitable candidates for up-zoning with a combined development potential ranging from 862 to 1,369 dwellings. Since March 2010, two of these sites (#6 and #20) have been committed to other uses, while a new candidate (#23) has been added. The result is a development potential of 814 dwellings, well in excess of the RHNA goal for very low and low income households at 164 units.

Production Process: In specific compliance with Government Code Section 65583(c)(1), the following actions are embodied in the Housing Plan: (i) designation of Sites #4, #17, #18 and #23 as priorities for application of an affordable housing overlay ("SPL") designation with a target deadline of December 31, 2012, for rezoning; (ii) engagement of the property owners in a collaborate design-development process to expedite potential construction; and (iii) preparation of a new SPL Ordinance to accompany the rezoning of candidate sites, allowing development of lower-income affordable housing "by right" within the confines of development standards, environmental parameters and design review provisions in lieu of discretionary permitting. The priority sites consists of properties for which the owners have expressed interest in developing senior and affordable housing in furtherance of Programs 6 and 7 of the Housing Plan. As such, these particular sites have the greatest potential of realizing the City's new construction housing production goals within the remaining time frame of the 2006-2014 Housing Element horizon.



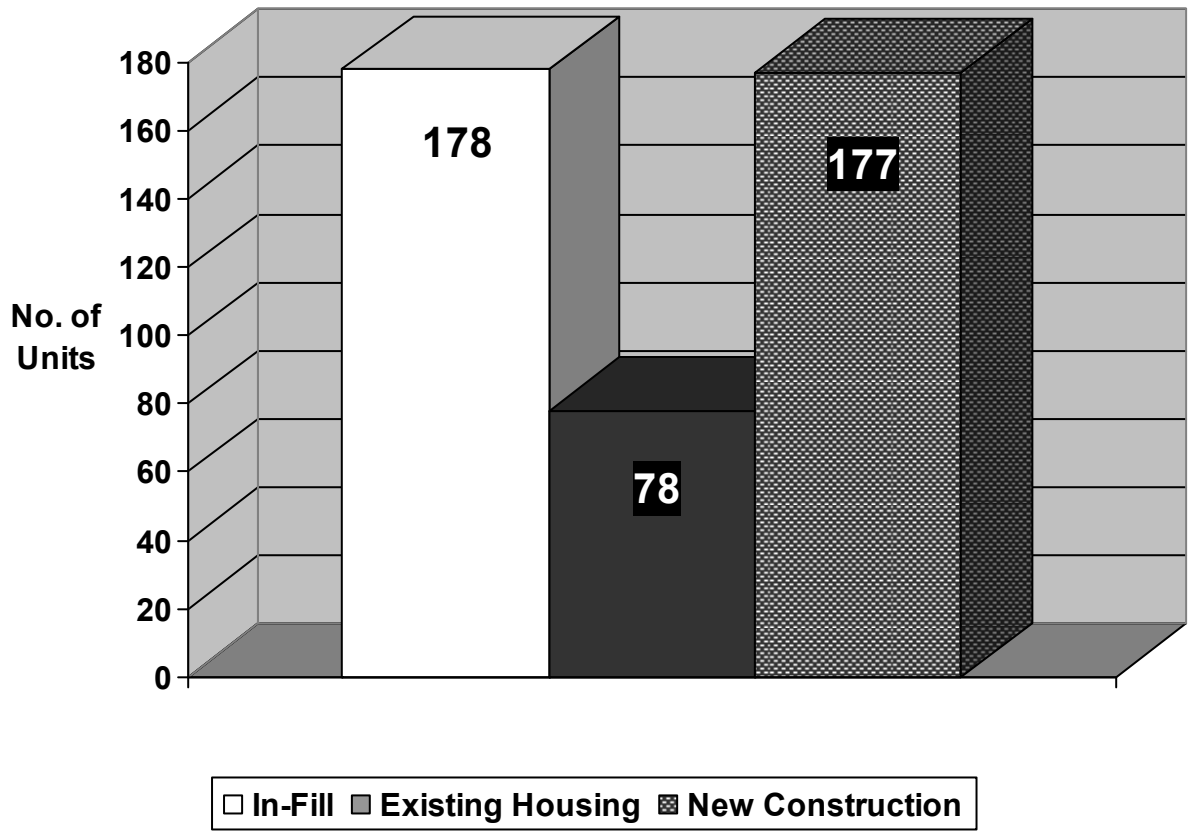
Past Performance: Approximately 80% of the stated objectives within the previous Housing Element have been achieved. Of the 14 programs included in the prior Housing Element, 11 have continued relevance and should be retained, while three have either not been achieved or require retooling. In terms of RHNA, a total of 104 dwellings were added to the City's inventory of housing between 1998 and 2005. An additional 15 units were purchased by the Area Housing Authority and made affordable through the use of Section 8 property-based assistance. In sum total, 119 units were applied against the City's RHNA goals from the previous Housing Element cycle, slightly less than 60% of the total allocation. Particularly noteworthy are the accomplishments in regard to low and very low income households. Overall, the City realized 51% of its new construction goals for these particular target groups. And though this achievement is noteworthy, the City is faced with an even greater challenge in the forthcoming Housing Element cycle insofar as RHNA goals for these particular target groups have more than doubled from 75 to 164.

TABLE D: PROGRAMMATIC CONSIDERATIONS		
Issue Area	**Observation**	**Ramification**
De-mographics	• Increase in seniors & declines in children translate to lower household sizes. • Housing stock is skewed toward owner occupied single family housing as opposed to rentals. • Inventory of available housing is scarce compared to an ideal vacancy target of 5%.	**1.** Need to gear new housing toward the production of apartments and smaller size units. **2.** Need to give priority to the development of affordable senior housing.
Economics	• Majority of current residents are low & moderate income; could not buy or rent at today's costs. • Incomes are lowest among minorities and special needs population with scarcest housing.	**3.** Need to preserve and protect existing housing stock and its affordability. **4.** Need to affirmatively further fair housing to assure equal access and prevent discrimination.
Afford-ability	• Market rate housing is not affordable except for moderate-income rentals. • The affordability gap is significantly larger in the homeownership category as opposed to rentals. • Multiple family rentals require the least subsidization to produce affordable units.	**5.** Need to focus on multifamily housing as means of achieving affordability.
Opportuni-ties and Constraints	• Traffic capacity, air quality and water availability are factors that potentially constrain new development. • Protection of community scale and neighborhood character are critically important to preserving quality of life.	**6.** Need to match affordable housing programs to the capacity of resources available to accommodate growth. **7.** Need to emphasize programs that link new construction with non-resident employees; utilize existing housing to achieve affordability; mixed use policies that compliment live-work and downtown walkability initiatives; achieving affordability by design; and promoting sustainable construction.
Existing Housing Needs	• Affordability constitutes the single biggest need; overall needs are most acute among renters. • Special needs of disabled, homeless and migrant farmworkers require non-traditional responses. • The onset of an economic recession, coupled with the proliferation of subprime mortgages, has placed increasing numbers of residential property owners at risk of losing their homes.	**8.** Need to foster preservation, improvement and expansion of rental units. **9.** Need to leverage resources & partner with service providers to address special needs. **10.** Need to explore strategies that preserve affordability while preventing displacement of "at risk" homeowners.

TABLE D: Continued		
Issue Area	**Observation**	**Ramification**
RHNA Goals	• RHNA goals have doubled and are skewed toward production of low income units. • Growth Management policies and resource constraints may impede housing production but can also serve to focus goal attainment. • Housing production goals are driven by development economics; lower incomes require greater subsidies.	**11.** Need to devise programs that address RHNA requirements within the framework of existing growth management policies. **12.** Need to match programs to the capacity of resources available to serve existing and future population. **13.** Need the City/RDA to take an active role in facilitating housing production.
Inventory of Suitable Sites	• Under existing zoning, a total of between 222 and 531 additional dwellings are possible. • At a density of 20 units per acre, there is sufficient capacity to produce a potential of between 862 and 1,369 housing units. • Depending on lot size requirements, there is the potential to produce between 759 and 1,036 second dwellings.	**14.** Need to emphasize programs that address RHNA through the existing housing stock. **15.** Need to identify sites sufficient to accommodate RHNA for the balance of goals not otherwise achieved through existing housing.
Past Performance	• Limited staff capacity and funding availability likewise limits production and goal attainment. • Only 104 units were constructed compared to a RHNA goal of 209 dwellings.	**16.** Need to elicit the participation of other development partners to leverage resources. **17.** Need for additional incentives to facilitate goal attainment.

Plan Foundation: The Housing Plan that follows in Part One, Section III, is expressly founded on the provisions of Government Code Section 65583.1 that states, in part, that: *"(a) The Department of Housing and Community Development, in evaluating a proposed or adopted housing element for substantial compliance with this article, may allow a city or county to identify adequate sites, as required pursuant to Section 65583,* ***by a variety of methods****, including, but not limited to, redesignation of property to a more intense land use category and increasing the density allowed within one or more categories*." In consideration of resource constraints, community context and overarching principles of low-impact development, the Housing Plan relies extensively on in-fill programs and the inventory of existing housing units to accommodate RHNA goals. Principal features include: (i) limiting upzoning to Senior Housing and Demonstration Projects ; and (ii) implementing Mortgage Assistance, Amnesty and Affordable Covenant Programs targeted to units already within the inventory of existing housing. The comparative result is tabulated at the bottom of the table entitled "Quantified Goals" and graphically depicted in Figure C below.

FIGURE C:
HOUSING PLAN SUMMARY



SECTION III: HOUSING PLAN

GOALS, OBJECTIVES AND POLICIES

ADEQUATE HOUSING SITES

Goal: 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 control 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.

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. In addition, the City is bound by the requirements NPDES Permit No. CAS004002, Order No. 09-0057, which was adopted May 7, 2009, and amended on January 13, 2010, by the California Regional Water Quality Control Board (Los Angeles Region). Commonly referred to as the "MS-4 Permit," the City is required to implement pollution reduction and control measures for surface water discharge attributable to new development through Low Impact Development ("LID") and Best Management Practices ("BMPs"). Part 4, Section E.V.2 of the MS-4 Permit expressly requires that appropriate water quality management considerations and policies be incorporated into the City's General Plan whenever amendments are contemplated to the Land Use, Housing, Conservation or Open Space Elements. Accordingly, the City shall undertake the following:

a. Air Quality and Circulation. A comprehensive review of the Air Quality and Circulation Elements of the City's General Plan will be undertaken to update baseline data, traffic impact methodology and identification of mitigation measures necessary to allow for managed growth. Concurrent and parallel efforts will include the following initiatives: (i) work in partnership with water stakeholders to develop a detailed hydrological model to more accurately predict the effects of drought, increased pumping, and new wells in the Ojai Basin, implement the San Antonio groundwater recharge project to increase basin capacity, participate in an interagency watershed management plan for the Ventura River Watershed to achieve an accurate accounting of supply and demand; and (ii) work in partnership with Cal Trans and the County of Ventura to conduct updated traffic counts, create a new model for evaluating future growth impacts and mitigation measures that includes entirety of SR33 within Ojai Valley, develop a fully integrated traffic management program with consistent policy application, and implement roadway improvements to improve traffic flow on Hwy 33 throughout the Ojai Valley.

b. Water Quality Management. All new development and redevelopment (as such terms are defined in the MS-4 Permit) shall be subject to and conform with all applicable regulations and performance criteria set forth in NPDES Permit No. CAS004002, Order No. 09-0057. In compliance with these requirements, the City shall devise a Planning and Land Development Program that implements pollution reduction and control measures for surface water discharge attributable to new development through Low Impact Development ("LID") and Best Management Practices ("BMPs"). The City shall actively enforce the requirements of NPDES Permit No. CAS004002, Order No. 09-0057, including the imposition of conditions and mitigation measures on all discretionary land use permits as necessary and appropriate to ensure compliance. As a complimentary and parallel effort, the City shall undertake a review of its locally-adopted CEQA Guidelines and, as necessary, incorporate review standards, impact thresholds and mitigation measures to implement the MS-4 Permit.

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 four or more units. In the previous 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. Insofar as this deadline has already passed for the current cycle, no production goals are shown in Quantitative Goals for this particular Housing Element. Instead, it is anticipated that the purchase of affordability covenants will be used in the fifth cycle commencing in October 2013. In the intervening time, the City shall explore funding sources during the balance of the current Housing Element cycle to supplant the loss of tax increment funds by operation of AB 1x26.

3. <u>Second Unit Program</u>. 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 would continue to be exempt from Growth Management and Traffic Impact policies. The number of units assigned to this program corresponds roughly to the number of second dwellings that were constructed during the previous Housing Element cycle plus actual construction that has occurred through 2011. To facilitate goal attainment, the following actions shall be implemented: (i) exempt second units from design review; (ii) discount development impact fees; and (iii) devise pre-approved design prototypes.

4. <u>Home Split Program</u>. 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. To facilitate goal attainment of an otherwise untested program, the following actions shall be implemented: (i) exempt home splits from discretionary design review; (ii) allow physical expansion to accommodate kitchen and bathroom facilities; (iii) discount development impact fees; and (iv) define home splits as constituting second dwellings, thereby exempting them from the City's Growth Management Ordinance.

5. <u>VMU Mixed Use Zoning</u>. Within the Village Mixed Use zone district ("VMU"), 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. To facilitate goal attainment, the following actions shall be implemented: (i) adjust lot coverage, FAR and off-street parking requirements; and (ii) institute flexible development standards under a Planned Development process. If production lags behind target goals, the following additional measures shall be considered: (i) a variable density formula that adjusts for unit sizes; and (ii) tax increment rebates to incentivize VMU affordable housing production commensurate with occupancy preferences described for Program 6.

6. <u>Demonstration Projects</u>. The City has the ability to proactively demonstrate the principles of limited impact development ("LID"): (i) linking new construction with non-resident employees; (ii) achieving affordability by design; and (iii) promoting sustainable construction. This particular program entails the greatest level of City/RDA involvement and active participation to facilitate goal attainment. The number of dwellings assigned to this program falls well within the estimated development capacity of the candidate sites appearing in Table 58 and Figure 11 ("Candidate Sites"). Of these, Sites #4, #17, #18 and #23 have the greatest immediate potential for development of affordable housing ("Priority Sites"). Under this program, City and RDA would proactively facilitate development of those sites for which a Special Housing Overlay ("SPL") is applied ("Designated Sites"), either directly or in partnership with other housing sponsors. The program would be implemented as follows:

a. Engage the owners of the Priority Sites in a collaborative design-development process to accommodate and expedite new construction goals consistent with LID principles and program objectives.

b. Prepare and adopt an SPL Ordinance, allowing development of lower-income affordable housing "by right" within the confines of environmental, development and design review standards and consistent with the requirements of California Government Code Section 65583.2(h).

c. Select the Designated Sites, amend the City's Zoning Map and apply the SPL, allowing projects with a minimum density of 20 units/acre (regardless of the underlying zone designation).

(i) The SPL may be applied, in whole or part, to the Designated Sites, provided that the total net acreage of land receiving an SPL designation is sufficient to meet the Quantifiable Goals assigned to Programs 6 and 7 (i.e., 113 lower-income units and 64 dwellings for persons of moderate and higher income) based on the realistic development potential appearing in Table 58.

(ii) Occupancy preferences shall be given to: (1) persons who have full time gainful employment in the City but reside elsewhere; and (2) target income households who currently reside in the City but whose housing costs exceed those deemed affordable.

(iii) Development standards embodied within the SPL shall permit: (1) the construction of buildings up to a maximum of three stories; (2) a reduction in underlying parking requirements commensurate with 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.; and (3) imposition of discretionary permit requirements for projects in excess of 20 units/acre.

7. Senior Housing. In the previous Housing Element cycle, the City successfully obtained Article 34 Referendum authority to develop 50 units of low income senior rental housing. To facilitate this production goal, $500,000 in tax increment housing setaside has been expressly earmarked for this purpose as part of the RDA's Implementation Plan. This allocation notwithstanding, recent legislation that terminates redevelopment in California (AB 1x26) may nullify the RDA's funding commitments. As a consequence, the City may be required to take a non-ownership/financial role in facilitating new construction objectives under this program. Recent legislation in the form of AB 1484 may restore all or a portion of funds that were previously lost with the passage of AB 1x26. With or without financial assistance, the actions necessary to implement this program parallel the steps listed for Program 6.

8. Mortgage Assistance. At present, 16 residential properties in Ojai are in financial duress (i.e., bank owned, under foreclosure and mortgage delinquent). Recent activity at the State and Federal levels address residential foreclosures stemming from the implosion of subprime mortgages. Most notably, the Housing and Economic Recovery Act of 2008, passed by Congress in July, to assist local governments in purchasing abandoned and foreclosed homes and residential property and SB 1065 that was signed into law by the Governor on September 25, 2008, that allows local government to refinance mortgages on owner-occupied homes utilizing tax-exempt bond funds. Utilizing these and other available resources, financial assistance would be used to restructure existing indebtedness as necessary to achieve affordability by target income homeowners. The depth and duration of assistance would be linked to length of continued occupancy, thereby enabling the City to recapture subsidies while allowing sellers to release a reasonable return on their personal investment. The capacity to fulfill these goals will depend on the availability and restrictions on funds that flow from State and Federal programs.

GOALS, OBJECTIVES AND POLICIES

AFFORDABLE HOUSING SUPPLY

Goal: 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 possessed by 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, provide reasonable assistance to support and process project applications and utilize authorities of the Redevelopment Agency 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.

9. Amnesty Program. A numeric disparity in statistics between the Ventura County Assessor and State Department of Finance suggests 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, Program 6 would legalize unpermitted second dwellings and guest houses, making such properties more marketable in exchange for counting the units against the City's RHNA goals. To facilitate goal attainment of an otherwise untested program, the following actions (as embodied in the draft Program Guidelines in Appendix E) shall be implemented:

a. Incentivize participation by imposing fees that were applicable at the time of initial construction, seek fee concessions from other "Stakeholder Agencies" and apply penalties at the end of the amnesty period.

b. Institute a Report of Building Records Program at the conclusion of the amnesty period, in coordination with other "Stakeholder Agencies," requiring disclosure of permitted construction.

c. Establish a one-year period of participation ending December 13, 2013, coincident with the beginning of the next RHNA project period, thereby allowing amnesty units to be counted toward the current Housing Element cycle.

10. 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). As of March 2006, one-third of all localities in the State employ local inclusionary policies. Through amendment of the City's Zoning Ordinance, a 15% inclusionary requirement shall be made applicable to all new residential construction. This percentage: (i) reflects the mid-range figure typically employed in jurisdictions that employ inclusionary policies; (ii) corresponds to the percentage of affordable housing that is required by the State within the City's redevelopment project area; (iii) equalizes market constraints within and outside the RDA project area so as not to undermine downtown revitalization; and (iv) assures the production of affordable housing regardless of density. In addition, all inclusionary units would be subject to the occupancy preference requirements described for Program 6. 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), amnesty units and single family homes developed on a single parcel of record; (ii) provide a 1:1 density bonus for each moderate rate unit, 3:1 density bonus for each low income unit and 5:1 density bonus for each very low income unit, up to a combined maximum of 50% above the base residential density; and (iii) exempt all inclusionary affordable housing units from growth and traffic management requirements which are constructed on-site.

11. Capacity Preservation. Under existing zoning, a total of between 222 and 531 additional dwellings are possible. This range could be higher if second dwellings were added to the total. Through amendment of the City's Zoning Ordinance, existing residential development potential shall be preserved by prohibiting downzoning or requiring the payment of in-lieu fees based on an inclusionary housing factor of 15%. As complimentary measures, the following actions shall also be implemented: (i) evaluate the economic impact and suitability of residential reuse prior to disposition of any excess land owned by the City or Redevelopment Agency; and (ii) offer excess land deemed suitable for residential reuse to for-profit and non-profit sponsors for the development of affordable and special needs housing.

12. Density Bonus. As an inducement to produce housing that is affordable to target income groups, State law requires cities and counties to provide density bonuses to housing developments that propose qualifying percentages of affordable units. During the past Housing Element cycle, Senate Bill 1818 was passed and became effective on January 1, 2005, that significantly broadens and strenthens density bonus requirements: (i) condominiums for moderate income persons are now entitled to receive a density bonus; (ii) the percentage of density bonus has been increased to a maximum of thirty-five percent (35%); and (iii) local government must provide a broader array of incentivies to facilitate affordable housing production. Through amendment of the City's Zoning Ordinance, the City's current density bonus provisions will be made consistent with recent changes in State law.

13. 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 one of a number of forms: (i) assisting in the review and preparation of concept drawings; (ii) analyzing development proforma and identifying gap financing; (iii) fast tracking the environmental review and entitlement permit process; (iv) utilizing the City's police powers to provide necessary land use and zoning; (v) supporting applications submitted to funding agencies; (vi) providing direct financial or development assistance; and (vii) employing the Redevelopment Agency to assemble land for development. Recognizing the collaborative nature of affordable housing development, the City shall undertake the following:

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 and actively pursue CDBG funding for projects; (iii) 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 other local funding options and implement if deemed feasible.

c. Program Targeting. To affirmatively further the needs of extremely low income households, the City (acting by and through its Redevelopment Agency) shall amend its current Implementation Plan and component Housing Compliance Plan to: (i) acknowledge this particular population segment among the target income households for whom resources are targeted (as a subset of very low income in accordance with the provisions of AB 2634; and (ii) grant priority occupancy preference to extremely low income households and special needs population segments (e.g., farmworkers, disabled, etc.) in regard to placement in affordable housing developed under the Plan (including inclusionary units).

d. 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.

GOALS, OBJECTIVES AND POLICIES

HOUSING IMPEDIMENTS

Goal: To remove impediments to the provision of affordable housing and provide accommodations 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 (i.e., 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 and independent living units for persons with disabilities.

14. Housing Accommodations. 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*." A comprehensive review of the City's land use regulations indicates that impediments may exist that hinder the ability of special population groups to find decent, safe and affordable housing. To remedy these potential constraints, the City's Zoning Ordinance shall be amended to: (i) clarify that shared living arrangements are allowed residential uses, with specific references to supported living (including In-Home Supportive Services) and licensed community care facilities; (ii) reiterate State and Federal law that occupancy is permitted without regard to familial status, disability or other population segment stipulated in Fair Housing statutes; (iii) allow emergency shelters, transitional housing, single room occupancy units, and congregate care facilities as allowed uses in all zone districts subject to Conditional Use Permit (with the exception noted in Program 16 for the ESOZ); (iv) allow farmworker housing as an allowed use with up to 36 beds in a group quarters or 12 units

or spaces in the A and OS zone, as appropriate, consistent with California Health and Safety Code Section 17021.6; and (v) allow residential care homes and employee housing accommodating six or fewer persons as a permitted use in all residential zone districts, and such housing serving seven or more persons in all residential zone districts by Conditional Use Permit.

15. <u>Persons with Disabilities</u>. At the request of a person with a disability, a housing provider 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. At present, the City's Zoning Ordinance does not distinguish between variances required by virtue of occupant disabilities and those justified by physical circumstances particular to the property. The Zoning Ordinance, as presently written, limits variances to the narrow application of criteria set forth in Section 65906 of the California Government Code. In furtherance of SB 520 adopted in 2001, the following actions shall be implemented: (i) the City's Zoning Ordinance shall be amended to institute a abbreviated ministerial procedure (in place of a variance requirement), with minimal or no 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 in conjunction with Program 21; and (iii) the City shall continue its existing adaptive retrofit program to underwrite the expense of modifying dwellings to accommodate the needs of persons with disabilities. As part of the Zoning Ordinance Amendment, the Planning Director shall have the administrative authority to approve reasonable accommodation requests, provide such requests comply as follows:

a. The request for reasonable accommodation will be used by an individual with a Disability protected under fair housing laws.

b. The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.

c. The requested accommodation would not impose an undue financial or administrative burden on the City.

d. The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.

16. <u>Homeless Population</u>. Senate Bill 2, passed during the 2007-08 California Legislative Session and effective January 1, 2008, clarifies and strengthens housing element law regarding the accommodation of emergency shelters and transitional housing. In compliance with this statute, the City's Zoning Ordinance shall be amended to: (i) incorporate definitions of emergency shelters, transitional housing and supportive housing consistent with the California Health and Safety Code; (ii) 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; (iii) allow residential care homes (inclusive of emergency and transitional shelters) serving six or fewer clients as a permitted use in all residential zone districts; (iv) 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; (v) codify objective management and development standards consistent with the provisions of Government Code Section 65583(a)(4), and in so doing, limit the regulation of shelters to the same requirements that apply to other allowed uses in the zone district; and (v) establish an Emergency Shelter Overlay Zone ("ESOZ") that would apply to all commercially zoned land with a BP (Business Professional Commercial) designation, allowing emergency shelters as a permitted use (without requirement for discretionary approval) with a cap of 27 emergency shelter beds as a cap at which time the ESOZ would sunset.

17. <u>Growth Management Ordinance</u>. The City's current Growth Management Ordinance 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. As noted in Program 1, source data on resource constraints is dated and becoming less reliable. In conjunction with updating the General Plan, a comprehensive review shall be made of the City's Growth Management Ordinance ("GMO," due to expire December 31, 2013) to integrate new baseline data and achieve internal policy consistency. As complimentary actions, the City shall evaluate the following: (i) broaden the list of exemptions to include split homes and small VMU units; (ii) remove the differentiation between single family and multifamily permit allocation categories and consolidate these into a single permit allocation pool; and (v) create a Special Project Pool into which unallocated annual permits are allowed to accumulate and be applied toward projects designated by the City Council. In addition, the GMO will be modified to accomplish the following: (i) make explicit that project exemptions include housing for persons and families of moderate income; (ii) remove ambiguity (insofar as possible) in the criteria used in the award of allocations for multiple family housing; and (iii) clarify that preferences will only used to rank order competing applications for multiple family allotments and not as a basis of project denial.

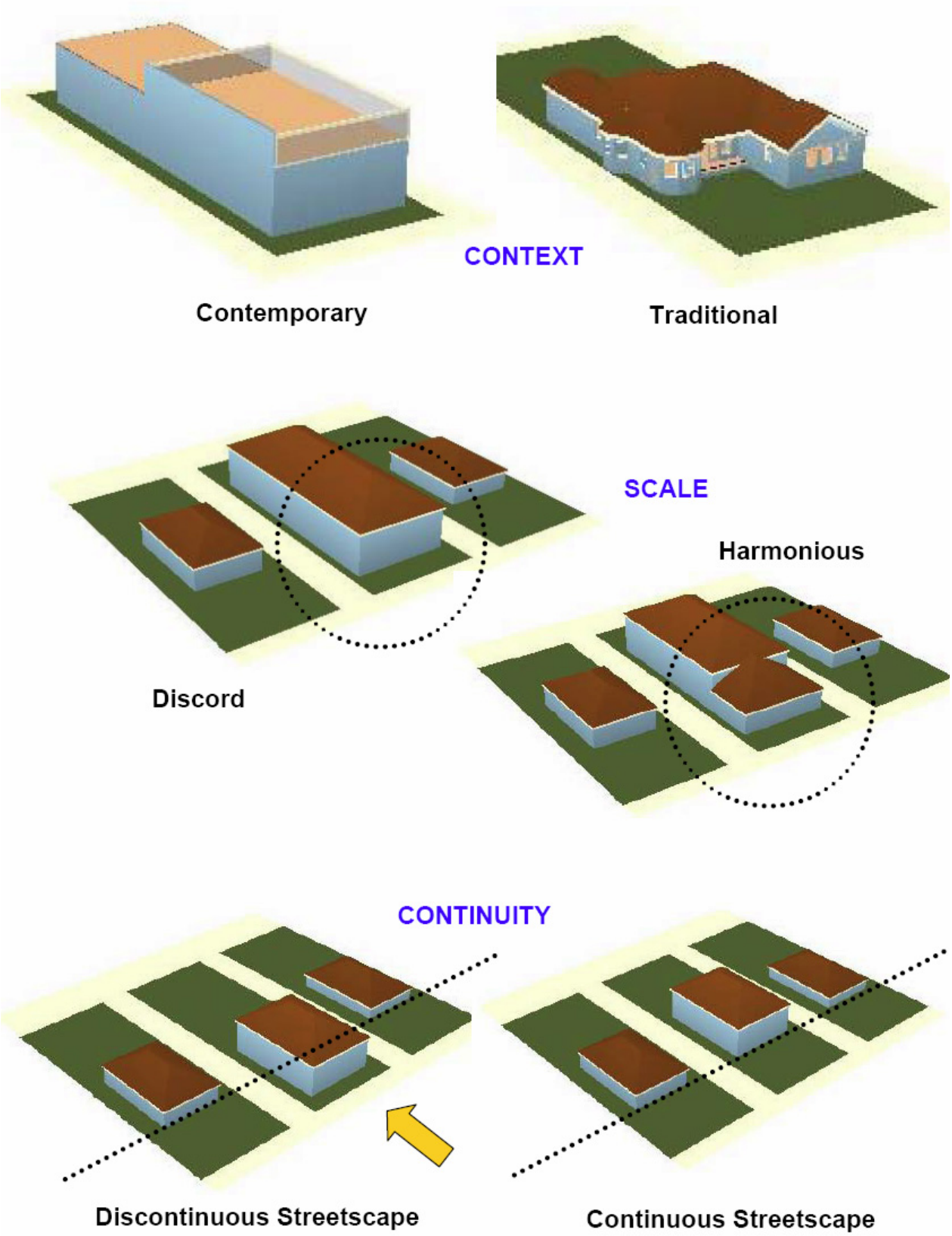
18. <u>Resource Constraints</u>. Water availability and roadway capacity pose potential impediments to housing production. In conjunction with updating the General Plan, the City's Environmental (CEQA) Guidelines shall be revised to impose a significance threshold that is linked to the Growth Management 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 2006 and ending in 2014. Exempt projects are expressly limited to dwellings for which permits and approvals are lawfully obtained under Programs 3, 4 and 9. 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.

19. <u>Design Review</u>. Design guidelines are codified in Article 20 of the City's Zoning Ordinance and provide objective and measurable criteria by which to evaluate projects. A copy of these standards appear in Appendix C. 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. To further differentiate these Guidelines from discretionary land use matters, the City shall amend 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:


CONTEXT
Contemporary
Traditional
SCALE
Harmonious
Discord
CONTINUITY
Discontinuous Streetscape
Continuous Streetscape

GOALS, OBJECTIVES AND POLICIES

CONSERVATION AND REHABILITATION

Goal: 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 (e.g., second unit amnesty) 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.

20. Retention. Target groups comprise approximately 69% of all households in Ojai. Of these households, approximately 43% pay in excess of 30% of their income toward housing. An additional 39% of all households reside in substandard housing. This disparity underscores the need to preserve existing affordable housing; in particular, rental units that encompass the majority of substandard housing. In furtherance of these objectives, the following actions shall be implemented: (1) continue the City's housing rehabilitation loan program but selectively target assistance to dovetail with code enforcement and amnesty 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.

21. <u>Anti-Displacement</u>. During the previous Housing Element cycle, a comprehensive study was made of development trends within the City's Village Mixed Use district. Among other findings, the study noted that nearly 75% of new projects entailed the reuse, recycling or expansion of existing developed properties, resulting in the loss of 28 dwellings. Based on criteria related to building age, valuation and physical attributes, 125 additional properties were identified as candidates for future development as land becomes more expensive and scarce over time. To moderate these trends and the consequence of displacement, the City's Zoning Ordinance shall be amended 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.

22. <u>Sustainability</u>. 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) devise and implement "Green Building" guidelines, embodying LEED (The Leadership in Energy and Environmental Design) 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.

GOALS, OBJECTIVES AND POLICIES

EQUAL HOUSING OPPORTUNITIES

Goal: 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.

23. 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.

24. 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.

QUANTITATIVE GOALS	RHNA GOAL ALLOCATION					
	Ex. Low	V. Low	Low	Mod	Other	Total
RHNA GOALS						
a. Gross Allocation	45	45	74	90	179	433
b. New Construction 2006-2011		1	5	8	25	39
c. Residual GMO Capacity					105	105
d. Pre-Existing Obligations			5	5		10
e. Net RHNA Goals	45	45	64	77	49	279
HOUSING PROGRAMS						
2. Affordable Housing Covenants	0	0	0			0
3. Second Unit Program		1	3	4	1	8
4. Home Split Program		1	3	4	1	8
5. VMU Mixed Use		1	3	4	1	8
6. Demonstration Projects	15	16	32	25	39	127
7. Senior Housing	30	20				50
8. Mortgage Assistance				8		8
9. Amnesty Program		6	23	33	8	70
TOTAL						
Net RHNA Goals	45	45	64	77	49	279
Forecasted Units	45	45	64	77	49	279
Under/Over		0	0	0	0	0
GOAL ALLOCATION						
In-Fill Units		3	18	24	132	178
Existing Housing		6	23	41	8	78
New Construction	45	36	32	25	39	177
Total	45	45	74	90	179	433

NOTES:

1. By operation of the City's Growth Management Ordinance ("GMO"), a total of 136 market rate units are potentially available for development for the 2006-2014 planning horizon of the updated Housing Element. Between the period of 2006 and 2011, a total of 39 dwellings were constructed and are counted against the City's Gross RHNA allocation (see Table 55B). Of these units, 16 dwellings consist of second units which are exempt from GMO, resulting in a new GMO capacity of 113 dwellings. This figure is further discounted by 8 non-exempt dwellings assigned to Program 5, resulting a Residual GMO Capacity of 105 dwellings.
2. Units allocated to "Pre-Existing Obligations" reflect employee based affordable housing for which the Ojai Valley Inn is required to provide by pre-existing agreement.
3. Units allocated to Programs 3 and 7 are expressly exempt from GMO by virtue of their affordability. Units allocated to Program 4 are exempt by operation of policies embodied in this particular program which recognize these units as being affordable by design and their exemption serves as an inducement for production under an untested program.
4. Units allocated to Program 6 consist of a combination of affordable and market rate units. All units under Program 6 are deemed exempt under GMO by operation of affordability and density bonus provisions.
5. The number of units assigned to Programs 3, 4, 5 and 8 each correspond to the average annual production of second dwellings between 2006 and 2011, projected for the remaining duration of the Housing Element planning period (i.e., 16 second units produced divided by six years = 3 units/year x 2.5 years = 8 new units).
6. The apportionment of goals among income categories for Programs 3, 4, 5 & 9 correspond to the results of survey data and affordability analysis contained in Appendix F and reflects the following apportionment of affordability: Very Low Income - 8%; Lower Income - 33%; Moderate Income - 47%; and Other - 11%.
7. All of the units apportioned to Program 8 are deemed to only benefit Moderate Income by virtue of home ownership affordability.
8. In-Fill units encompass Lines b, c and d and Programs 3, 4 & 5; Existing Housing units encompass Programs 2, 8 & 9; and New Construction units encompass Programs 6 & 7.

SCHEDULE OF ACTIONS						
Housing Program			Five-Year Objective	Implementation Time Frame	Funding Sources	Responsible Entity
ADEQUATE HOUSING SITES	1	General Plan Update	Amend General Plan Land Use Element & Zoning Ordinance	2012-2013	State Planning & Infrastructure Grants	Community Development Department
	2	Affordable Housing Covenants	Identify Sites and Explore Replacement Funds to Supplement Tax Increment	2012-2013	Tax Increment Housing Setaside Funds (If Available)	Community Development Department
	3	Second Units	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department
	4	Home Split	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department
	5	VMU Mixed Use Zoning	Amend Zoning Ordinance	2012-2013	Tax Increment Housing Setaside Funds (If Available) and General Fund	Community Development Department
	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 Setaside Funds (If Available) and State Grants	City Manager's Office
	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 Setaside Funds (If Available) State/Federal Sources	City Manager's Office
	8	Mortgage Assistance	Research Legislation, Seek Grant Funds and Develop Program	2012-2013	Tax Increment Housing Setaside Funds (If Available) State/Federal Sources	City Manager's Office

SCHEDULE OF ACTIONS						
Housing Program			Five-Year Objective	Implementation Time Frame	Funding Sources	Responsible Entity
AFFORDABLE HOUSING SUPPLY	9	Amnesty Program	Finalize and Implement Program Guidelines in Consultation with Stakeholder Agencies	2012-2013	CDBG, HOME and Tax Increment Housing Setaside Funds (If Available)	City Manager's Office
	10	Inclusionary Housing	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department
	11	Capacity Preservation	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department
	12	Density Bonus	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department
	13	Public-Private Partnerships	Formulate Partnerships to Facilitate Goal Attainment	Ongoing	General Fund	City Manager's Office
HOUSING IMPEDIMENTS	14	Housing Accommodation	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department
	15	Persons with Disabilities	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department
	16	Homeless Population	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department
	17	Growth Management Ordinance	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department
	18	Resource Constraints	Amend CEQA Guidelines	2012-2013	General Fund	Community Development Department
	19	Design Review	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department

SCHEDULE OF ACTIONS						
Housing Program			Five-Year Objective	Implementation Time Frame	Funding Sources	Responsible Entity
CONSERVATION & REHABILITATION	20	Retention	Continue Financial Support of Housing Rehabilitation Loan Program	Ongoing	CDBG & HOME	City Manager's Office
	21	Anti-Displacement	Amend Zoning Ordinance	**2012-2013**	General Fund	Community Development Department
	22	Sustainability	Amend Zoning Ordinance	**2012-2013**	General Fund	Community Development Department
EQUAL HOUSING OPPORTUNITIES	23	Fair Housing	Continue Financial Support of Regional Fair Housing Program	Ongoing	CDBG	City Manager's Office
	24	Information and Referral	Outreach and Public Participation	Ongoing	General Fund	Community Development Department

HOUSING ELEMENT

PART TWO: NEEDS ANALYSIS AND PROGRAM DEVELOPMENT

SECTION I: HOUSING AND DEMOGRAPHIC CHARACTERISTICS

Growth Profile: Population growth for the City of Ojai and surrounding jurisdictions is presented in Table 1. During the five-year period of the current adopted Housing Element, the City of Ojai experienced an overall population growth of 3%; an average annual growth equivalent of less than 1% per year. Comparatively speaking, Ojai had the least numeric change in total population among all Ventura County communities. It is noteworthy the change in population during the previous planning cycle from 2000 to 2005 is closely aligned to future projections employed by the Southern California Association Governments ("SCAG") and reflect a slowing trend from that which occurred over the previous 30 years. As noted in Figure 1, the historic change in population trends to a total population of 10,250 persons compared to 9,524 under current rates of growth. For planning purposes, the City's population is expected to increase by 594 persons during the next eight-year Housing Element planning horizon with a base year population of 8,156 persons in 2006 and an ending population of 8,750 persons in 2014.

TABLE 1: COMPARATIVE POPULATION CHANGE	NO. OF PERSONS			PERCENT CHANGE	
	1990	2000	2005	1990-2000	2000-2005
Santa Paula	25,062	28,598	29,201	16%	2%
Port Hueneme	20,319	21,845	22,388	9%	2%
Unincorporated	86,873	93120	95,562	10%	3%
Ojai	7,613	7,862	8,132	6%	3%
Ventura	92,575	100,916	105,812	13%	5%
Thousand Oaks	104,352	117,005	126,770	21%	8%
Simi Valley	100,217	111,351	121,096	19%	9%
Camarillo	52,303	57,084	62,570	18%	10%
Oxnard	142,216	170,358	188,333	31%	11%
Fillmore	11,992	13,643	15,182	26%	11%
Moorpark	25,494	31,415	35,717	37%	14%

SOURCE: State of California, Department of Finance, Population and Housing Estimates.
NOTE: Time period of 2000-2005 corresponds to the planning horizon of the current adopted Housing Element.

TABLE 2: HISTORIC AND FORECAST GROWTH	POPULATION GROWTH		GROWTH RATE (Ave Annual)	
	Actual	Forecast	Actual	Forecast
1970	5,975			
1980	6,816		1.33%	
1990	7,613		1.11%	
2000	7,862	7,868	0.32%	0.33%
2005	8132	8,180	0.68%	0.80%
2010		8,488		0.86%
2020		9,024		0.61%

SOURCES: State of California, Department of Finance, Population and Housing Estimates. Southern California Association of Governments, 2004 Regional Transportation Plan/Growth Vision, City Projections.
NOTE: Numbers for 1970, 1980, 1990 and 2000 reflect US Census counts.

Population Profile: Age is an important consideration in the planning process insofar as different age groups have different housing needs and preferences. With notable exceptions (e.g., higher income retirees), conventional wisdom suggests that age groupings at each end of the spectrum gravitate toward rental and multi-family housing, while the population in-between seek ownership of less dense single-family homes. As noted in Table 3, Ojai experienced a noticeable rise in the school-aged population between 1990 and 2000, while the opposite is true of the preschoolers who declined by 24%. Seven years later, this demographic shift translates to declining school enrollments and surplus classrooms. Also noteworthy is the rise in the pre-retirement population. This population segment is now reaching retirement age which will further skew Ojai's aging population above the 1990 median of 42 years, compared to a much lower countywide median of 34 years.

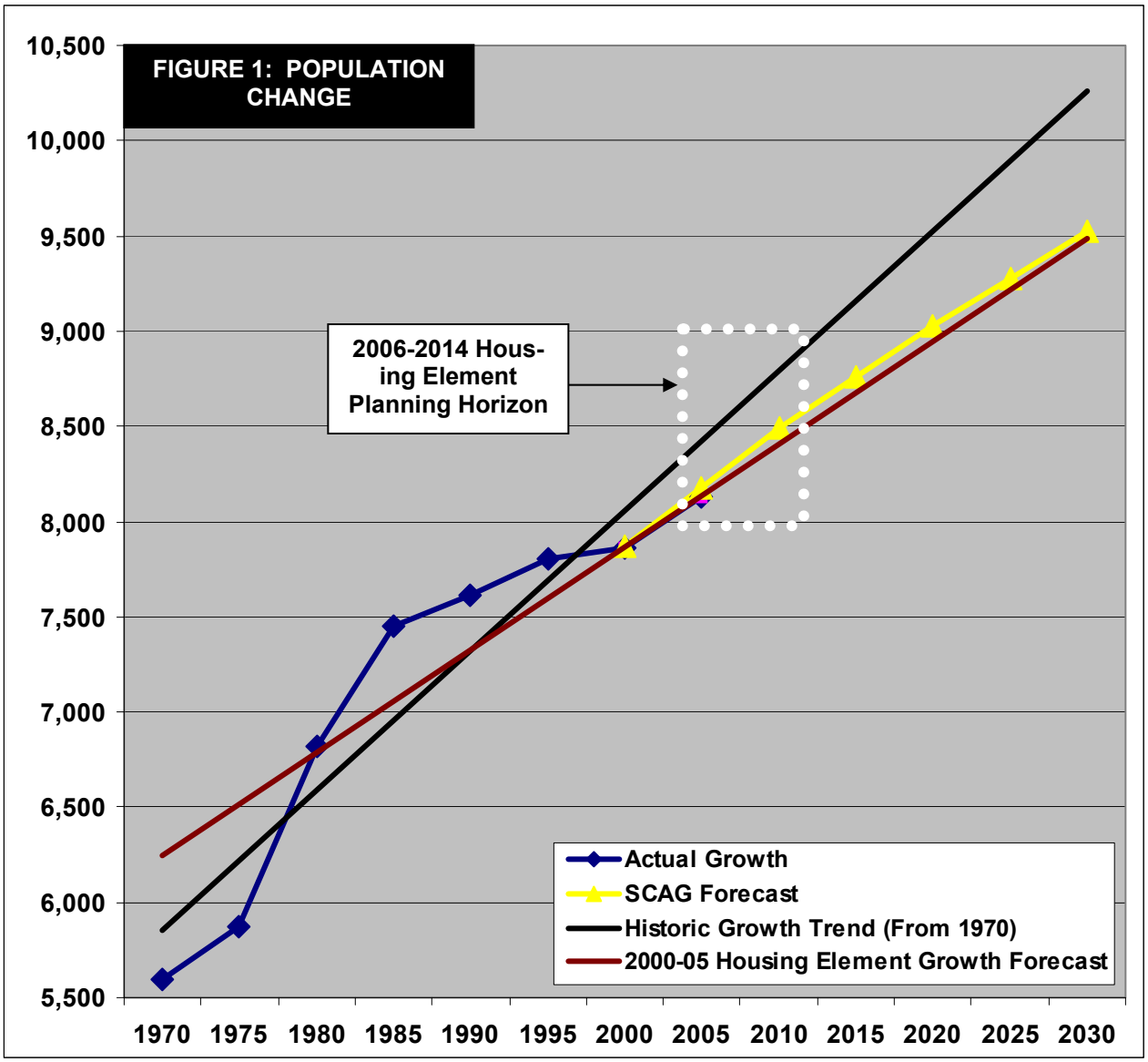
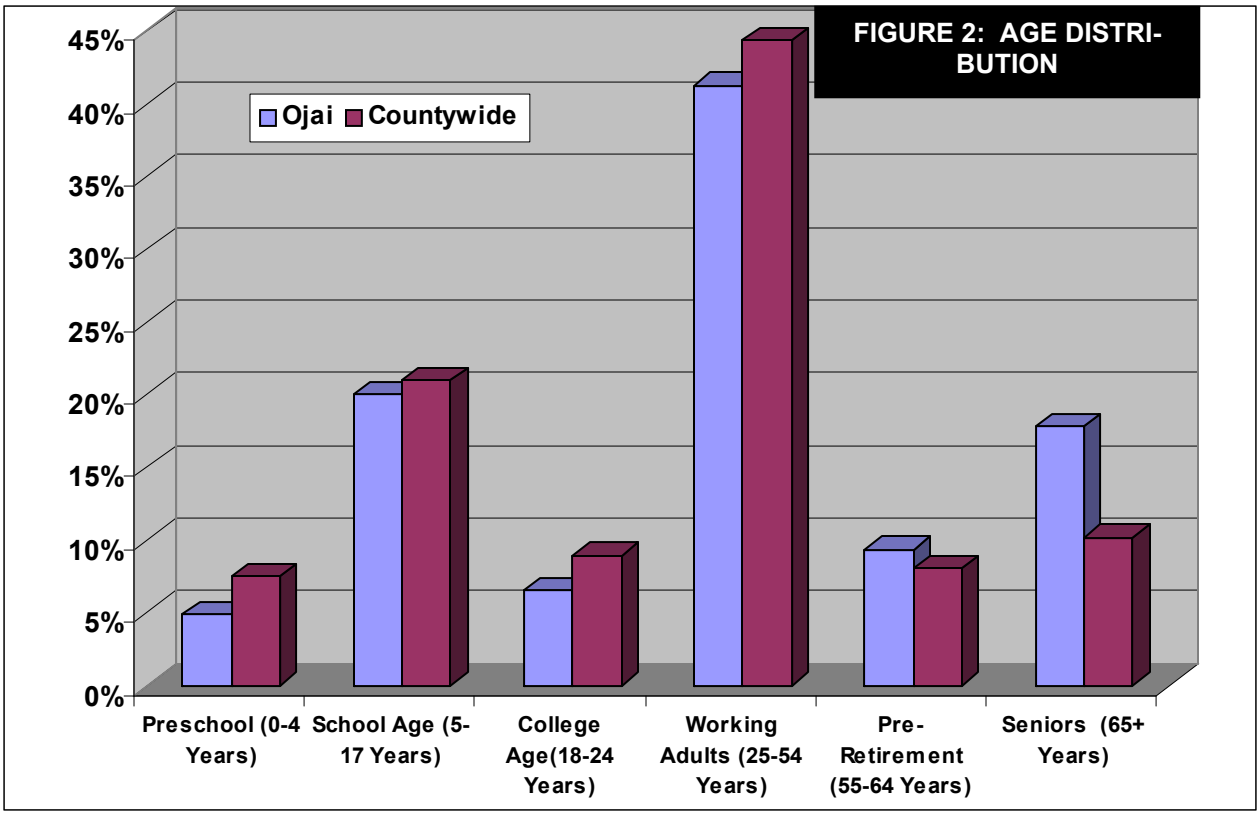


TABLE 3: AGE GROUPINGS	POPULATION		GROWTH TREND	POPULATION DISTRIBUTION	
	1990	2000		Ojai	Countywide
Preschool (0-4 Years)	509	386	-24%	5%	7%
School Age (5-17 Years)	1,311	1,575	20%	20%	21%
College Age(18-24 Years)	548	514	-6%	7%	9%
Working Adults (25-54 Yrs)	3,070	3,246	6%	41%	44%
Pre-Retirement (55-64 Yrs)	657	736	12%	9%	8%
Seniors (65+ Years)	1,518	1,405	-7%	18%	10%
Median Age (Years)				42	34.2

SOURCE: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports. U.S. Department of Commerce, Bureau of the Census, 2005 American Community Survey.
NOTE: Population Distribution for the City of Ojai reflects 2000 Census data. Population Distribution for the County of Ventura, as a whole, is derived from General Demographic Characteristics obtained through the 2005 American Community Survey.



Certain segments of the population have a more difficult time finding decent and affordable housing due to special circumstances particular to these groups. California housing law defines those groups as: "…..the elderly, persons with disabilities, large families (five or more persons), farmworkers, families with female heads of households, and families and persons in need of emergency shelter." Table 4 provides a quantitative summary of these various population segments. In total, the elderly and disabled together represent 27% of the City's total population, followed by large families at 9% and female-headed households at 7% of all households, with farmworkers and homeless each at less than 1% of all persons.

TABLE 4: SPECIAL NEEDS POPULATION	HOUSEHOLDS			PERSONS		
	Gross	Adjusted	Net	Gross	Adjusted	Net
Disabled				1,350	504	10%
Elderly	912		29%	1,414		17%
Large Families	280		9%			
Female-Headed Families	217		7%			
Farmworkers				16		<1%
Homeless				27		<1%

SOURCES: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports for Disabled, Elderly, Large Families, Female-Headed Households & Year-Round Farmworkers; County of Ventura, 2005-2010 Extended Consolidated Plan & 2007/08 Action Plan.

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NOTES:

1. Gross figures represent the total number of persons in each category. Adjusted figures deduct persons and households that appear in more than one category. Elderly, for purposes of this table, is defined as persons 65 years or older in age.
2. Farmworkers reflects the number of residents that claim "Farming, Fishing, and Forestry" as their principal occupation according to the 2000 Census.
3. Homeless is an estimate based on a proportional assignment of the total estimated number of homeless countywide utilizing population figures for 2005: [(City of Ojai Population: 8,132) / (County of Ventura Population: 810,763)] x (2,679 Unmet Countywide Needs of Homeless Persons).

The racial/ethnic composition of a community is critically important to ensuring that the principals of equal access and non-discrimination are affirmatively furthered. This is particularly important insofar as minority populations tend to be underserved in the housing market due, in large part, to higher rates of unemployment and lower household incomes. As noted in Table 5, the City has experienced a dramatic increase in the Hispanic population between 1990 and 2000. Although the percentage growth in African-Americans is greater, the small numeric increase illustrates how small data pools can skew statistical reporting. And while the rise in Hispanic persons is consistent with the trend experienced elsewhere in Southern California, this population segment is still under-represented in Ojai compared to the county at large. In summary, Caucasians comprise 80% of the City's population compared to 53% countywide; Hispanics as the largest minority group comprise only 16% of the City's population compared to 36% countywide.

TABLE 5: ETHNIC COMPOSITION	POPULATION		GROWTH TREND	POPULATION DISTRIBUTION	
	1990	2000		Ojai	Countywide
Caucasian	6,495	6,259	-4%	80%	53%
Hispanic or Latino	928	1,245	34%	16%	36%
Asian	116	135	16%	2%	7%
American Indian	47	23	-51%	<1%	<1%
Black/African American	17	46	171%	<1%	2%
Multiple or Other Races	10	154	-4%	2%	2%

SOURCES: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports. U.S. Department of Commerce, Bureau of the Census, 2005 American Community Survey.

NOTE: "Current Profile" for the City of Ojai reflects 2000 Census data. Current Profile for the County of Ventura, as a whole, derived from General Demographic Characteristics obtained through the 2005 American Community Survey.

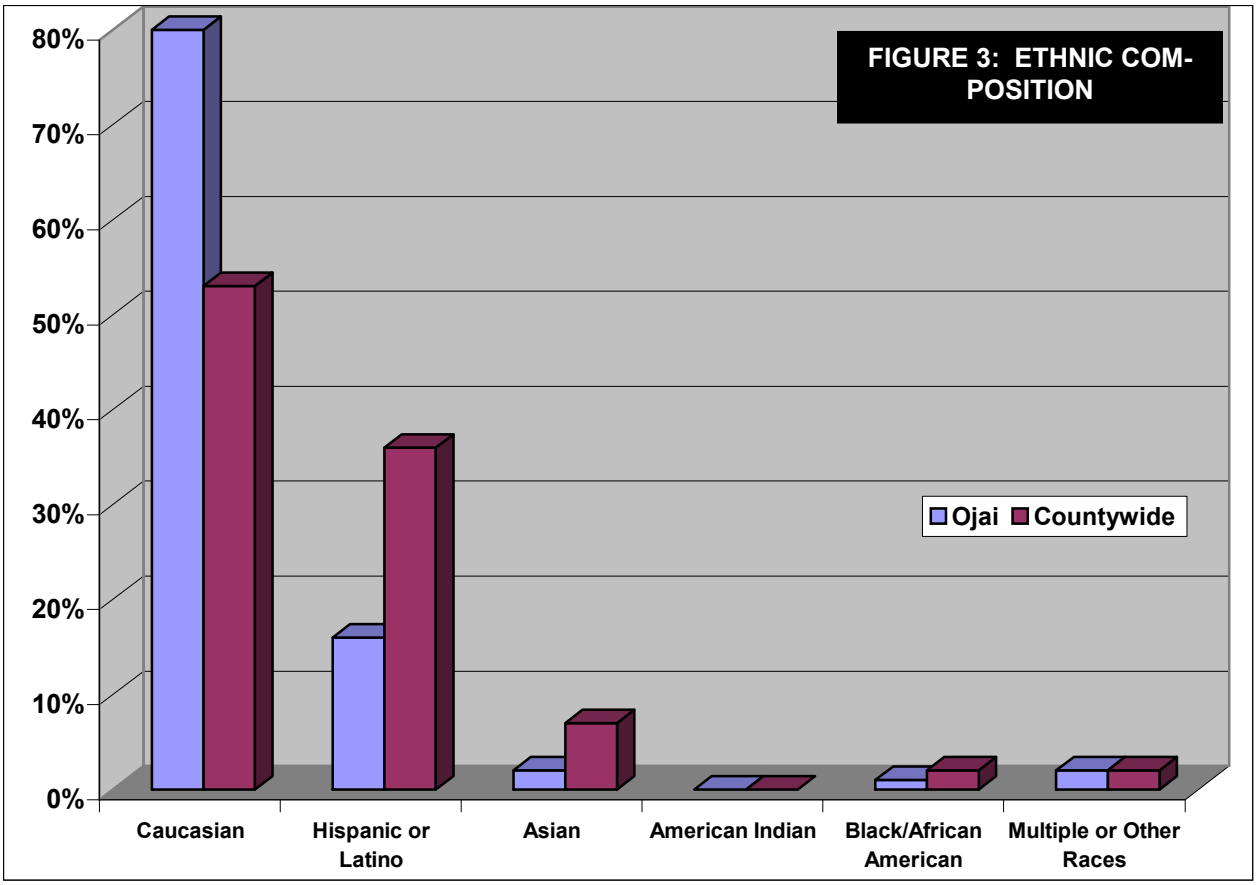


FIGURE 3: ETHNIC COM-POSITION
80%
70%
60%
50%
40%
30%
20%
10%
0%
Ojai
Countywide
Caucasian
Hispanic or Latino
Asian
American Indian
Black/African American
Multiple or Other Races

Household Profile: While the overwhelming majority of Ojai's population resides in family settings (81% of all persons per Table 6), persons living alone or with unrelated individuals (i.e., "Non-Families"; 29% plus 7%, respectively) comprise 36% of all households (Table 7). The actual number of persons that reside in family and non-family arrangements explains this distribution: the number of persons per family household is more than double the size of non-families (3.06 vs. 1.24 persons per household). This is borne out by the household distributions appearing in Table 8. It is noteworthy that single persons, non-family households and married couples without children make up 38% of Ojai's total population as compared to 29% countywide. This demographic, coupled with the City's aging population, translates to the lowest overall household size of any jurisdiction within Ventura County (Table 9).

TABLE 6: HOUSEHOLD TYPES	POPULATION		CURRENT TREND	POPULATION DISTRIBUTION	
	1990	2000		Ojai	Countywide
Single Person Households	845	897	6%	11%	6%
Non-Family Households	403	468	16%	6%	5%
Families With Children	4432	4681	6%	60%	69%
Married W/O Children	1742	1626	-7%	21%	18%
Group Quarters	191	190	-1%	2%	2%

SOURCES: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports. U.S. Department of Commerce, Bureau of the Census, 2005 American Community Survey.

NOTE:

1. Population Distribution for the City of Ojai reflects 2000 Census data. Population Distribution for the County of Ventura, as a whole, reflects 2005 American Community Survey data.
2. Family is defined as two or persons residing together and related by birth, marriage or adoption; Group Quarters is defined as institutional or non-institutional congregate living; Children are defined as persons under 18 years of age.

TABLE 7: HOUSEHOLD COMPOSITION	FAMILIES				NON-FAMILIES			
	W/Children		No Children		One Person		Two or More	
	No.	%	No.	%	No.	%	No.	%
Non-Family Households					897	29%	204	7%
Married Couples	699	23%	813	25%				
Male Householder	62	2%	55	2%				
Female Householder	217	7%	141	5%				
Total	978	32%	1,009	32%				

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

TABLE 8: HOUSEHOLD SIZE DISTRIBUTION	HOUSEHOLD SIZE (No. of Persons)							
	1	2	3	4	5	6	7+	Ave
Household Type								
Family	0%	43%	23%	20%	9%	3%	3%	3.06
Non-Family	81%	15%	2%	1%	0%	0%	0%	1.24
Occupancy Type								
Owner-Occupied	21%	37%	17%	16%	6%	1%	2%	2.64
Renter-Occupied	41%	26%	13%	10%	6%	2%	2%	2.26
Ethnic Grouping								
Caucasian	24%	47%	13%	10%	4%	1%	1%	2.31
Other Races	14%	28%	15%	18%	10%	5%	9%	3.32

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.
NOTE: Totals may not equal 100% due to rounding.

It is also noteworthy that household size and occupancy are positively correlated; that is, as household size increases so too does the proportion of owner-occupied households compared to renters (Table 8). The result is a higher population count per occupied unit for owners compared to renter-occupied households (2.64 vs. 2.26 persons per dwelling). A similar relationship is noted for minority population groups; as household size increases so too does the proportion of minority households compared to Caucasians.

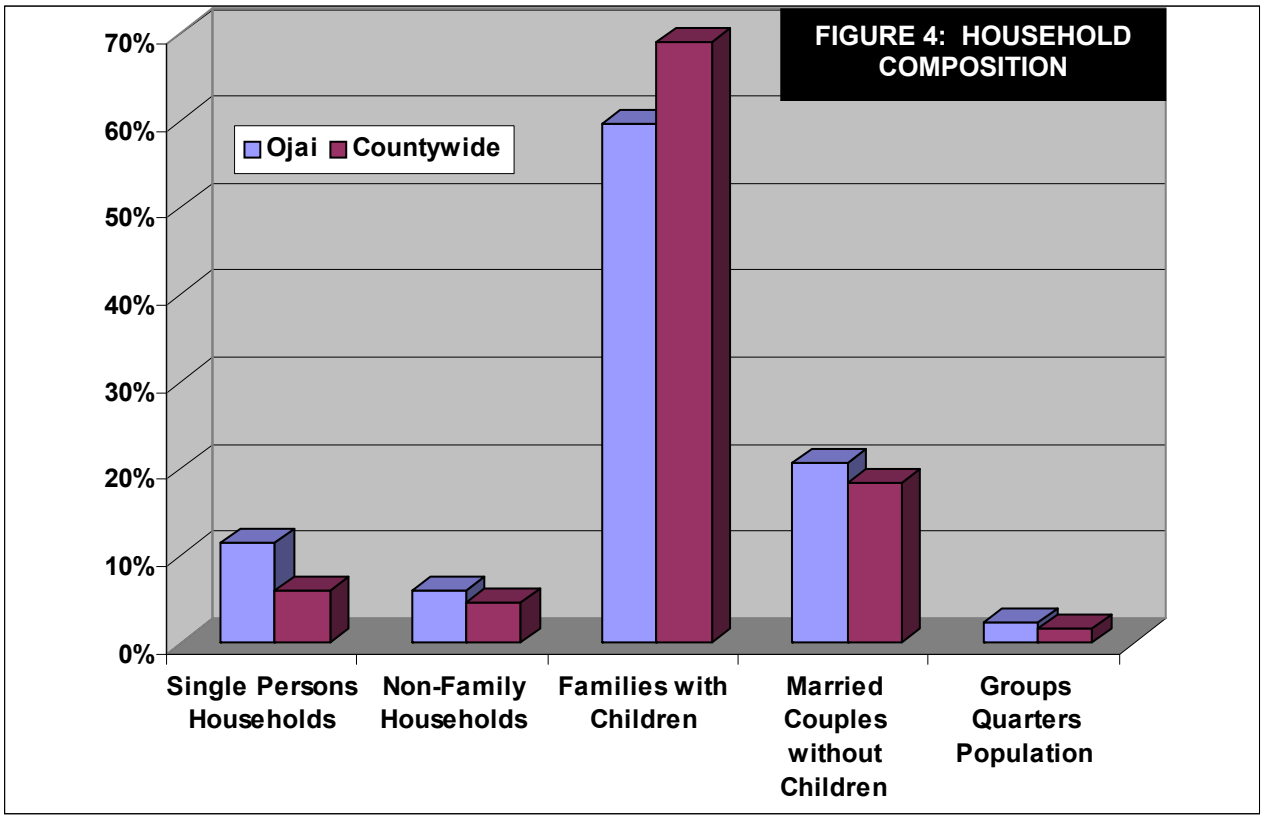


TABLE 9: COMPARATIVE HOUSEHOLD SIZES	PERSONS PER HOUSEHOLD			PERCENT CHANGE	
	1990	2000	2005	1990-2000	2000-2005
Ojai	2.47	2.42	2.52	-2%	4%
Ventura	2.55	2.55	2.59	0%	2%
Camarillo	2.84	2.62	2.65	-8%	1%
Thousand Oaks	2.82	2.75	2.79	-2%	1%
Port Hueneme	2.85	2.87	2.89	1%	1%
Simi Valley	3.12	3.03	3.07	-3%	1%
Total County	3.02	3.04	3.09	1%	2%
Santa Paula	3.22	3.45	3.53	7%	2%
Moorpark	3.34	3.48	3.54	4%	2%
Fillmore	3.45	3.58	3.61	4%	1%
Oxnard	3.56	3.85	3.90	8%	1%

SOURCES: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports. State of California, Department of Finance, 2005 Population and Housing Estimates.

Housing Profile: Housing growth for the City of Ojai and surrounding jurisdictions is presented in Table 11. Paralleling population trends, Ojai (along with Santa Paula) experienced the least growth in dwelling units between 1990 and 2000 at 3%. This rate has remained relatively unchanged over the five-year planning cycle of the current Housing Element, where the average annual rate of increase has been approximately 0.5%. In terms of housing type and distribution, Ojai's mix of dwellings is comparable to the countywide average; detached single-family homes predominate at 69% compared to 64% countywide (Tables 12 and 13). A noteworthy trend is the increase in attached single-family homes and small multiple dwellings which increased 42% between 1990 and 2000 compared to only 2% for detached single-family units. In terms of dwelling size (Table 14), Ojai's housing inventory is comparatively smaller than the County at large with an average of 2.45 bedrooms per dwelling compared to the countywide average of 2.77 bedrooms. More dramatic is the age of housing which has important implications relative to overall condition, need for modernization and pressure for replacement (Table 15). In this regard, the average age of housing in Ojai is 38 years as compared to 28 years countywide.

TABLE 11: COMPARATIVE HOUSING CHANGE	NO. OF DWELLINGS			PERCENT CHANGE	
	1990	2000	2005	1990-2000	2000-2005
Santa Paula	8,062	8,341	8,412	3%	1%
Port Hueneme	7,482	7,908	8,037	6%	2%
Ojai	3,130	3,229	3,301	3%	2%
Unincorporated	30,053	32,141	32,920	7%	2%
San Buenaventura	37,338	39,803	41,143	7%	3%
Thousand Oaks	37,773	42,958	46,022	14%	7%
Simi Valley	33,112	37,272	40,051	13%	7%
Camarillo	18,730	21,947	23,617	17%	8%
Oxnard	41,355	45,166	49,382	9%	9%
Fillmore	3,528	3,852	4,241	9%	10%
Moorpark	7,915	9,094	10,211	15%	12%
Total County	228,478	251,711	267,337	10%	6%

SOURCE: State of California, Department of Finance, Population and Housing Estimates.
NOTE: Time period of 2000-2005 corresponds to the planning horizon of the current adopted Housing Element.

TABLE 12: HOUSING TYPES	DWELLINGS		GROWTH TREND	DWELLING DISTRIBUTION	
	1990	2000		Ojai	Countywide
Single-family					
Detached	2,177	2,214	2%	69%	64%
Attached	252	266	6%	8%	10%
Multi-Family					
2-4 Units	213	289	36%	9%	6%
5+ Units	481	452	-6%	14%	14%
Mobile Homes & Other	7	8	14%	<1%	5%
Vacant Units	4.15%	4.37%		4.33%	3.34%

SOURCE: State of California, Department of Finance, Population and Housing Estimates.
NOTE: Dwelling Distribution reflects data for 2005.

TABLE 13: OCCUPANCY DISTRIBUTION	OJAI		COUNTYWIDE	
	Owner	Renter	Owner	Renter
Single-family				
Detached	92%	50%	85%	40%
Attached	6%	7%	8%	12%
Multi-Family				
2-4 Units	1%	17%	2%	16%
5+ Units	1%	26%	2%	31%
Mobile Homes	0%	0%	4%	2%
RV, Boats & Vans	<1%	<1%	0%	0%
Overall Tenure Distribution	61%	39%	68%	32%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.
NOTES:
1. Occupancy distributions reflects data for 2000.
2. Percentages reflect total population as opposed to households.

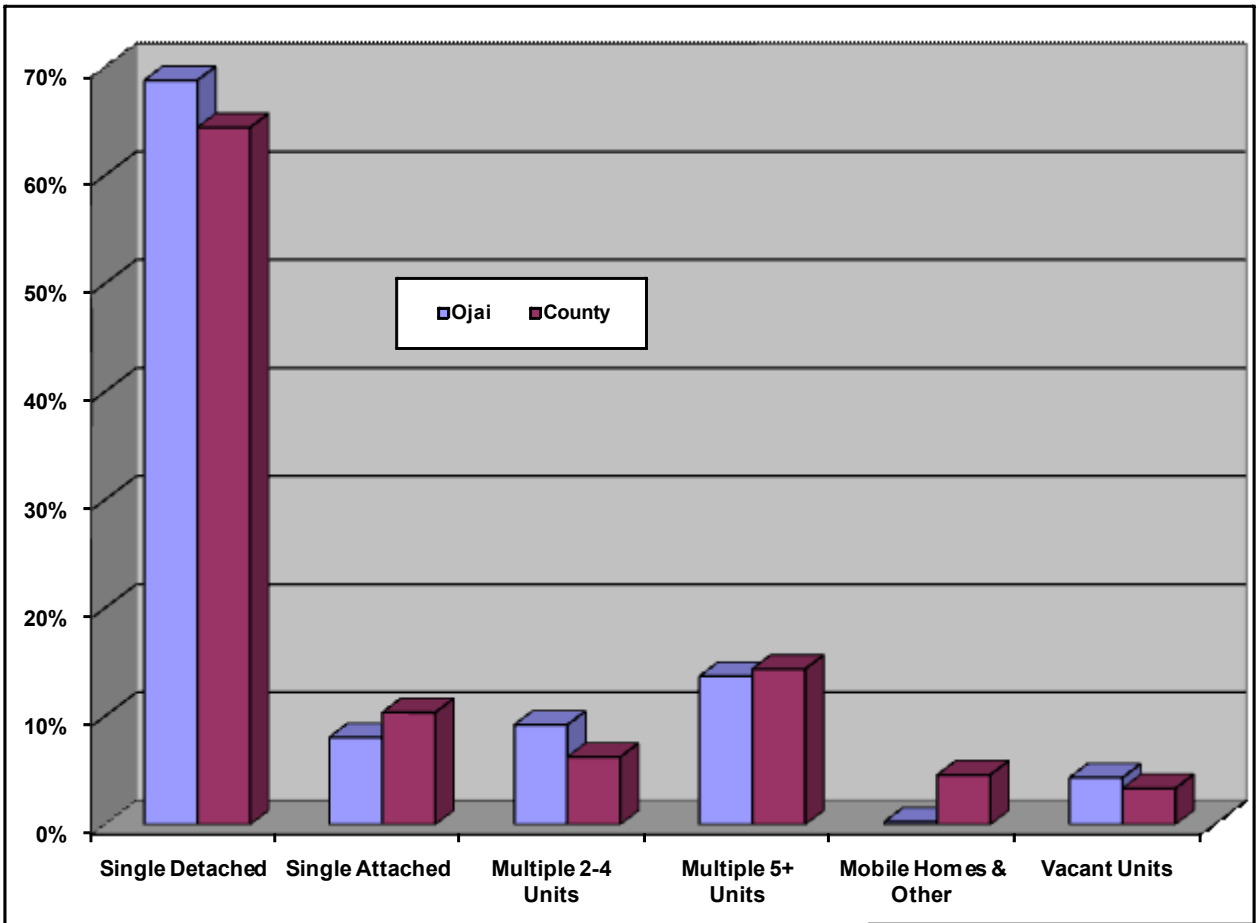


FIGURE 5: HOUSING TYPE DISTRIBUTION

TABLE 14: DWELLING SIZE DISTRIBUTION	OCCUPANCY		DWELLING DISTRIBUTION	
	Owner	Renter	Ojai	Countywide
0 Bedroom	13	75	3%	4%
1 Bedroom	61	398	15%	12%
2 Bedrooms	417	540	32%	24%
3 Bedrooms	926	228	38%	32%
4 Bedrooms	313	37	11%	23%
5+ Bedrooms	40	0	1%	5%
Average Per Dwelling	2.90	1.87	2.45	2.77

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.
NOTES:
1. Dwelling size distributions reflects data for 2000.
2. Average Bedroom Per Dwelling is an estimate based on data interpolation.

TABLE 15: AGE OF HOUSING (Years)	NO. OF DWELLINGS	HOUSING AGE DISTRIBUTION	
		Ojai	Countywide
<15	146	5%	13%
15-30	1,571	49%	69%
30-50	1,064	33%	14%
>50	416	13%	4%
Average (Years)		38	28

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.
NOTES:
1. Housing age distributions reflects data for 2000.
2. Age groupings and Average computation are estimates based on data interpolation.

In terms of overall occupancy, approximately 4.33% of the City's housing inventory is available for rent or sale. This vacancy rate is slightly higher than the County as a whole; however, both are below the ideal benchmark of 5%. On closer examination, resident owners comprise a proportionally higher percentage of occupied housing than do renters; 61% owner-occupants compared to 39% renters (Table 13). Comparatively speaking, Ojai's proportion of owner-occupants is slightly lower than the County at large. As noted in Table 16, tenure of occupancy has important implications relative to community stability: owner-occupants reside in the community nearly twice as long as do renters. As previously noted, Ojai's housing stock is comparatively smaller than the County at large. This size difference is even more dramatic in comparing dwelling size relative to occupancy; owners tend to reside in larger dwellings with an average of 2.90 bedrooms per unit as compared to renters with an average dwelling size of 1.87 bedrooms (Table 14).

TABLE 16: LENGTH OF RESIDENCE (Years)	OCCUPANCY		RESIDENCY DISTRIBTION	
	Owner	Renter	Ojai	Countywide
<5	583	779	45%	50%
5 to 15	700	428	37%	34%
15 to 30	248	34	16%	10%
30+	239	37	16%	6%
Average Duration (Years)	14	7	11	10

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.
NOTE: Duration groupings and Average computation are estimates based on data interpolation.

Economic Profile: Under Housing Element law, needs analysis and program development is geared toward four target income groups: extremely low, very low, lower and moderate. These terms are benchmarked against the areawide median income, defined by the U.S. Department of Housing and Urban Development on annual basis and adjusted by the State Department of Housing and Community Development for each of the State's 58 counties. The upper limit of extremely low income is pegged at 30% of the areawide median, very low income is pegged at 50%, lower income is pegged at 80% and moderate income is pegged at 120%. The income limits for Ventura County as of the beginning of the current Housing Element cycle are displayed in Table 17.

TABLE 17: 2006 INCOME LIMITS	HOUSEHOLD SIZE (No. of Persons)			
	1	2	3	4
Extremely Low (30% of AMI)	$16,950	$19,350	$21,800	$24,200
Very Low (50% of AMI)	$28,200	$32,250	$36,250	$40,300
Lower (80% of AMI)	$45,150	$51,600	$58,050	$64,500
Median (AMI)	$55,700	$63,600	$71,600	$79,500
Moderate (120% of AMI)	$66,800	$76,300	$85,900	$95,400

SOURCE: Title 25, Section 6932 of the California Code of Administrative Regulations effective March 2006.
NOTES: "AMI" means Areawide Median Income.

TABLE 18: INCOME DISTRIBUTION	HOUSEHOLDS		GROWTH TREND	HSLD. DISTRIBUTION	
	1990	2000		Ojai	Countywide
Extremely Low	Not Available	468	Inc. in V.L.	15%	10%
Very Low	845	337	-5%	11%	10%
Low	682	621	-9%	20%	16%
Moderate	523	717	37%	23%	23%
Above Moderate	904	916	4%	31%	41%

SOURCES: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports. City of Ojai, 2000-2005 Housing Element, Tables 4 and 5. Southern California Association of Governments, Draft Regional Housing Need Allocation Plan, Pages 1-8 and 1-37. Ventura County, 2995 Consolidated Plan, Table II-5.
NOTES:
1. "V.L." means "Very Low."
2. Household Distributions for Moderate and Above Moderate Income is derived from interpolations of 2000 U.S. Census Data and SCAG adjusted apportionments of regional housing needs.

Based on 2000 Census data, target income groups comprise 69% of all households in Ojai (Table 18) with low, very low and extremely low income representing 46% of the total. Comparatively speaking, Ojai ranks third among all Ventura County jurisdictions in having the lowest median household income and has a disproportionate number of target income households compared to the County at large (69% for Ojai vs. 59% Countywide; Tables 18 and 19). However, this ranking is deceiving given the City's low household size. On a per capita basis, Ojai ranks fourth behind Thousand Oaks, Simi Valley and Camarillo in having the highest income (Table 20). It is also noteworthy that resident incomes are on the rise. As noted in Tables 18 and 19, the City is trending toward higher income population groups; the rate of increase ranks third next to Fillmore and Thousand Oaks.

TABLE 19: COMPARATIVE HOUSEHOLD INCOME	HOUSEHOLD INCOME		RATE OF CHANGE		2006 ESTIMATED
	1989	1999	Total	Ave. Annual	
Port Hueneme	$33,554	$42,246	26%	2.33%	$ 49,637
Santa Paula	$31,605	$41,651	32%	2.80%	$ 50,533
Ojai	$33,247	$44,593	34%	2.98%	$ 54,769
Fillmore	$33,482	$45,510	36%	3.11%	$ 56,391
Oxnard	$37,174	$48,603	31%	2.72%	$ 58,647
Ventura	$40,307	$52,298	30%	2.64%	$ 62,763
Total County	$45,612	$59,666	31%	2.72%	$ 71,997
Camarillo	$48,219	$62,457	30%	2.62%	$ 74,852
Simi Valley	$53,967	$70,370	30%	2.69%	$ 84,739
Moorpark	$60,368	$76,642	27%	2.42%	$ 90,607
Thousand Oaks	$56,856	$76,815	35%	3.06%	$ 94,859

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.
NOTE: Household Income estimated for 2006 s based on the average annual rate of change between 1989 and 1999.

TABLE 20: HOUSEHOLD INCOME RANKINGS	MEDIAN HOUSEHOLD INCOME		PER CAPITA INCOME	
	1999	Rank	1999	Rank
Santa Paula	$41,651	11	$15,288	9
Port Hueneme	$42,246	10	$24,600	8
Ojai	$44,593	9	$25,670	4
Fillmore	$45,510	8	$15,010	11
Oxnard	$48,603	7	$15,288	10
Ventura	$52,298	6	$25,065	6
Total County	$59,666	5	$24,600	7
Camarillo	$62,457	4	$28,635	2
Simi Valley	$70,370	3	$26,586	3
Moorpark	$76,642	2	$25,383	5
Thousand Oaks	$76,815	1	$34,314	1

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.
NOTE: Rank Order is from highest to lowest median income.

Among the different racial groups, Hispanic and Latino households have the least income of all ethnic groups; countywide, Caucasian and Asian households exceed the overall median (Table 21). Relative to occupancy, owners have a much higher household income than do renters and the percentage of renters is inversely proportional to income; that is, the lower the income, the higher the likelihood that such households are renters (Tables 21 and 22). An overall comparison of incomes among ethnic groups and special needs population appears in Table 23 and Figure 6; those segments having a higher incidence of poverty compared to the population at large include minorities, households with children and persons with disabilities. Employment statistics generally mirror household income data. Compared to other jurisdictions within the County, Ojai has a relatively high unemployment rate among workers aged 18 years and older (5.7%; Table 24). And while the City compares well relative to the years of schooling attained by its labor force (Table 25), its workers are employed in predominately low paying jobs, with more than 50% earning wages at or below those deemed low and very low income (Table 26).

TABLE 21: INCOME AND POPULATION PROFILE	1999 MEDIAN INCOME		% OF OVERALL MEDIAN	
	Ojai	Countywide	Ojai	Countywide
Ethnic Group				
Caucasian	$46,353	$64,568	104%	108%
Hispanic or Latino	$35,294	$46,404	79%	78%
Asian	Not Available	$72,165	Not Available	121%
American Indian	Not Available	$55,846	Not Available	94%
Black/African American	Not Available	$51,645	Not Available	87%
Tenure				
Owner-Occupants	$55,313	$71,551	124%	120%
Renter-Occupants	$34,474	$39,315	77%	66%
Gender (Fulltime Employed)				
Male	$42,228	$46,937	95%	79%
Female	$32,353	$33,737	73%	57%
Age (Householder)				
65 – 74 Years Old	$44,396	$30,865	100%	52%
75+	$30,571	$35,833	69%	60%
Overall Median	$44,593	$59,666	100%	100%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

TABLE 22: INCOME AND TENURE PROFILE	DISTRIBUTION				CONCENTRATION			
	Owners		Renters		Owners		Renters	
	No.	%	No.	%	No.	%	No.	%
Extremely Low	176	10%	280	22%	176	6%	280	9%
Very Low	129	7%	205	16%	129	4%	205	6%
Lower	350	20%	270	21%	350	11%	270	9%
Moderate	487	27%	230	18%	487	16%	230	8%
Above Moderate	638	36%	300	23%	638	21%	300	10%
Total	1,780	100%	1,285	100%	1,780	58%	1,285	42%

SOURCE: Southern California Association of Governments, Draft Regional Housing Need Allocation Plan, Pages 1-8 and 1-37.

NOTES:

1. Household Distributions for Moderate and Above Moderate Income is derived from interpolations of 2000 U.S. Census Data and SCAG adjusted apportionments of regional housing needs.
2. Distribution displays the percentage that each income group comprises of the total tenure. Concentration displays the percentage each tenured income group represents of total households.
3. Figures appearing for the Very Low and Extremely Low Income categories are estimated based on the proportional distributions appearing in Table 18.

TABLE 23: INCOME OF ETHNIC AND SPECIAL NEEDS POPULATION	TOTAL NUMBER	BELOW POVERTY LEVEL (2000 Census)	
		No.	% of Total Number
Race (Persons)			
Caucasian	5,866	442	8%
Hispanic or Latin	1,110	331	30%
Asian	138	4	3%
American Indian	15	0	0%
Black/African American	4	4	100%
Multiple or Other Races	786	192	24%
Sex (Persons)			
Male	3,449	401	12%
Female	3,942	389	10%

TABLE 23: Continued	TOTAL NUMBER	BELOW POVERTY LEVEL (2000 Census)	
		No.	% of Total Number
Age (Persons)			
Adults	4,199	352	8%
Seniors	1,350	125	9%
Family Status (Hslds)			
Households with Children	1,819	290	16%
Households without Children	1,200	38	3%
Disability Status (Hslds)			
No Disability	5,635	500	9%
With Disability	1,348	196	15%
Benchmarks			
Households	3,019	328	11%
Population	7,391	790	11%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

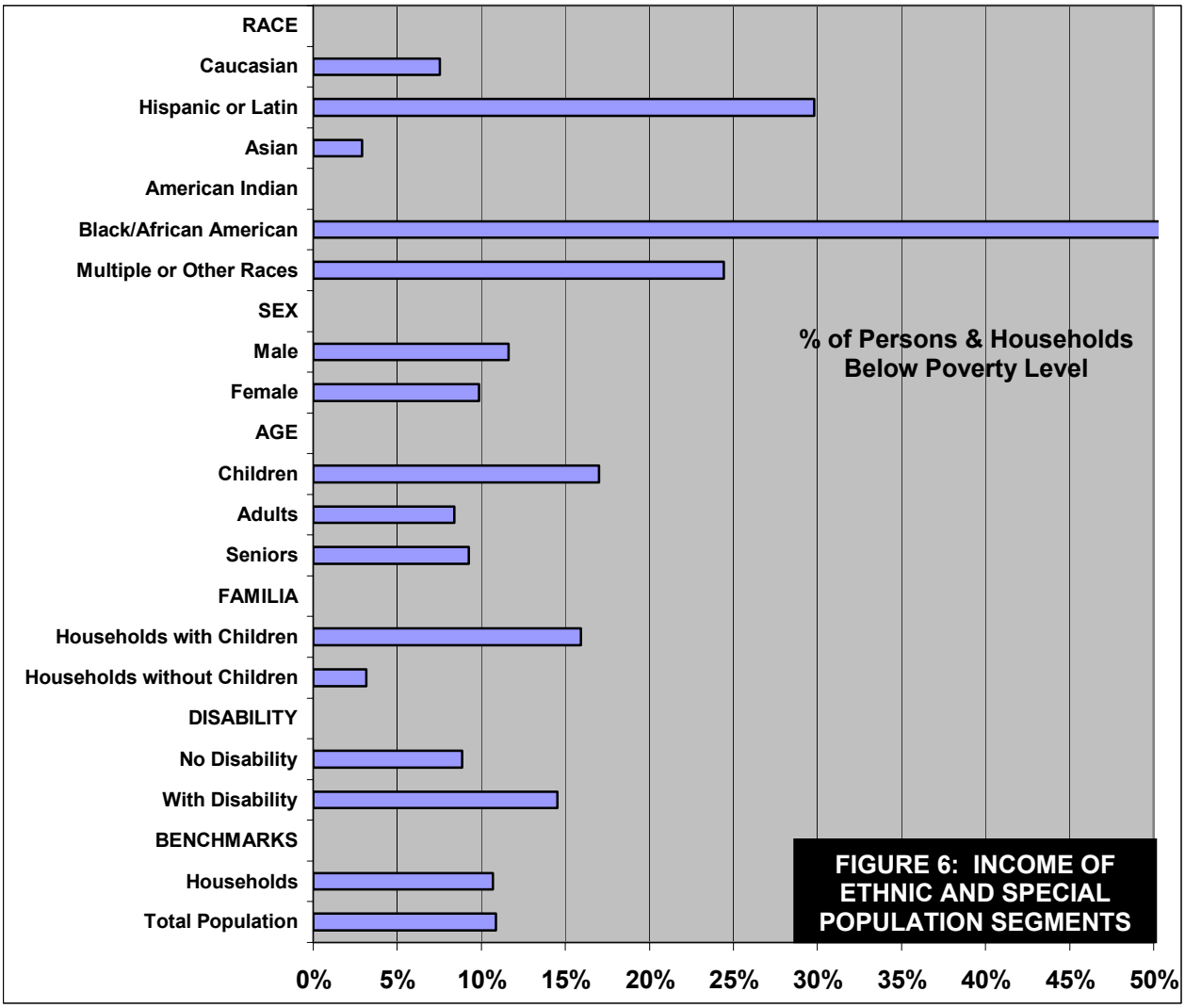


FIGURE 6: INCOME OF ETHNIC AND SPECIAL POPULATION SEGMENTS

TABLE 24: EMPLOYMENT AND LABOR PROFILE	YEAR 2005 LABOR FORCE	PERSONS (2005 State Wage Data)			
		Employed		Unemployed	
		No.	%	No.	%
Camarillo	31,900	31,000	8%	900	3.0%
Thousand Oaks	71,400	69,200	17%	2,200	3.1%
Simi Valley	69,200	66,800	16%	2,400	3.5%
Moorpark	18,400	17,700	4%	700	3.6%
Ventura	60,800	58,300	14%	2,500	4.1%
Total County	426,200	407,900	100%	18,300	4.3%
Port Hueneme	10,700	10,200	3%	500	4.7%
Ojai	4,100	3,900	1%	200	5.7%
Oxnard	87,900	82,400	20%	5,500	6.2%
Fillmore	6,600	6,200	2%	400	6.2%
Santa Paula	14,000	13,100	3%	900	6.6%

SOURCE: State of California, Department of Employment Development, 2006 Occupational Employment & Wage Data.

TABLE 25: EDUCATION PROFILE	1989		1999	
	Ojai	Countywide	Ojai	Countywide
Less than 9th grade	5%	10%	5%	10%
9th to 12th grade, no diploma	11%	11%	7%	9%
High school graduate	21%	22%	21%	20%
Some college, no degree	30%	26%	28%	26%
Associate degree	6%	9%	7%	8%
Bachelor's degree	16%	15%	18%	17%
Graduate or prof. degree	10%	8%	14%	10%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.
NOTE: Percentages reflect number of persons aged 25 years and older relative to the total population.

TABLE 26: WAGE PROFILE	2006 WAGES	JOBS IN 2000	
		No.	%
Extremely Low Income (<$16,950)		**0**	**0%**
Very Low Income ($16,950 to $28,200)			**14%**
Food preparation and serving related occupations	$17,374	185	
Farming, fishing, and forestry occupations	$19,743	16	
Rail, water and other transportation occupations	$23,130	13	
Building and grounds cleaning and maintenance occupations	$23,152	123	
Personal care and service occupations	$24,226	71	
Healthcare support occupations	$26,720	45	
Low Income ($28,200 to $45,150)			**44%**
Production occupations	$28,903	110	
Motor vehicle operators	$30,729	58	
Office and administrative support occupations	$32,440	547	
Other protective service workers, including supervisors	$34,306	36	
Sales and related occupations	$35,221	454	
Installation, maintenance, and repair occupations	$40,606	88	
Community and social services occupations	$43,070	40	
Construction trades workers	$44,164	126	

TABLE 26: Continued	2006 WAGES	JOBS IN 2000	
		No.	No.
Moderate Income ($45,150 to $66,800)			**37%**
Management occupations, except farmers and farm managers	$46,739	423	
Education, training, and library occupations	$50,251	287	
Arts, design, entertainment, sports, and media occupations	$51,757	120	
Farmers and farm managers	$52,596	9	
Material moving workers	$58,080	16	
Healthcare practitioners and technical occupations	$61,921	162	
Business operations specialists	$61,991	93	
Financial specialists	$65,164	59	
Supervisors, construction and extraction workers	$65,741	67	
Above Moderate (>$66,800)			**6%**
Architects, surveyors, cartographers, and engineers	$68,686	23	
Computer and mathematical occupations	$73,182	59	
Life, physical, and social science occupations	$75,846	38	
Legal occupations	$92,278	69	
TOTAL		3,337	**100%**

SOURCES: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports. State of California, Department of Employment Development, 2006 Occupational Employment & Wage.
NOTE: Income categories are based on State income limits for 2006.

SECTION II: HOUSING AFFORDABILITY

Housing Cost Profile: Housing cost changes for the City of Ojai and surrounding jurisdictions are presented in Tables 27 and 28. Relative to purchase prices, Ojai is second only to Thousand Oaks in terms of cost. While other communities experienced declines or stagnate growth in pricing between 1990 and 2000, Ojai property owners saw an increase of 13% in appreciated value. This trend accelerated during the past Housing Element cycle ending in 2005 when the median price reached $659,585. In contrast to "for sale" housing, Ojai's rental market is relatively affordable compared to other communities in the County. Ojai is second only to Fillmore in have the lowest median rent at $965. Unlike housing prices which retreated during the 1990's, the rental market saw an overall increase in rental rates ranging from 12% to 29%. For Ojai, rents increased 18% during this period and continue to climb at an annualized rate of approximately 2.4% per year. Housing costs as they exist at the beginning of the current Housing Element cycle appear in Table 29.

TABLE 27: COMPARATIVE HOUSING PRICES	MEDIAN HOUSING VALUE			PERCENT CHANGE	
	1989	1999	2005	1989-1999	1999-2005
Santa Paula	$200,300	$179,800	$511,710	-10%	185%
Fillmore	$193,500	$169,800	$525,690	-12%	210%
Port Hueneme	$185,600	$165,200	$529,740	-11%	221%
Simi Valley	$232,200	$239,900	$576,725	3%	140%
Oxnard	$202,600	$189,400	$587,951	-7%	210%
Total County	$243,500	$248,700	$611,842	2%	146%
Ventura	$240,300	$245,400	$624,375	2%	154%
Moorpark	$275,600	$281,300	$639,600	2%	127%
Camarillo	$248,500	$252,100	$654,859	1%	160%
Ojai	$241,600	$272,100	$659,585	13%	142%
Thousand Oaks	$295,800	$324,800	$756,180	10%	133%

SOURCES: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports. DataQuick Real Estate Services, Transactional Data for Southern California, December 2006.
NOTE: Time period of 1999-2005 corresponds approximately to the planning horizon of the current adopted Housing Element.

TABLE 28: COMPARATIVE RENTAL PRICES	MEDIAN GROSS RENT			PERCENT CHANGE	
	1989	1999	2005	1989-1999	1999-2005
Fillmore	$649	$777	$885	20%	14%
Ojai	$688	$814	$965	18%	18%
Santa Paula	$617	$689	$1,001	12%	45%
Port Hueneme	$709	$803	$1,189	13%	48%
Oxnard	$686	$780	$1,189	14%	52%
Ventura	$723	$841	$1,221	16%	45%
Total County	$754	$892	$1,301	18%	46%
Camarillo	$845	$975	$1,319	15%	35%
Simi Valley	$896	$1,058	$1,401	18%	32%
Moorpark	$911	$1,172	$1,418	29%	21%
Thousand Oaks	$899	$1,131	$1,432	26%	27%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports. Dyer Sheehan Group, Inc., Multi-Family Housing Forecast, 2007.
NOTE: Time period of 1999-2005 corresponds approximately to the planning horizon of the current adopted Housing Element.

TABLE 29: CURRENT HOME PRICES IN OJAI	MEDIAN SALES PRICES (By Year of Sale)					
	2001	2002	2003	2004	2005	2006
Single-family Homes						
1 Bedroom	$252,833	$292,555	$285,226	$468,690	$489,600	No Sales
2 Bedroom	$260,100	$280,500	$359,500	$459,000	$565,000	$525,000
3 Bedroom	$341,700	$372,350	$429,000	$581,400	$663,000	$672,250
4 Bedroom	$448,800	$458,890	$390,000	$687,500	$708,849	$675,000
5 Bedroom	$476,054	No Sales	No Sales	$1,402,500	$1,524,900	No Sales
6 Bedroom	No Sales	$978,180	$584,945	No Sales	No Sales	No Sales
Price/S.F.	$249	$283	$303	$389	$453	$453
Condos & PUDS						
1 Bedroom	No Sales	No Sales	No Sales	$260,100	$370,250	No Sales
2 Bedroom	$232,500	$280,500	$357,500	$430,000	$469,500	$640,000
3 Bedroom	$336,600	$335,000	$366,210	$1,067,500	$943,500	$860,000
4 Bedroom	No Sales	$335,580	$425,000	No Sales	$856,800	No Sales
5 Bedroom	No Sales	No Sales	No Sales	No Sales	No Sales	No Sales
6 Bedroom	No Sales	No Sales	No Sales	No Sales	No Sales	No Sales
Price/S.F.	$177	$207	$248	$315	$392	$410
Blend of All Units						
All Units	$ 314,500	$336,600	$400,500	$550,000	$650,000	$640,000
2 Bedroom	$255,000	$280,500	$359,500	$443,700	$530,150	$525,000

SOURCE: Ventura County Assessor Parcel Data Base, County Assessor's Office, 2006.
NOTES: The is a slight variation in the median prices reported in this table compared to Table 27 due to information source.

TABLE 30: CURRENT RENTAL RATES IN OJAI	YEAR OF RENTS					
	2001	2002	2003	2004	2005	2006
Studio	$758	$777	$796	$815	$886	$856
1 Bedroom	$806	$826	$846	$867	$926	$910
2 Bedroom	$897	$919	$942	$965	$1,023	$1,013
Blend of All Units	$854	$874	$895	$916	$965	$960

SOURCE: Dyer Sheehan Group, Inc., Multi-Family Housing Forecast, 2007.
NOTES: Rents between 2000 and 2005 are estimated based on the average annual rate of increase for market rents reported in the 2000 Census and those reported by Dyer Sheehan Group, Inc. for 2006.

Operative Terms: Affordability is a function of household income and housing costs, with adjustments for family size and bedroom count. As discussed under Economic Profile, the thresholds for determining household income are pegged against the areawide median and are displayed in Table 17. Housing costs include mortgage, rent, taxes, insurance, maintenance and utilities. The limits placed on housing costs are prescribed by State law and vary according to income category and housing unit type (Table 31). For rental units, the housing cost threshold is computed as 9% of the areawide median for extremely low income (i.e., 30% x 30% = 9%), 15% for very low, 18% for lower income and 33% for moderate income. The housing cost threshold for homebuyers is computed as 9% of the areawide median for extremely low income, 15% for very low income, 21% for lower income and 38.5% for moderate income. Operative terms and definitions appear in Table 31, while Tables 32 and 33 display maximum affordable sales prices and rents.

TABLE 31: DEFINITION OF TERMS	INCOME LIMITS	HOUSING COST THRESHOLDS	
		For Sale	Rental
Extremely Low	30% of AMI	30% of 30% of AMI	30% of 30% of AMI
Very Low	50% of AMI	30% of 50% of AMI	30% of 50% of AMI
Lower	80% of AMI	30% of 70% of AMI	30% of 60% of AMI
Moderate	120% of AMI	35% of 110% of AMI	30% of 110% of AMI

SOURCE: State of California, Health and Safety Code, and Title 25, Section 6932 of the California Code of Administrative Regulations.
NOTE: "AMI "is abbreviated for Area Median Income.

TABLE 32: COUNTYWIDE AFFORDABLE HOUSING LIMITS	TARGET INCOME GROUPS			
	Extremely Low	Very Low	Low	Moderate
Monthly Rental Rates				
Studio	$420	$700	$840	$1,540
1 Bedroom	$480	$800	$960	$1,750
2 Bedroom	$540	$900	$1,080	$1,970
3 Bedroom	$600	$1,000	$1,200	$2,190
4 Bedroom	$650	$1,080	$1,290	$2,370
Homebuyer Purchase Prices				
Studio	$30,500	$66,600	$102,700	$201,200
1 Bedroom	$34,400	$75,700	$116,900	$229,400
2 Bedroom	$40,900	$87,300	$133,800	$260,300
3 Bedroom	$42,600	$94,200	$145,700	$286,400
4 Bedroom	$45,200	$100,900	$156,600	$308,600

SOURCE: State of California, Health and Safety Code, and Title 25, Section 6932 of the California Code of Administrative Regulations.
NOTES:
1. Maximum Affordable Prices are based on the 2006 areawide medina income for Venture County.
2. Rent figures are rounded up to the nearest $10; purchase prices are rounded up to the nearest $100.
3. Maximum affordable rents and purchase prices take into account indirect housing expenses. See discussion under "Affordability Gap" for exact variables used.

Affordability Gap: Affordability gap constitutes the difference between the financial capacity of target income groups and the actual cost of market rate housing. The computation is made by subtracting the affordability thresholds for corresponding income groups from the direct and indirect costs of housing in the market area. For rental rates and purchase prices, a combination of source data is used including: rental survey data from the University of California at Santa Barbara, UCSB Economic Forecast Project; transactional data from the Ventura County Assessor; and home sales data from DataQuick Real Estate Services. For rental housing, indirect costs are derived from utility allowance schedules used by the Area Housing Authority of Ventura County in computing rent subsidies. For purchased housing, principal and interest (along with minimum downpayment requirements) are based on the most preferable terms available through the California Housing Finance Agency; taxes are computed at 1% of value; and insurance, maintenance and utilities are estimated at $267 per month. In calculating housing cost limits, the median income used for Ojai reflects the amount reported in the 2000 U.S. Census, adjusted for inflation, whereas the median used for Ventura County reflects the amount published by the State of Calfornia for 2006. The resulting analysis appears in Tables 33 through 36 below.

TABLE 33: 2006 RENTAL HOUSING ANALYSIS	STUDIO		ONE BEDROOM		TWO BEDROOM	
	Ojai	County	Ojai	County	Ojai	County
Household Size	1	1	2	2	3	3
Adjusted Median Income	$41,461	$55,700	$47,341	$63,600	$53,296	$71,600
Market Rent (Monthly)	$856	$934	$910	$1,159	$1,013	$1,435
Misc. Housing Expenses	$60	$60	$76	$76	$91	$91
Housing Cost Limit						
Extremely Low	$311	$418	$355	$477	$400	$537
Very Low	$549	$696	$627	$795	$706	$895
Lower	$659	$836	$752	$954	$847	$1,074
Moderate	$1,208	$1,532	$1,379	$1,749	$1,552	$1,969
Affordability Gap						
Extremely Low	$(605)	$(576)	$(631)	$(758)	$(704)	$(989)
Very Low	$(371)	$(325)	$(365)	$(503)	$(485)	$(719)
Lower	$(261)	$(185)	$(240)	$(344)	$(344)	$(540)
Moderate	$288	$511	$387	$451	$361	$355

SOURCES: Title 25, Section 6932 of the California Code of Administrative Regulations effective March 2006 (Adjusted Median Income for County). U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports (Adjustment Income for Ojai). Dyer Sheehan Group, Inc., Multi-Family Housing Forecast, 2007 (Market Rent).

NOTES:

1. Adjusted Median Income and Market Rent are based on figures for 2006, corresponding to the beginning of the current Housing Element cycle.
2. Miscellaneous Housing Expenses consist of utility expenses directly associated with the living space. The amount shown corresponds to the utility allowance schedule used by the Area Housing Authority of Ventura County in computing Fair Market Rent adjustments. Natural gas is presumed to be the primary energy source for space heating, cooking and water heating as opposed to electrical appliances; water, sewer and other property related charges are not included.
3. Number of persons and bedrooms are matched according to State HCD criteria as per Health and Safety Code Section 50052.5(c).
4. Affordability Gap = Housing Cost Limit – (Market Rent + Miscellaneous Housing Expenses).

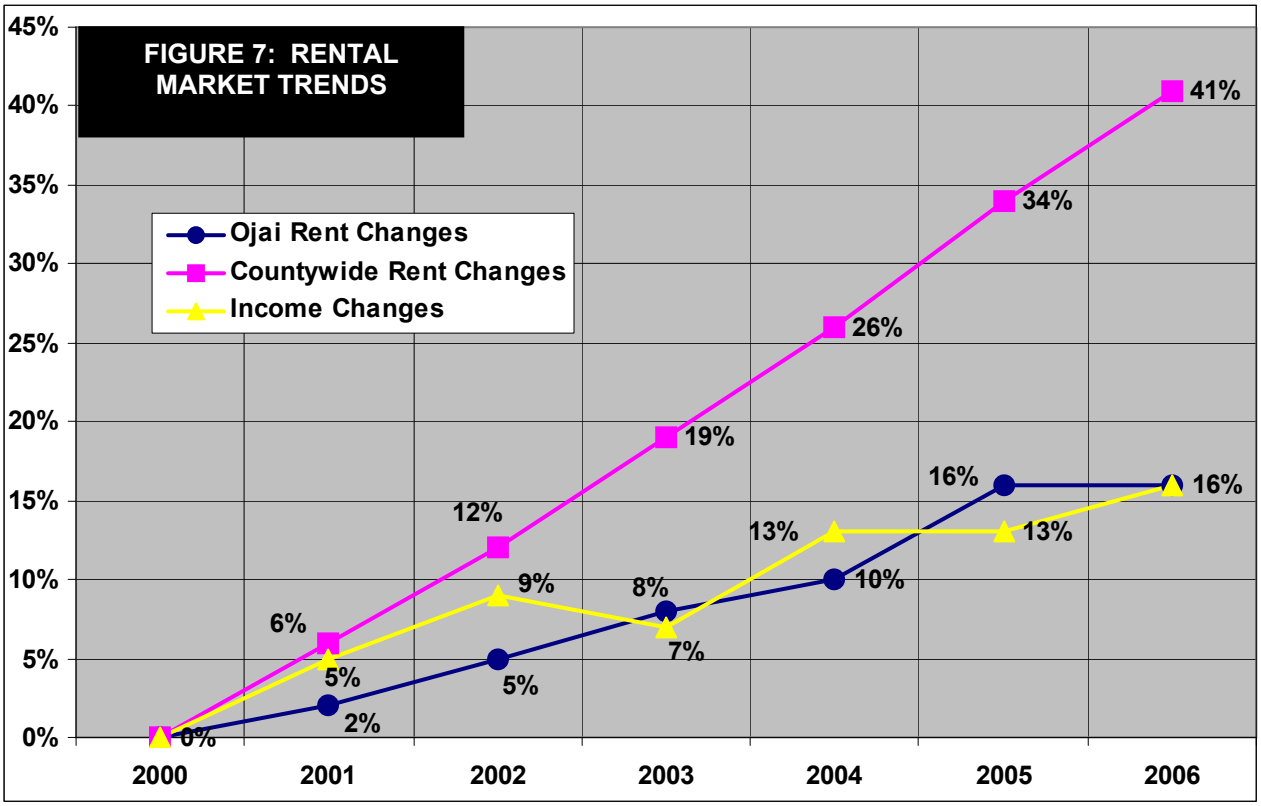
TABLE 34: RENTAL TREND ANALYSIS	AFFORDABILITY SUMMARY						
	2000	2001	2002	2003	2004	2005	2006
Market Rents (Monthly)							
Ojai	$830	$850	$871	$893	$914	$965	$960
Countywide	$945	$1,000	$1,059	$1,122	$1,188	$1,268	$1,333
Adjusted Median Income							
Ojai	$45,922	$48,134	$50,078	$49,341	$51,888	$51,888	$53,296
Countywide	$61,693	$64,665	$67,277	$66,286	$69,709	$69,709	$71,600
Market Rents (% Chg)							
Ojai	0%	2%	5%	8%	10%	16%	16%
Countywide	0%	6%	12%	19%	26%	34%	41%
AMI (% Change)	0%	5%	9%	7%	13%	13%	16%

TABLE 34: Continued	AFFORDABILITY SUMMARY						
	2000	2001	2002	2003	2004	2005	2006
Affordability Gap (E. Low)							
Ojai	$(541)	$(547)	$(509)	$(588)	$(593)	$(496)	$(636)
Countywide	$(537)	$(573)	$(495)	$(690)	$(733)	$(817)	$(872)
Affordability Gap (V. Low)							
Ojai	$(311)	$(306)	$(259)	$(341)	$(333)	$(388)	$(370)
Countywide	$(229)	$(250)	$(159)	$(358)	$(385)	$(469)	$(514)
Affordability Gap (Lower)							
Ojai	$(81)	$(66)	$(9)	$(95)	$(74)	$(129)	$(103)
Countywide	$80	$74	$177	$(27)	$(36)	$(120)	$(156)
Affordability Gap (Mod)							
Ojai	$588	$636	$722	$625	$683	$628	$674
Countywide	$979	$1,017	$1,158	$940	$980	$896	$888

SOURCES: Title 25, Section 6932 of the California Code of Administrative Regulations effective March 2006 (Adjusted Median Income for County). U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports (Adjustment Income for Ojai). Dyer Sheehan Group, Inc., Multi-Family Housing Forecast, 2007 (Market Rent).

NOTES:

1. Rents between 2000 and 2005 are estimated based on the average annual rate of increase for market rents reported in the 2000 Census and those reported by Dyer Sheehan Group, Inc. for 2006.
2. "AMI" is abbreviated for "Adjusted Median Income."
3. "E. Low" is abbreviated for "Extremely Low."
4. "V. Low" is abbreviated for "Very Low."



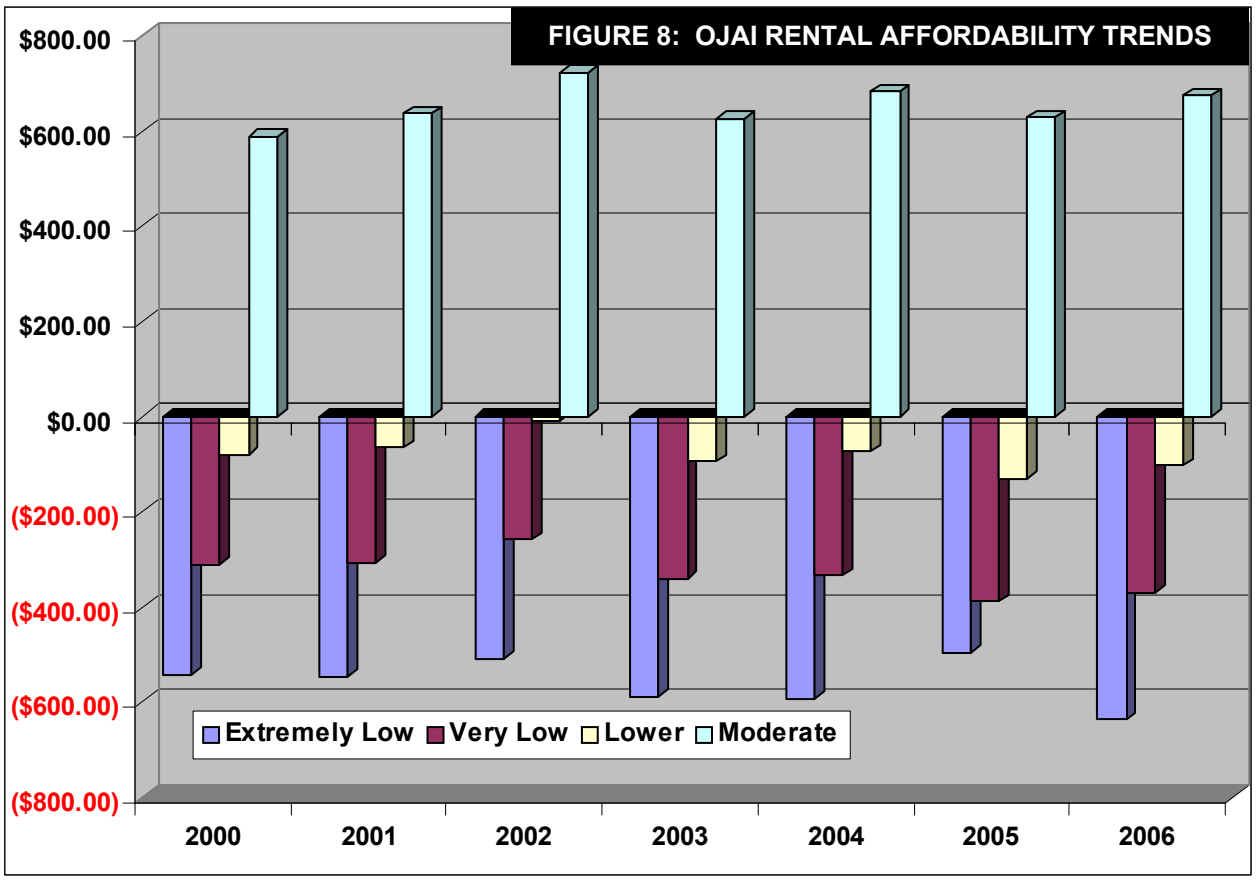


TABLE 35: 2006 HOME-BUYER ANALYSIS	TWO BEDROOM		THREE BEDROOM		OVERALL MEDIAN	
	Ojai	County	Ojai	County	Ojai	County
Household Size	1	1	2	2	3	3
Adjusted Median Income	$41,461	No Data	$47,341	No Data	$53,296	$71,600
Market Price (Sales)	$525,000	No Data	$672,250	No Data	$640,000	$562,000
Total Housing Expenses	Variable	No Data	Variable	No Data	Variable	Variable
Housing Cost Limit						
Extremely Low	$311	No Data	$355	No Data	$400	$537
Very Low	$518	No Data	$592	No Data	$666	$895
Lower	$622	No Data	$710	No Data	$799	$1,074
Moderate	$1,140	No Data	$1,302	No Data	$1,466	$1,969
Affordability Gap						
Extremely Low	$(3,742)	No Data	$(4,765)	No Data	$(4,487)	$(3,784)
Very Low	$(3,535)	No Data	$(4,528)	No Data	$(4,220)	$(3,426)
Lower	$(3,328)	No Data	$(4,292)	No Data	$(3,954)	$(3,068)
Moderate	$(2,784)	No Data	$(3,679)	No Data	$(3,251)	$(2,089)

TABLE 35: Continued	TWO BEDROOM		THREE BEDROOM		OVERALL MEDIAN	
	Ojai	County	Ojai	County	Ojai	County

SOURCES: Title 25, Section 6932 of the California Code of Administrative Regulations effective March 2006 (Adjusted Median Income for County). U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports (Adjusted Income for Ojai). Ventura County, Assessor's Office, Parcel Data Base, 2006 (Market Prices for Ojai). DataQuick Real Estate Services, Southern California Home Sales Data, 2006 (Market Prices for County).

NOTES:

1. Total Housing Expenses consist of direct mortgage costs (principal, interest and mortgage insurance), real property taxes (computed at 1% of purchase price) and indirect housing costs consisting of taxes, insurance, maintenance and utilities. Amounts vary according to sales prices, dwelling size and mortgage variables applicable to each Target Income Group.
2. Mortgage variables are benchmarked against the most preferable lending terms available to target income groups through programs administered by the California Housing Finance Agency ("CHFA").
3. Number of persons and bedrooms are matched according to State HCD criteria as per Health and Safety Code Section 50052.5(c).
4. Affordability Gap = Housing Cost Limit – Total Housing Expenses.

TABLE 36: HOME-BUYER MARKET COMPARISON	AFFORDABILITY SUMMARY						
	2000	2001	2002	2003	2004	2005	2006
Market Prices							
Ojai	$279,230	$314,500	$336,600	$400,500	$550,000	$650,000	$640,000
Countywide	$266,000	$291,000	$343,000	$403,000	$507,000	$612,000	$562,000
AMI							
Ojai	$45,922	$48,134	$50,078	$49,341	$51,888	$51,888	$53,296
Countywide	$61,693	$64,665	$67,277	$66,286	$69,709	$69,709	$71,600
Market Prices (%Cg)							
Ojai	0%	5%	10%	15%	20%	19%	29%
Countywide	0%	9%	19%	30%	41%	48%	57%
Hsld. Income (%Cg)	0%	5%	9%	7%	13%	13%	16%
Affordability Gap (Ext. Low)							
Ojai	$(1,928)	$(2,167)	$(2,313)	$(2,781)	$(3,845)	$(4,570)	$(4,487)
Countywide	$(1,714)	$(1.873)	$(2,230)	$(2,672)	$(3,400)	$(4,161)	$(3,784)
Affordability Gap (V. Low)							
Ojai	$(1,699)	$(1,927)	$(2,063)	$(2,535)	$(3,586)	$(4,310)	$(4,220)
Countywide	$(1,406)	$(1,550)	$(1,894)	$(2,341)	$(3,052)	$(3,812)	$(3,426)
Affordability Gap (Lower)							
Ojai	$(1,469)	$(1,686)	$(1,812)	$(2,288)	$(3,326)	$(4,051)	$(3,954)
Countywide	$(1,097)	$(1,227)	$(1,558)	$(2,010)	$(2,703)	$(3,464)	$(3,068)
Affordability Gap (Moderate)							
Ojai	$(832)	$(1,021)	$(1,121)	$(1,615)	$(2,633)	$(3,369)	$(3,251)
Countywide	$(229)	$(317)	$(616)	$(1,090)	$(1,745)	$(2,518)	$(2,089)

SOURCES: Title 25, Section 6932 of the California Code of Administrative Regulations effective March 2006 (Adjusted Median Income for County). U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports (Adjusted Income for Ojai). Ventura County, Assessor's Office, Public Records Database File, 2006 and DataQuick Real Estate Services, Southern California Home Sales, 2006 (Purchase Prices).

NOTES:

1. "AMI" is abbreviated for "Adjusted Median Income."
2. "Ext. Low" is abbreviated for "Extremely Low."
3. "V. Low" is abbreviated for "Very Low."
4. See Footnotes for Table 35.

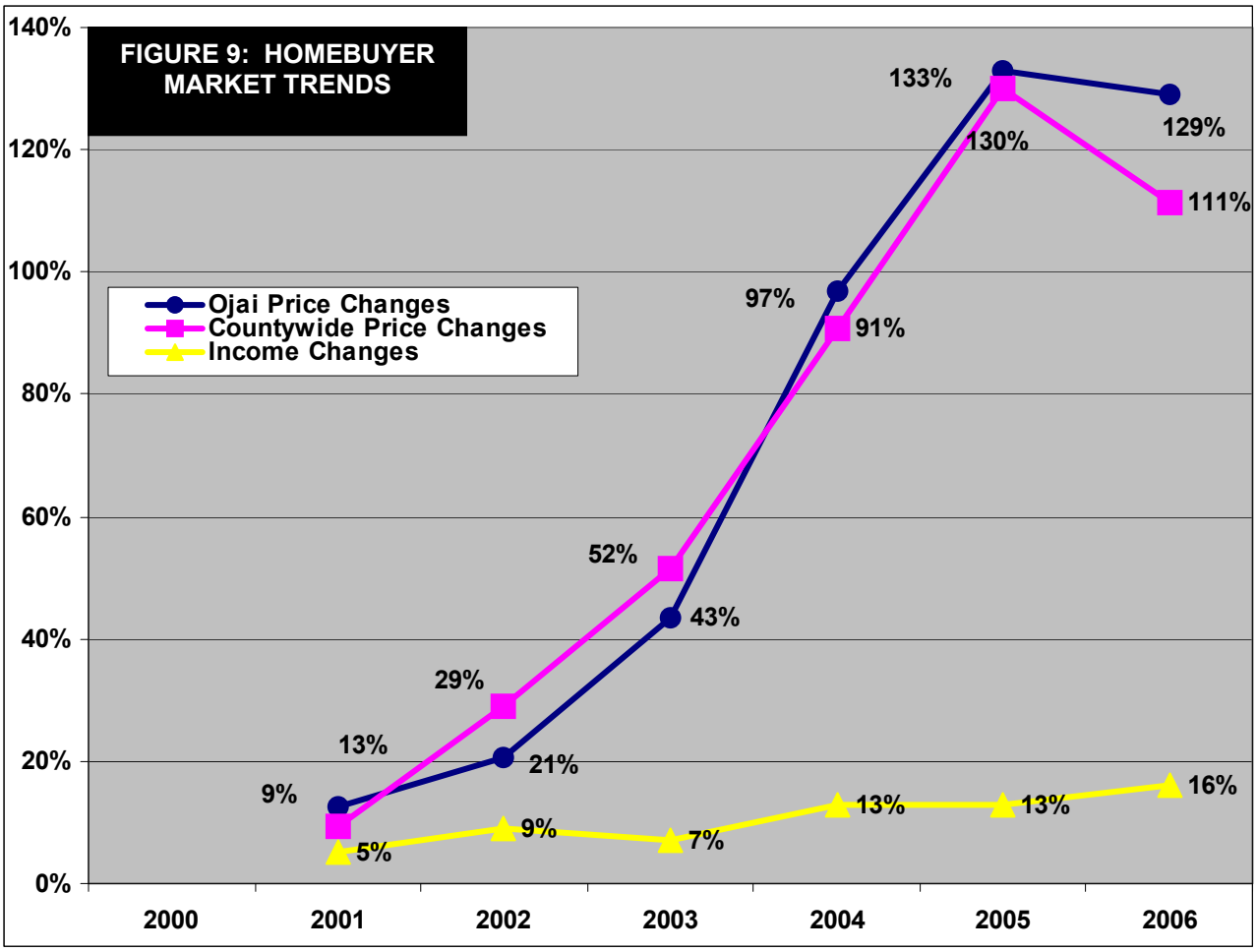
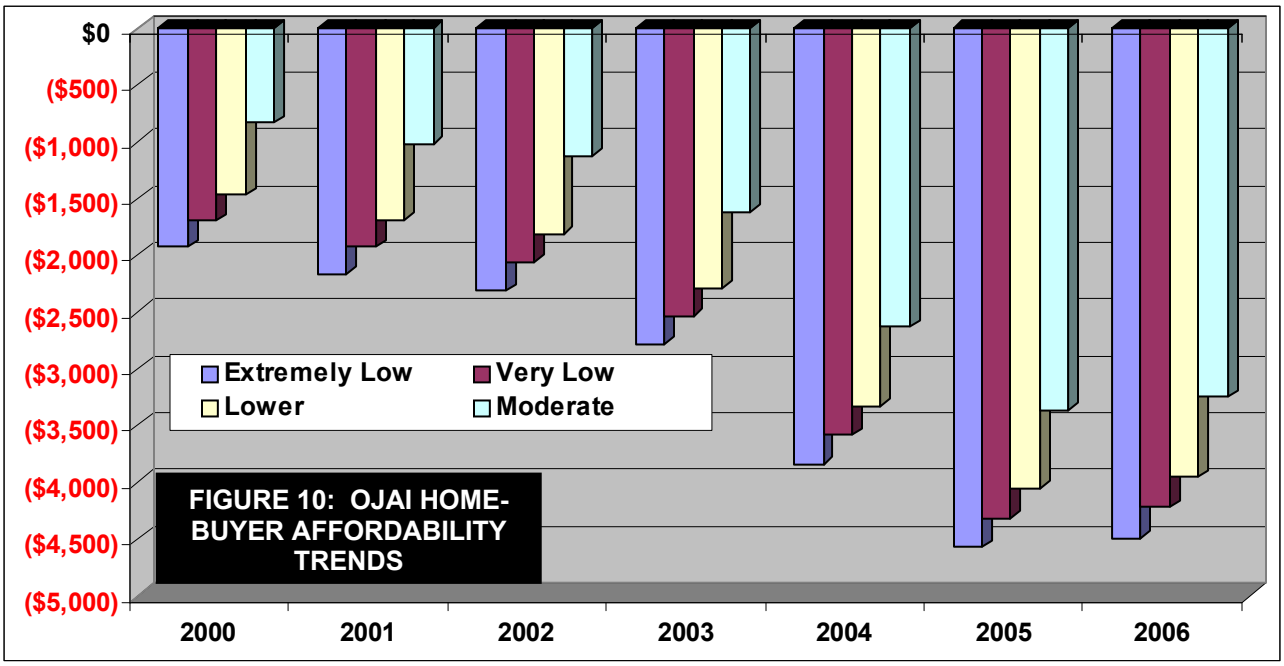


FIGURE 9: HOMEBUYER MARKET TRENDS
140%
120%
100%
80%
60%
40%
20%
0%
Ojai Price Changes
Countywide Price Changes
Income Changes
9%
13%
29%
52%
97%
133%
130%
129%
111%
21%
43%
91%
5%
9%
7%
13%
13%
16%
2000
2001
2002
2003
2004
2005
2006


$0
($500)
($1,000)
($1,500)
($2,000)
($2,500)
($3,000)
($3,500)
($4,000)
($4,500)
($5,000)
Extremely Low
Very Low
Lower
Moderate
FIGURE 10: OJAI HOME-BUYER AFFORDABILITY TRENDS
2000
2001
2002
2003
2004
2005
2006

Trend Analysis: Comparatively speaking, Ojai's rental market is more affordable than housing for purchase. Moreover, the comparative dollar amount and rate of increase experienced in Ojai is far more modest compared to other communities in the County. As a result, rental housing in Ojai was relatively more affordable compared to the County by the end of the current Housing Element cycle. However, low household income in Ojai still translates to affordability gaps for those of low, very low and extremely low income. This gap is even more pronounced in regard to housing for purchase. Ojai's growth in housing prices between 1990 and 2000 was the highest of all Ventura County communities and ranked third overall in median cost. This trend accelerated during the past Housing Element cycle when prices jumped 142% in five years compared to 13% between 1990 and 2000. Household income, on the other hand, increased by only 16%. The result is a dramatic gap in housing affordability for all target income groups. These trends bear out in census data that compares incomes to the cost of housing (Table 36). In short, a higher precentage of Ojai residents pay in excess of 30% of their incomes for housing compared to the County at large. The difference is particularly acute for home purchases where 42% of owner-occupants in Ojai exceed the 30% cost threshold compared to 32% countywide. With home prices having risen 142% since 2000 compared to 16% in income, the cost to income threshold has most certainly increased.

TABLE 37: OVERPAYING FOR HOUSING	1989		1999	
	Ojai	Countywide	Ojai	Countywide
Renters				
Overpaying for Rent	48%	48%	43%	42%
Median % of Income	30%	29%	28%	27%
Home Owners				
Overpaying for Home	31%	35%	42%	32%
Median % of Income	26%	26%	30%	25%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports
NOTE: Amount shown for Housing Costs as a Percentage of Median Household Income reflects properties on which a mortgage exists.

SECTION III: NEEDS ASSESSMENT

Needs Summary: Housing needs, for Housing Element purposes, are driven by five basic factors: (i) expansion to accommodate an assigned share of regional growth; (ii) replacement and rehabilitation due to deterioration or removal; (iii) housing relief for overcrowded conditions and persons paying more than they can afford; (iv) accommodation of persons with special housing needs; and (v) preservation of assisted units at risk of conversion. The requirement for accommodating future growth is covered in Section VI while the needs of the existing population are discussed below. As shown in Table 38, persons paying in excess of 30% of their income for housing represent the single biggest obstacle for Ojai residents. This need is more pronounced for owners, while persons living in overcrowded or substandard conditions are skewed toward renters. Due to data limitations, the percentages of persons in need are not additive; that is, some of the persons living in overcrowded conditions may also be overpaying for housing.

TABLE 38A: INDICATORS OF NEED	OVERPAYING		OVERCROWDING		SUBSTANDARD	
	No.	%	No.	%	No.	%
Owner	760	38%	79	4%	0	0%
Renter	390	30%	130	10%	60	5%

SOURCE: Southern California Association of Governments, Draft Regional Housing Need Allocation Plan, January 18, 2007.

NOTES:

1. **Definitions:** (i) Overpaying -- more than 30% of income is expended on housing costs; (ii) Overcrowding -- more than one person occupies each room; and (III) Substandard: dwellings built before 1950, lacking plumbing fixtures or lacking kitchen facilities.
2. **Substandard Conditions:** Recent surveys undertaken by the City suggest a lower substandard housing need: 47 total compared to 60 reported by SCAG.

Need Distribution: AB 2634, passed during the 2006-07 California Legislative Session and effective January 1, 2007, requires quantification and analysis of existing and projected housing needs of extremely low-income households (defined as 30 percent of area median and below). The needs of extremely low income result primarily from their limited financial capacity to acquire affordable housing. This is proven out by statistics garnered from census data used by the U.S. Department of Housing and Urban Development in connection with its Comprehensive Housing Affordability Strategy ("CHAS") process. As shown Table 38B, 69% of all extremely low income households currently experience some type of housing problem: overcrowding, substandard conditions or excessive cost. Most notably, nearly 100% of the overall need is attributable to the lack of affordable housing. In summary, the housing needs of extremely low income households are addressed through the provision of non-traditional and affordable housing (e.g., shared living arrangements, single room occupancy and government-assisted housing), requiring deeper subsidies in combination with supportive services.

TABLE 38B: NEED DISTRIBUTION	OWNERS	RENTERS	TOTAL HOUSEHOLDS	
Extremely Low	368	100	468	15%
Total Need	67%	75%	69%	
Overpaying for Housing	66%	75%	68%	
Very Low	123	215	338	11%
Total Need	100%	84%	90%	
Overpaying for Housing	92%	79%	84%	
Low	267	354	621	20%
Total Need	48%	61%	55%	
Overpaying for Housing	35%	57%	47%	
Other	519	1,113	1,632	53%
Total Need	14%	26%	23%	
Overpaying for Housing	9%	25%	20%	
Total Households	1,277	1,782	3,059	100%
Total Need	45%	43%	44%	
Overpaying for Housing	39%	41%	40%	

SOURCE: U.S. Department of Housing and Urban Development, Consolidated Plan CHASE 2000 Data, 2000 Census Reports.

Housing Conditions: Independent field surveys by City Building and Planning staff were conducted during early 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 suggests that the majority of substandard conditions are largely cosmetic (i.e., deferred maintenance) as opposed to those needing major rehabilitation. In sum total, 14 dwellings were identified as candidates for replacement (i.e., dilapidation and functional obsolescence).

TABLE 39: HOUSING CONDITIONS SURVEY	SINGLE FAMILY		MULTIPLE FAMILY		TOTAL	
	No.	%	No.	%	No.	%
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, Spring 2007.

Lead Based Paint: Prior to 1978, lead-based paint was used almost universally in homes and apartment units until it was found to have detrimental impacts on human health, especially in children. In children, lead poisoning can cause irreversible brain damage, impair mental functioning, retard mental and physical development and reduce attention span. In adults, it can cause irritability, poor muscle coordination, nerve damage, decreased sperm count and fetal impairment. Young children, fetuses, infants, and adults with high blood pressure are the most vulnerable to the effects of lead. The incidence of lead based paint (and potential hazard it creates through deterioration of paint surfaces) correlates most directly to the age of a given structure. The extent of the potential hazard, as it applies to Ojai, is summarized in Table 40. In short, the high percent of dwellings with potential lead based paint hazards is reflective of an aging housing stock. Comparatively speaking, the potential hazards are relative equal between owners and renters.

TABLE 40: LEAD BASED PAINT HAZARD	% OF LB PAINT	OWNER-OCCUPIED		RENTER-OCCUPIED	
		Total Units	LBP	Total Units	LBP
Homes Built After 1980	0%	210	0	203	0
Built Between 1960-1979	62%+/-10%	740	459	465	288
Built Between 1940-1959	80%+/-10%	649	519	365	292
Built Before 1940	90%+/-10%	171	154	245	221
Total Homes					
No.		1,770		1,278	
%			64%		63%
Median Year Built		1962		1961	

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.
NOTES:
1. The probabilities of lead based paint occurrence according to age of dwelling are derived from the U.S. Department of Housing and Urban Development.
2. LB means units with probable presence of Lead Based Paint.

Jobs – Housing Balance: Achieving an ideal geographic relationship between the provision of jobs and housing can produce a myriad of measurable and perceived benefits including reduced congestion, improved air quality, more efficient utilization of resources and enhanced quality of life. Achieving such a balance requires a match not only in quantity of jobs and housing but also in quality (relative to income and cost). Available data does not allow for an in-depth analysis but does lend insight into the subject. As shown in Table 41, jobs held by Ojai residents average 1.15 per household. Comparatively speaking, this ratio is evenly positioned between other jurisdictions in the region. More significantly, as shown in Table 42, a much higher percentage of Ojai residents both reside and work within the community as opposed to commuting to jobs located outside the City. This particular job-housing attribute appears to be improving with time; 48% of residents both resided and worked in Ojai according to 1999 census data compared to 44% in 1989. As a result, Ojai is among the lowest of all communities in the County relative to the overall average travel time that residents endure in their trip from home to work.

TABLE 41: JOBS – HOUSING RATIO	POPULATION	HSLDS.	EMPLOYMENT	RATIO
Fillmore	12,988	3,620	2,269	0.63
Moorpark	28,936	8,670	7,005	0.81
Santa Paula	26,776	8,034	7,238	0.90
Simi Valley	105,161	33,999	31,279	0.92
Oxnard	154,858	41,652	41,584	1.00
Unincorporated	91,343	29,411	29,697	1.01
Ojai	8,129	3,086	3,546	1.15
Total County	725,917	232,831	293,948	1.26
Camarillo	59,518	20,127	28,798	1.43
San Buenaventura	101,043	37,399	54,918	1.47
Thousand Oaks	114,574	39,645	68,203	1.72
Port Hueneme	22,591	7,188	19,411	2.70

SOURCE: Southern California Association of Governments, **The New Economy and Jobs/Housing Balance in Southern California, April 2001.**

TABLE 42: COMMUTE PATTERNS	ALL WORKERS	RESIDE & WORK IN CITY	COMMUTE OUT OF CITY	TRAVEL TIME (Min.)
Ventura	48,873	50%	50%	21
Ojai	3,256	48%	52%	21
Thousand Oaks	58,284	42%	58%	25
Oxnard	69,411	38%	62%	23
Total County	317,465	37%	63%	24
Simi Valley	56,074	34%	66%	28
Camarillo	26,453	34%	66%	21
Santa Paula	10,973	31%	69%	25
Fillmore	5,188	25%	75%	30
Port Hueneme	9,871	25%	75%	21
Moorpark	14,861	18%	82%	28

COMMUTE TREND	1989		1999	
	No.	%	No.	%
All Workers	3,599	100%	3,256	100%
Reside & Work in City	1,581	44%	1,550	48%
Commute Out of City	2,018	56%	1,706	52%
Mean Travel Time (Min.)	21		21	

SOURCE: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.

Housing Inventory Match: As noted in Table 38, overcrowding affects 17% of all households in Ojai. The problem is less acute for owner-occupants at 7% of the total. Greater insight into this problem is provided by comparing the inventory of total housing, irrespective of actual occupancy, against total households. How well the City's housing inventory matches household needs is accomplished by aligning bedroom counts with household sizes (utilizing State occupancy criteria). The resulting analysis appears in Table 43. In short, there is a far greater supply of owner-occupied units in the 2 to 4-bedroom range than are necessary to satisfy needs. The imbalance suggests a need for more smaller-sized units (e.g., for sale condominiums, for instance) along with a small number of larger for-sale dwellings. A similar imbalance is noted for renters, although the need for larger units in the 4+ bedroom range is greater than it is for owners.

TABLE 43: HOUSING INVENTORY MATCH	OWNER-OCCUPIED HOUSING			
	Household Size	Dwellings	Households	Difference
0 Bedroom/Studio	1	13	373	-360
1 Bedroom	2	61	682	-621
2 Bedrooms	3	417	270	147
3 Bedrooms	4	926	289	637
4 Bedrooms	5	313	111	202
5+ Bedrooms	6	40	45	-5
	RENTER-OCCUPIED HOUSING			
	Household Size	Dwellings	Households	Difference
0 Bedroom/Studio	1	75	533	-458
1 Bedroom	2	398	310	88
2 Bedrooms	3	540	215	325
3 Bedrooms	4	228	137	91
4 Bedrooms	5	37	48	-11
5+ Bedrooms	6	0	35	-35

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.
NOTE: Number of persons and bedrooms are matched according to criteria specified in Section 50052.5(c) of the California Health and Safety Code.

At Risk Units: As part of the Housing Element update, jurisdictions must evaluate the potential for deed-restricted low-income housing units to covert from affordable to market rate status. 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. In short, there are four qualifying 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). Under Housing Element criteria, none of the properties are at risk of conversion according to State criteria.

TABLE: 44: AT RISK HOUSING	DEED RESTRICTED AFFORDABLE HOUSING					
	Street 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 Street	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 Lane	CEDC	25	V.L and Low Income Family	2033	Tax Credits and Tax Increment

SOURCE: Project Files, City of Ojai, 2008.
NOTES:
1. VCAHA = Ventura County Area Housing Authority
2. CEDC = Cabrillo Economic Development Corporation

Special Needs Population: Certain segments of the population have a more difficult time finding decent and 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 development 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." Table 4 provides a quantitative summary of these various population segments. In sum total, disabled, homeless and farmworkers together represent 8% of the City's total population while elderly, large families and female-headed households comprise 47% of all households. The discussion which follows provides a qualitative and quantitative overview of the overall needs possessed by this group. Circumstances particular to the disabled, homeless and farmworkers are expressly addressed in Section IV as a result of recent statutory amendments that focus on removing constraints particular to these population segments. .

a. Need Characteristics. Circumstances and needs particular to the special population segments are generally described as follows: **Elderly -** fixed incomes, rates of illness and public transportation dependency – translates to smaller, lower cost housing with easy access to transit and health care facilities; **Persons with Disabilities -** lower fixed incomes, physical/mental impairments and institutional dependency – translates to special housing accommodations, shared living arrangements and access to

supporting services; **Large Families -** lower incomes and overcrowding – translates to larger low-cost dwellings and accessible open space/recreation; **Farm Workers -** extremely low incomes, seasonal occupation, and migratory employment – translates to lower cost housing with non-traditional living arrangements such as dormitory-style housing; **Female-Headed Households -** lower incomes, job-child balance, and social service network – translates to lower cost housing and access to day care, recreation facilities and public transportation; and **Homeless -** poverty stricken, mentally ill and temporary/chronic duration – translates to group quarters, temporary housing and shared living arrangements.

b. Gap Analysis. The City of Ojai is a participant in the County of Ventura Urban County CDBG Entitlement Program that includes the cities of Fillmore, Moorpark, Port Hueneme, Santa Paula and the unincorporated area of the County. The Entitlement Area is required to prepare a three-year Consolidated Plan and an Annual Plan to be eligible to receive Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG) funds from the U.S. Department of Housing and Urban Development (HUD). The plans outline the needs of low-income persons and strategies to meet those needs utilizing the grant funds. The most recently adopted Consolidated Plan provides a wealth of information on the needs and resources of special population segments. In summary, the 2005-2010 Extended Consolidated Plan and FY 2008-09 Annual Plan (dated May 2008) reports an inventory of 251 licensed community care facilities, totaling 5,018 beds, that serve non-homeless segments of the County population. Of this total, 5% are located within the City of Ojai. This compares favorably to the City's total population that represents only 1% of the County at large. The Consolidated Plan does not quantify the gap between needs and resources; rather, it puts priority on the needs of the elderly, mentally ill, developmentally disabled, physically disabled, emancipated youths and farmworkers in the allocation of resources. The analysis of homeless needs, on the other hand, quantifies both resources and needs to arrive at a gap of 1,015 individuals and 1,664 persons in families. As discussed in Section IV (Table 52), the unmet homeless need assigned to Ojai is a total of 27 persons.

c. Land Use Considerations. The City's land use regulations are evaluated in Section IV. This review indicates that impediments may exist that hinder the ability of special population groups to find decent, safe and affordable housing. These impediments include: (i) ambiguous definitions of what constitutes residential care and group home facilities; (ii) onerous permit requirements to allow physical modifications necessary to accommodate the needs of disabled persons; and (iii) statutory conflicts in the amount, location and permitting of farmworker housing. To remedy these potential constraints, Zoning Ordinance amendments are proposed that would: (i) clarify that shared living arrangements are allowed residential uses, with specific references to supported living (including In-Home Supportive Services) and licensed community care facilities; (ii) reiterate State and Federal law that occupancy is permitted without regard to familial status, disability or other population segment stipulated in Fair Housing statutes; (iii) allow emergency shelters, transitional housing, single room occupancy units, and congre-

gate care facilities as allowed uses in all zone districts subject to Conditional Use Permit (with the exception noted in Program 16 for the ESOZ); (iv) allow farmworker housing as an allowed use with up to 36 beds in a group quarters or 12 units or spaces in the OS zone and a conditional use in all other zones; and (v) allow residential care homes serving six or fewer persons as a permitted use in all residential zone districts, and residential care homes serving seven or more persons by Conditional Use Permit.

d. Developmentally Disabled. Chapter 507, Statutes of 2010 (SB 812) amended State housing element law to include persons with developmental disabilities as a subgroup of those classified as disabled. According to the Tri-Counties Regional Center ("TCRC") which provides services to the developmentally disabled, there are approximately 10,143 such persons that reside within the Counties of Ventura, Santa Barbara and San Luis Obispo. Apportioned on the basis of total population, this translations to a developmentally disabled population of 50 persons within the City of Ojai. As affirmed by TCRC in its 2008 Five-Year Housing Business Plan, the housing needs of these particular subgroup do not depart from that possessed by other disabled persons; that is, the lack of affordable housing. In light of this need, TCRC proposes the establishment of a Housing Non-Profit Organization ("NPO") expressly dedicated to providing housing for the developmentally disabled. TCRC further notes that this need is exacerbated by problems of stigma and discrimination, reinforcing the importance of equal opportunity and fair housing programs.

Mortgage Foreclosure: A component of need related to housing affordability is the recent onset of what has become referred to as the "subprime mortgage crisis," a condition characterized by a significant decline in housing prices and related mortgage payment delinquencies. This condition, coupled with a general downturn in the economy and resultant job loss, has placed a large number of residential property owners at risk of losing their homes. At present, 16 residential properties in the City of Ojai are under financial duress (i.e., bank-owned, in foreclosure, or in pre-foreclosure).[1] In response to this national crisis, the State and Federal Government have enacted companion legislation to address residential foreclosures stemming from the implosion of subprime mortgages. Most notably, California has received $3.9 billion in funds from the Housing and Economic Recovery Act, passed by Congress in July 2008, to assist local governments in purchasing abandoned and foreclosed homes and residential property. At the State level, SB 1065 was signed into law by the Governor on September 25, 2008, and allows local government to refinance mortgages on owner-occupied homes utilizing tax-exempt bond funds. Previously, cities and counties were prohibited from re-financing mortgages with tax-exempt bonds; however, the Housing & Economic Recovery Act of 2008 will allow this for a temporary four-year period and includes the issuance of $11 million in tax-exempt bonds for this purpose. Although it is unclear exactly to what extent the City might benefit from these legislative actions, these developments dovetail with the overarching goal of protecting existing housing and neighborhoods, principally for the benefit of low and moderate income households.

[1] Foreclosure Search, www.foreclosureradar.com, October 27, 2008.

SECTION IV: OPPORTUNITIES AND CONSTRAINTS

Market Constraints: High production costs, coupled with a diminished land base and low overall densities, are the primary constraints to providing affordable housing in Ojai. A recent study of multifamily rental housing costs in Ventura County show that construction and labor represent over 50% of total development expenses (estimated at $135 per square foot of building area), followed by land costs ($34/square foot; 25% of the total) and permit fees ($20,000/unit; 8% of the total). The 2007 study was performed by David Paul Rosen & Associates for the purpose of determining the housing impact resulting from a prospective new employer on the Oxnard Plain. The study evaluated a hypothetical project of eighty rental units on 3.33 acres of land. Even at a density above the State benchmark of 20 units per acre, the June 2007 study shows that subsides are required to make multifamily rental units affordable to low and very low income households. These findings merely affirm earlier observations regarding the affordability of rental units as summarized in Tables 34 and 35.

Government Constraints: To assist communities in updating their Housing Elements, the Home Builders Association of the Central Coast ("HBACC") has published a position paper that provides both a critical review and proactive agenda for producing affordable housing. Although HBACC principally serves San Luis Obispo and Santa Barbara Counties, issues of cost, affordability and supply are relevant throughout the tri-county area. Central to HBACC's Position Paper are the constraints imposed by government regulation, namely: (i) cost inefficient and unpredictable permit processes; (ii) counter-productive and inflexible development standards; (iii) burdensome fees and untimely collection; and (iv) under-zoned properties and inadequate densities. These issues serve as the basis of the discussion that follows.

a. Permit Process. 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. Permit requirements for different residential uses are listed in Table 45. 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.

(iii) Time Requirements. In its Position Paper, HBACC does not provide a processing threshold; however, it is not uncommon for projects to take three years or longer to obtain entitlements. Comparatively speaking, Ojai has a far less onerous system relative to duration of process. As shown in Table 46, the time required to process discretionary land use applications ranges 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.

TABLE 45: PERMIT REQUIREMENTS	RESIDENTIAL ZONE DISTRICTS								
	RO4	RO2	RO1	RO1/2	R-0	R-1	R-2	R-3	R-S
Caretaker Housing									
Emergency Shelter									
Farmworker Housing									
Guest House	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Live/Work Unit									
Mobile Home Park	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Mobile Home						DRP			
Multifamily Dwelling							DRP	DRP	DRP
Res. Care Home									
Secondary Dwelling	P	P	P	P	P	P	P	P	
Single Family Dwelling	P	P	P	P	P	P	DRP	DRP	DRP
Student/Fac. Housing									

	COMMERCIAL AND MANUFACTURING ZONE DISTRICTS				
	C-1	B-P	VMU	M-1	MPD
Caretaker Housing	DRP			CUP	
Emergency Shelter	CUP	CUP	CUP	CUP	CUP
Farmworker Housing					
Guest House			CUP		
Live/Work Unit			DRP		
Mobile Home Park					
Mobile Home					
Multifamily Dwelling			DRP		
Res. Care Home			CUP		
Secondary Dwelling			P		
Single Family Dwelling			DRP		
Student/Fac. Housing					

	SPECIAL PURPOSE ZONE DISTRICTS						
	A	I-R-1	I-R-2	I-R-3	OS	P-L	SP
Caretaker Housing	CUP	DRP	DRP	DRP		DR	
Emergency Shelter							
Farmworker Housing	CUP				CUP		
Guest House	CUP						
Live/Work Unit							
Mobile Home Park							
Mobile Homes							
Multifamily Dwelling							
Res. Care Home							
Secondary Dwelling	CUP						
Single Family Dwelling			CUP	CUP			
Student/Fac. Housing			CUP	CUP			

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

NOTES:

1. Discretionary approvals consist of the following: CUP – Conditional Use Permit; MUP – Minor Use Permit; DR – Design Review Permit.
2. Ministerial (zoning clearance) approvals are denoted by the letter "P".

(ii) 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. A copy of these standards appear in Appendix C. 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 19,

TABLE 46: PERMIT PROCESS	DISCRETIONARY APPROVAL		PROCESSING TIME		
	Filing Date	Final Approval	Months	Mean	Median
S. Family Subdivisions					
Condos & Townhomes					
Los Arboles (20 Units)	5/24/99	2/6/02	33	33	33
Apartments & Mixed Use					
107 S. Signal Street	5/24/99	6/24/99	1		
206 S. Montgomery Street	5/24/99	2/6/02	33		
206 S. Montgomery Street	5/24/99	2/6/02	33		
202 Canada	3/19/03	6/18/03	3		
109 "B" S. Montgomery St.	9/30/03	5/25/04	8		
Subtotal				16	8
Total – All Projects				**19**	**21**

SOURCE: City of Ojai, Community Development Department, October 2007.
NOTES:
1. Discretionary Approval includes, as applicable, Tentative Tract Map, Development Plan, Conditional Use Permit or equivalent. The types of discretionary approvals vary from project to project but are typically processed concurrently.
2. The projects listed in Table 46 encompass all major projects (other than individual single family dwellings) that were processed during the past Housing Element cycle (2000-2005).

b. Fees and Exactions. 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 47 summaries typical fee assessments and exactions for residential projects. Benchmarked against the findings of David Paul Rosen & Associates in 2007, fees and exactions imposed on housing projects in Ojai are comparable to those charged elsewhere within the County. As such, no further adjustments are deemed necessary. As for on and off-site improvement requirements, the City does not have explicit subdivision standards; rather, it tailors public improvements to the circumstance particular to each project. Insofar as the City's remaining development capacity consists largely of urban infill, supporting infrastructure (including roads) is already in place to serve this growth. As such, improvement costs are not extraordinary as evidenced in assessment of public improvement fees appearing in Table 47.

TABLE 47: FEE SUMMARY	DEVELOPMENT FEES AND EXACTIONS	
	Fixed Fees	**Variable Fees**
School Fees	$2.97/Sq.Ft. for Residential	
Traffic Impact Fees	$521/Vehicle Trip	
Flood Control Fees	$2,400/Acre	
Park Fees	$70/Bedroom	
Will Serve (Sanitary)		Determined by Service District
Will Serve (Water)		Determined by Service District
Public Improv. Fees		Determined by Public Works
Drainage Fees		Determined by City Engineer
New Address Request	$90/Location	
In-Lieu Parking Fees	$4,675/space	
Building & Grading Permits		Determined by Building Official

PROCESSING FEES			
Environmental		**Land Use Entitlement**	
Categorical Exclusion	$525	Zoning Clearance	$135
Initial Study Evaluation	$3,200	Planned Development Permit	$1,841
Mitigated Negative Declaration	$3,570	Planned Unit Development	$3,840
Environmental Impact Report	$9,240 +	Development Agrmt. (Major)	$5,470
Policy Document Amendment		Development Agrmt. (Minor)	$2,955
General Plan Text	$6,750	Conditional Use Permit (Major)	$3,587
General Plan Map	$6,750	Conditional Use Permit (Minor)	$972
Zoning Ordinance Text	$2,683	Variance (Major)	$1,784
Zoning Ordinance Map	$5,075	Variance (Minor)	$406
Subdivision Maps		Specific Plan	$5,005
Lot Line Adjustment	$1,426	Design Review	$3,295
Tentative Parcel Map	$3,808	Building Allocation (Single F.)	$70
Tentative Tract Map	$4,432	Building Allocation (Multiple F.)	$145+
Final Map	$3,935	Certificate of Compliance	$1,785
CC&R Review/Recordation	$610.00	Staff Costs	Variable

PROJECT EXAMPLES			
	Single Family	**Multiple Family**	
		Total	**Per Unit**
Development Fees & Exactions			
School Fees	$6,968	$36,786	$5,255
Traffic Impact Fees	$521	$2,684	$383
Flood Control Fees	$413	$5,568	$795
Park Fees	Inc. in Bldg Fees	Inc. in Bldg Fees	Inc. in Bldg Fees
Will Serve (Sanitary)	$7,000	$26,814	$3,831
Will Serve (Water)			
Public Impr. Fees	$571	$4,000	$571
Drainage Fees	$1,052	$7,362	$1,052
New Address Request	$90	$86	$12
In-Lieu Parking Fees		$4,675	$668
Building & Grading Permits	$5,606	$39,239	$5,606
Processing Fees			
Design Review		Inc. in Staff Costs	Inc. in Staff Costs
Building Allocation	$70	$320	$46
Final Parcel Map		$4,106	$587
CC&Rs		$1,220	$174

TABLE 47: Continued	Single Family	Multiple Family	
		Total	Per Unit
Zoning Clearance	$135	$221	$32
Staff Costs		$9,161	$1,309
Total	$22,425	$142,242	$20,320

SOURCE: City of Ojai, Community Development Department, Development Fees.
NOTES: Single family examples is based on a 2,346 square foot dwelling on a typical 7,500 square foot lot. The Multiple Family example is based on a combination of two actual projects totaling seven dwellings.

c. Planning and Building 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 48A, while Table 48B is specific to multiple family zone district. 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. Separate and apart from the Zoning Ordinance, the City is subject to the State Uniform Building Code ("UBC") that establishes minimum standards for all classes of construction. By law, the City is required to adopt the UBC but may impose standards that deviate from State minimums.

TABLE 48A: RESIDENTIAL STANDARDS	MINIMUM LOT AREA (Sq.Ft.)	BUILDING SETBACKS	INTENSITY		MAXIMUM DENSITY (DU/Acre)	HEIGHT LIMIT (Feet)
			Lot Coverage	FAR		
R-O-4	174,240	Varies	None	None	0.25	30
R-O-2	87,120	Varies	None	None	0.5	30
R-O-1	43,560	Varies	None	None	1	30
R-O-1/2	20,000	Varies	35%	None	2	30
R-O	12,000	Varies	35%	None	3	30
R-1	10,000	Varies	35%	None	4	30
R-2	10,000	Varies	35%	None	8.7	30
R-3	9,600	Varies	60%	None	14.5	30
R-S	9,600	Varies	60%	None	14.5	30
VMU	8,500	Varies	35%-70%	.35-1.00	8	35

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

TABLE 48B: MULTIPLE FAMILY STANDARDS	R-2	R-3	R-S	VMU
Building Height	30'	30'	35'	35'
Front Setback	20'	15'	10'	10' - Residential None - Commercial
Lot Coverage	35%	60%	50%	50% - Com. & Live/Work 70% - Mixed Use
Floor Area Ratio	n.a.	n.a.	0.50	0.50 - Live/Work 1.00 - Mixed Use
Landscape Coverage	40%	40%	None	None
Off-Street Parking				
Duplex	2 covered spaces for each unit.			n.a.
Triplex	2 covered spaces for each unit.			n.a.
[d] 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.				

(i) <u>Density and Development Capacity</u>. As shown in Table 49, the City's Zoning Ordinance provides for maximum residential densities ranging from a low of 0.25 dwellings per acre to a maximum of 14.5 units. However, actual build-out has come nowhere close to achieving these densities. As shown in Table 49, all residentially zoned properties together have been developed to less than 2/3rds of their allowed capacity. Moreover, the as-built density of residential neighborhoods totals less than three dwellings units per acre. From a broader perspective that includes all land use categories, fully one-third of the entire City is underdeveloped relative to residential uses that are otherwise permitted (Table 50).

TABLE 49: LAND USE INTENSITY	NO. OF DWELLINGS		CALCULATED INTENSITY	
	Actual	Potential	Capacity	Density
R-O-4	46	61	75%	0.27
R-O-2	17	49	35%	0.21
R-O-1	26	109	24%	0.24
R-O-1/2	23	29	79%	2.29
R-O	260	510	51%	1.97
R-1	1141	1301	88%	4.90
R-2	621	1144	54%	6.44
R-3	34	59	58%	10.86
R-S	101	101	100%	19.54
VMU	363	658	55%	6.29
Total	2,903	4,397	66%	2.51

TABLE 49: Continued	NO. OF DWELLINGS		CALCULATED INTENSITY	
	Actual	Potential	Capacity	Density

SOURCE: County of Ventura, Assessor's Office, Parcel Data Base, Roll for 2006.
NOTES:
1. Capacity defines the percent to which property has been developed according to its underlying zone classification and is computed as follows: Actual Units Developed/Total Allowed Units.
2. Density defines the number of dwellings units developed per acre of gross land.

TABLE 50: RESIDENTIAL CAPACITY	NO. OF DWELLINGS		
	Total Acres	Intensity	Underdeveloped
AG	3%	50%	75%
BP	1%	100%	33%
C-1	4%	31%	61%
I-R-1	1%	0%	17%
I-R-2	2%	0%	100%
I-R-3	12%	0%	5%
M-1	2%	12%	47%
OS	9%	0%	14%
P-L	17%	6%	86%
R-0	6%	51%	16%
R-0-1	16%	61%	16%
R-0-1/2	0%	77%	13%
R-0-2	4%	33%	20%
R-0-4	7%	75%	9%
R-1	10%	87%	13%
R-2	4%	54%	18%
R-3	0%	60%	24%
R-S	0%	100%	0%
VMU	2%	57%	21%
Total	100%	63%	31%

SOURCE: County of Ventura, Assessor's Office, Parcel Data Base, Roll for 2006.
NOTE: "Underdeveloped" includes: (i) Undeveloped Properties (parcels classified as vacant by the County Assessor or which have zero improvement value); and (ii) Underutilized Properties (parcels with an improvement value that is less than 50% of the median value of Developed Properties within the respective zone district).

(ii) Building Height Limits. As shown in Table 48B, height limits in the City's multiple family zones range from 30 to 35 feet. Although these dimensional limits can accommodate three-story construction, current regulations limit the number of stories to two levels in all residential zones. VMU is the only zone district which allows residential units and does not expressly limit the number of building stories. To maximize the development potential of affordable dwellings, Program 6 includes measures to remove the two-story height limit for candidate sites that receive an affordable housing overlay designation.

(iii) Parking Requirements. As shown in Table 48B, 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. This requirement places an economic burden on the development of afforda-

ble housing. To mitigate these expenses, Program 6 includes measures to reduce parking requirements commensurate with 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.

d. Public Infrastructure. As discussed Section VI, the City has an assigned growth need of 433 additional housing units (427 units net taking into account construction that has already occurred within the current Housing Element cycle). The impact upon and ability of the public infrastructure to accommodate this growth depends on how this goal is accomplished, whether it be entirely through new construction or achieving an equivalent outcome through the inventory of existing housing. A detailed discussion of public infrastructure is included under the broader topic of Resource Constraints in Part Two, Section VII. In summary, water availability and roadway capacity pose the most significant potential impediments to housing production. 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 with the City's control. This suggests a blended approach that matches capacity with low impact development (i.e., small unit sizes, transit oriented occupants and job based occupancy preferences) with programs that maximize opportunities through existing housing, while at the same time pursuing projects and partnerships that can provide requisite capacity for managed growth.

e. Traffic and Growth Management. 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 particular 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 51, annual allocations have consistently exceeded actual construction, resulting in a cumulative unused balance of 72 units (more than 50% of the total number allocated during the past Housing Element cycle). 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 City's Growth Management Ordinance ("GMO") does not impede housing production, and associated programs appearing in Part One, Section III have been crafted to respect the City's existing policy apparatus while achieving RHNA production targets.

(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. Where more projects are proposed than there are permit allocations available, the City's 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 which qualify for a density bonus in accordance with California Government Code Section 65915 and applicable regulations of the City (per Section 10-6.401.(e) of the Zoning Ordinance). While the terminology is not fully articulated in the Municipal Code, the affordable exemption presumably applies to persons and families of moderate income. While this has been the City's practice in the past, Program 17 includes measures to clarify its application.

TABLE 51: GROWTH MANAGEMENT	ALLOCATIONS			CONSTRUCTION			BALANCE	
	Total	S.F.	M.F.	S.F.	M.F.	Exempt	S.F.	M.F.
1998	16	11	5	7	1		4	4
1999	16	11	5	4	0		7	5
2000	16	11	5	8	2		3	3
2001	16	11	5	6	0		5	5
2002	16	11	5	6	0	23	5	5
2003	16	11	5	5	0		6	5
2004	16	11	5	3	5		8	0
2005	16	11	5	3	5		8	0
Total	128	85	42	42	13	23	**43**	**29**

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, 1998-2005.

Energy Conservation: 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) by building regulation; (ii) by land use practice; and (iii) by education and inducement.

a. <u>Building Regulation</u>. As earlier noted, the City is subject to the State Uniform Building Code ("UBC") 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.

b. <u>Land Use Practices</u>. 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 current Housing Element cycle, the City has the opportunity to affirmatively further these principals by revamping the Village Mixed Use zone district and inducing 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 (The 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.

c. <u>Education and Inducement</u>. 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's 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 the Green Building initiative, the City has the opportunity to affirmatively further energy conservation education and avail its residents of programs available though SCE. In addition, the City can better leverage its own resources by including SCE incentives in housing rehabilitation programs it may choose to underwrite.

Persons with Disabilities: The Fair Employment and Housing Act prohibits discrimination in all aspects of housing (rental, lease, terms and conditions, etc.) because of a person's disability. Disability is defined as: (i) physical or mental impairment that limits one or more of a person's major life activities; or (ii) a record of having, or being perceived as having, a physical or mental impairment. It does not include current illegal use of, or addiction to, a controlled substance (as defined by Section 102 of the Federal Controlled Substance Act, 21 U.S.C. Sec. 802). As noted in Section II and IV, the special needs of the disabled result primarily from their lower, fixed incomes, mental and physical impairments, health and dependent care needs and transit-dependency. The general housing needs of the disabled are not dissimilar to those possessed by the elderly; that is, the provision of congregate housing, secondary units, shared living arrangements and government-assisted housing. However, the special needs particular to disabled persons include accessibility for wheelchairs, railings, ramps and adaptive retrofit of interior living spaces. As also noted in Section II, care educators and care providers emphasize the need for community assimilation, socialization and accommodations for shared, assisted and independent living arrangements.

a. Code Adaptations. As earlier noted, the City is subject to the State Uniform Building Code ("UBC") that establishes minimum standards for all classes of construction. Embodied in the State Building Code are regulations that implement the provisions of the Americans with Disabilities Act ("ADA"). In general, these regulations apply to all multifamily apartment and condominium buildings that contain three or more dwellings, along with special occupancy types such as lodging houses, congregate residences, homeless shelters, dormitories and time share dwellings. For these "covered" projects, a variety of accessibility routes and adaptable design features must be incorporated into all new construction. Examples of adaptable design features include backing for grab installation and removal of base cabinets at the kitchen sink. Such features need not be installed until requested by an occupant. These requirements, along with all other State Building Code provisions, are aggressively enforced as part of the plan check and inspection process.

b. Reasonable Accommodations. At the request of a person with a disability, a housing provider 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. At present, the City's Zoning Ordinance does not distinguish between variances required by virtue of occupant disabilities and those justified by physical circumstances particular to the property. The Zoning Ordinance, as presently written, limits variances to the narrow application of criteria set forth in Section 65906 of the California Government Code. This traditional variance approach: (i) requires a noticed public hearing before the Planning Commission; and (ii) limits deviations in development standards to those which are necessitated by virtue of circumstances particular to the property (rather than the occupant).

c. <u>Group Homes</u>. As defined in Section 10-2.3502 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. So as to clarify intent, the following Zoning Ordinance amendments would be advisable: (i) include shared living arrangements as allowed residential uses, with specific references to supported living (including In-Home Supportive Services) and licensed community care facilities; (ii) allow residential care homes serving six or fewer clients as a permitted use within all residential zone districts; (iii) allow residential care homes serving more than seven clients within medium and high density residential zones (R-2 and R-3) by conditional use permit; and (iv) acknowledge that occupants are permitted without regard to familial status, disability or other population segment stipulated in Fair Housing statutes (e.g., individuals with Alzheimer's, AIDS/HIV, and homeless).

<u>Homeless Accommodation (SB 2 Analysis)</u>: Senate Bill 2, passed during the 2007-08 California Legislative Session and effective January 1, 2008, clarifies and strengthens housing element law regarding the accommodation of emergency shelters and transitional housing. The law essentially requires an analysis of zoning regulations, development standards and available land sufficient to: (i) accommodate the need for emergency shelters and at least one year-round facility; (ii) allow emergency shelters "by right" within at least one zone district; and (iii) remove regulatory barriers that prevent or otherwise impede the development of emergency shelters. Homelessness is a countywide concern and arises from the lack of affordable housing, increasing numbers of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor and deinstitutionalization of the mentally ill. The estimated number of homeless in Ojai appears in Table 52 (i.e., 27 total persons) and is based on a proportional assignment of the total Countywide homeless ***with unmet needs***. This computation is made for planning purposes only and does not presuppose that this population segment resides in Ojai or requires housing services.

TABLE 52: UNMET HOMELESS NEEDS	COUNTY WIDE		CITY OF OJAI	
	Individuals	Persons in Families	Individuals	Persons in Families
Categories of Need				
Emergency Shelter	391	961	4	10
Transitional Housing	371	416	4	4
Permanent Supportive Housing	253	287	3	3
Total Need	1,015	1,664	10	17

SOURCE: County of Ventura, 2005-2010 Extended Consolidated Plan & 2007/08 Action Plan.
NOTE: See Table 4 for methodology in estimating unmet homeless needs, Footnote 3.

a. Baseline Needs. Over the past two decades local non-profit, faith-based, and government providers have worked diligently and collaboratively to create emergency shelters and services for the homeless in Ventura County. Despite this concerted effort, the existing inventory of shelter beds meets only a small portion of the critical countywide demand. Throughout all of Ventura County, there is only one large year-round shelter, which serves homeless men only. There are also a small number of emergency shelter beds dedicated to special needs populations. Emergency facilities serving the homeless tend to be concentrated in the larger cities of the County. While the operation of winter cold weather shelters during the winter months and use of motel vouchers do augment resources, there are simply not enough emergency shelter beds currently available to meet the County's considerable emergency shelter needs. In sum total, there are 1,102 emergency shelter beds throughout the County; 25 of these serve the City through a collaboration of local churches with rotating sites (commonly referred to as "Ojai Valley Family Shelter"). On a percentage basis, the number of beds serving the City is twice the assigned number of homeless based on apportionment based on population.

b. Zoning Provisions. At present, emergency shelters are only allowed by Conditional Use Permit with the City's commercial and manufacturing zones (Table 45). Transitional and supportive housing fall within the meaning of "residential care home" as defined in Section 10-2.3502 and are only allowed by Conditional Use Permit in the VMU zone. In compliance with SB 2, Program 16 of the Housing Plan expressly provides for amendments to the City's Zoning Ordinance to: (i) incorporate definitions of emergency shelters, transitional housing and supportive housing consistent with the California Health and Safety Code; (ii) 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; (iii) allow emergency and transitional shelters serving six or fewer clients as a permitted use in all residential zone districts; (iv) allow 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; and (v) codify objective management and development standards consistent with the provisions of Government Code Section 65583(a)(4).

c. Capacity Analysis. As noted in Table 52, there is an assigned "unmet" need of 27 emergency shelter beds in the City. SB 2 expressly encourages the development of shelter facilities in locations proximate to transit, job centers and community services, free of hazards and inherent land use conflicts. Commercial zone districts are best suited to meeting this criteria. Table 53 provides an assessment of emergency shelter potential in the commercial zone districts, utilizing a methodology similar to that used in forecasting future residential development potential (Table 56). The resulting analysis reveals a build-out potential of between 724 and 1,732 additional shelter beds. The upper end of this range reflects the "Maximum Beds" for all parcels based on a development intensity of 20 beds per acre of land This benchmark corresponds to the minimum density prescribed by the State for purposes of producing affordable housing for low and very low income households. The lower number reflects "Forecasted Beds" based on the actual intensity of developed parcels within each zone district utilizing the following formula: Maximum Beds x Actual Intensity. This lower number is a more realistic estimate insofar as properties typically do not achieve their full development potential.

d. Shelter Production. SB 2 expressly requires that zoning accommodations be made that allow for the development of at least one year-round emergency shelter as a permitted use without the requirement for a conditional or discretionary approval. In compliance with this requirement, Program #16 of the Housing Plan provides for the establishment of an Emergency Shelter Overlay Zone ("ESOZ") that would apply to all land with a BP designation. This particular 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, BP zoning allows for 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%. Under the ESOZ, a cap of 27 emergency shelter beds would be imposed, corresponding to the unmet need assigned to Ojai. Once the cap is reached, the ESOZ would sunset. The ESOZ would also codify objective management and development standards consistent with the provisions of Government Code Section 65583(a)(4).

TABLE 53: COMMERCIAL LAND INVENTORY		DEVELOPMENT STATUS			
		Undeveloped	Underutilized	Total	Actual Intensity
BP	Parcels	16	6	22	100%
	Acres	4	3	7	
	Development Potential				
	Maximum Beds	77	60	137	
	Forecasted Beds	77	60	137	
C-1	Parcels	33	26	59	31%
	Acres	55	12	67	
	Development Potential				
	Maximum Beds	1,096	241	1,336	
	Forecasted Beds	340	75	414	
VMU	Parcels	18	47	65	67%
	Acres	3	10	13	
	Development Potential				
	Maximum Beds	55	203	258	
	Forecasted Beds	37	136	173	
Total	Parcels	67	79	146	
	Acres	61	25	87	
	Development Potential				
	Maximum Beds	1,228	504	1,732	
	Forecasted Beds	453	271	724	

SOURCES: County of Ventura, Assessor's Office, Parcel Data Base, Rolls for 2006. City of Ojai, Community Development Department, Zoning Ordinance.

Farmworkers: California Health and Safety Code Sections 17021.5 and 17021.6 provide that: (i) employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation; (ii) employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation; (iii) that employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling; (ii) no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees in a residential zone or 36 beds (or 12 units or spaces) in an agricultural zone. A review of Table 45 shows that farmworker housing is only allowed by Conditional Use Permit in the Agriculture (A) and Open Space (OS) zone districts. As a complimentary action to land use clarifications recommended in regard to disabled persons ("Group Homes," page 75), the City's Zoning Ordinance must be amended to attain consistency with statutory requirements particular to employee housing.

SECTION V: DEVELOPMENT POTENTIAL

RHNA Allocation: The Regional Housing Needs Allocation ("RHNA") process is part of a statewide mandate to address housing issues related to future growth in California. The needs assessment process sets numeric targets with the overriding goal of assuring an equitable geographic distribution of needs and responsibilities. The numbers are first generated by the State and then refined by regional planning agencies in cooperation with local government. While the methodology takes into account land use and zoning, the numbers are not necessarily constrained by institutional limits. Consequently, it is not inconceivable that housing numbers assigned to a particular jurisdiction exceed its theoretical carrying capacity. The number assigned to the City of Ojai for 2006-2014 is 433, of which 59% is targeted to very low, low and moderate income households (Table 54). These numbers are roughly twice the amount assigned for the previous Housing Element cycle. Table 55 adjusts for construction that has occurred between December 31, 2005 and December 31, 2011, and incorporates a category for extremely low income in compliance with AB 2634, passed during the 2006-07 California Legislative Session and effective January 1, 2007.

TABLE 54: RHNA GOAL SUMMARY	NO. OF DWELLINGS		
	1998 - 2005	2006 - 2014	% Change
Very Low Income	51	90	76%
Low Income	24	74	208%
Moderate Income	40	90	125%
Above Moderate Income	94	179	90%
Total	209	433	107%

SOURCE: Southern California Association of Governments, RHNA Allocations.

TABLE 55a: 2006-2014 RHNA GOALS	UNADJUSTED GOAL	2005-2007 NEW CONSTRUCTION	ADJUSTED GOAL
Extremely Low Income	45	0	45
Very Low Income	45	0	45
Low Income	74	0	74
Moderate Income	90	0	90
Above Moderate Income	179	6	173
Total	433	6	427

SOURCE: State of California, Department of Finance, Population and Housing Estimates.
NOTE: Extremely low is a new category required compliance with AB 2634and equals 50% of the very low income allocation.

TABLE 55B: 2006-2014 NEW CONSTRUCTION	ACTUAL UNITS CONSTRUCTED 2006-2011	NEW PERMIT ALLOCATION 2012-2014	TOTAL PLANNING PERIOD
GMO Permit Allocation	96	40	136
New Construction			
Non-Exempt Dwellings	23	n.a.	23
Second Unit (Exempt)	16	n.a.	
Residual GMO Capacity			113

SOURCE: City of Ojai, Community Development Department, Growth Management Ordinance ("GMO") and Building Records.
NOTE: Residual GMO Capacity is computed as the combined total of unused (non-exempt) permit allocations between 2006 and 2011 PLUS the remaining number of GMO allocations to be made between 2012 and 2014.

Development Capacity: A detailed assessment of parcel data, coupled with field surveys, reveals a maximum build-out potential of 5,209 dwellings compared to a current baseline that ranges between 3,015 and 3,324 residential units (see Appendix A for a complete analysis by zone district; Table 56 provides an overall summary). The maximum buildout assumes that all properties are developed with the maximum number of residential units permitted according to each parcel's current zone designation. However, as evidenced in Tables 49 and 50, properties have typically not achieved their full development potential. As such, a more realistic forecast is one which takes into account the actual pattern of development. This is accomplished by forecasting buildout according to the intensity of developed parcels within each zone district. The result is a much more moderate development forecast of 3,566 units. This translates to a hypothetical capacity of between 242 and 551 units above the current baseline.

TABLE 56: POTENTIAL NEW DEVELOPMENT	PROPERTY CLASSIFICATION			
	Undeveloped	Underutilized	Developed	Total
INVENTORY				
Parcels	261	291	2,414	2,966
Acres	643	131	1,747	2,521
BASELINE DWELLINGS				
Assessor Parcel Data	39	268	2,708	3,015
State Dept. of Finance				3,324
DEVELOPMENT FORECAST				
Maximum Buildout (Units)	468	451	4,290	5,209
Realistic Potential	387	419	2,760	3,566
NET INCREASE IN UNITS				
Assessor Baseline				551
State Dept. of Finance				242

SOURCES: County of Ventura, Assessor's Office, Parcel Data Base, Roll for 2006.
NOTES:

1. The current Baseline of dwellings differs depending upon data source. According to the Ventura County Assessor, there 3,015 dwelling units within the City. The State Department of Finance, on the other hand, purports a total of 3,324. This difference may be attributable to a number of factors, most notably, a possible undercounting of unpermitted dwellings by the County Assessor.
2. Undeveloped (vacant) parcels are those with zero improvement value and not otherwise owned by a tax-exempt entity. Underutilized parcels are those having an improvement value of less than 50% of the mean improvement value of all developed properties within the each respective zone district. Developed parcels are all properties with improvement values of 50% or greater of the mean improvement value of all built properties within the respective zone district.

Secondary Dwellings: Apart from maximizing the residential potential of undeveloped, underutilized and developed parcels, the City also has the land base to accommodate between 759 and 1,036 second dwellings (Table 57). The low end of this range represents what can be accomplished under current zoning, while the higher number reflects a downward adjustment in lot size requirements (should the City find it desirable to facilitate more second unit construction). The baseline of existing second dwellings is unknown; however, only seven such dwellings were lawfully permitted during the past Housing Element cycle. As such, the untapped potential of second units appears significant. Furthermore, it is noted in Table 56 that difference in total baseline accounting between the County Assessor and State Department of Finance may be attributable to unpermitted second unit construction.

TABLE 57: SECOND DWELLING POTENTIAL	LOT SIZES (Sq.Ft.)		NO. OF SECOND UNITS		
ZONE DISTRICT	Min. Required	Actual Median	Current Zoning	With Lot Size Adjustment	Net Difference
A	10,900	319,294	2	1	-1
R-O4	10,900	144,619	46	24	-22
R-O2	10,900	90,532	14	6	-8
R-O1	10,900	43,250	271	140	-131
R-O1/2	10,900	20,441	17	9	-8
R-O	10,900	14,934	202	108	-94
R-1	10,900	8,050	139	563	424
R-2	10,900	6,969	25	86	61
R-3	10,900	6,222	4	5	1
VMU	8,500	7,500	39	94	55
Total			759	1,036	277

SOURCE: County of Ventura, Assessor's Office, Parcel Data Base, Rolls for 2006. City of Ojai, Community Development Department, Zoning Ordinance.
NOTE: The projected no. of second dwellings "With Lot Size Adjustment" assumes that a second dwelling may be allowed on lots that meet the actual median lot size in the corresponding zone district.

Site Inventory: Housing Element law requires that communities undertake an inventory and assess the adequacy of sites to meet their RHNA obligations. Although the foregoing analysis of development capacity and second units indicates "room" for internal growth, the numbers alone do not evidence adequacy to meet the needs of target income households. Specifically, the density of development permitted by existing zoning falls considerably below the State's benchmark threshold of 20 units per acre. As noted in the in the discussion of Market Constraints, subsidies are still required to make units affordable even at densities above the State minimum. On closer examination of the City's land base, a total of 110 parcels with a minimum of five acres were identified as potential candidates for residential development. These sites include vacant as well as underutilized property (as such terms are defined in Table 54). This initial listed was subsequently narrowed to 35 candidates after accounting for physical impairments, environmental constraints and land use compatibility. With the assistance of a Council-appointed Housing Element Task Force, the list was further narrowed to sites depicted in Table 58 and displayed in Figure 11. In summary, there are sufficient sites available

to meet the new construction target of 164 for very low and low income households, provided that adequate zoning is provided (i.e., a minimum of 20 units/acre).

TABLE 58: DEVELOPMENT ANALYSIS

PARCEL I.D.		ATTRIBUTES		SUITABILITY			POTENTIAL (Units)		
Map #	Assessor Parcel #	Current Status	Zon-ing	Gross Acres	Con-straint	Net Acres	Exist-ing	Max-imum	Real-istic
1	170324095	Vacant	R-0	2.39		2.39	10	48	20
2	170343295	Vacant	R-1	2.38		2.38	10	48	30
3	180050130	Vacant	1-R-3	3.64		3.64	1	73	46
4	190100210	Vacant	R-0-1	14.1		14.1	14	282	178
5	190110040	Vacant	1-R-1	2.47	A	2.47	1	49	31
6*	220140010	Un-derutilized	P-L	2.83		2.83	1	35	36
7	220140480	Un-derutilized	C-1	1.18		1.18	1	24	15
8	230010130	Vacant and Un-derutilized	C-1	10.69		10.69	5	214	135
	240010090								
	240020010								
	240020090								
	240020100								

FIGURE 11: CANDIDATE SITES

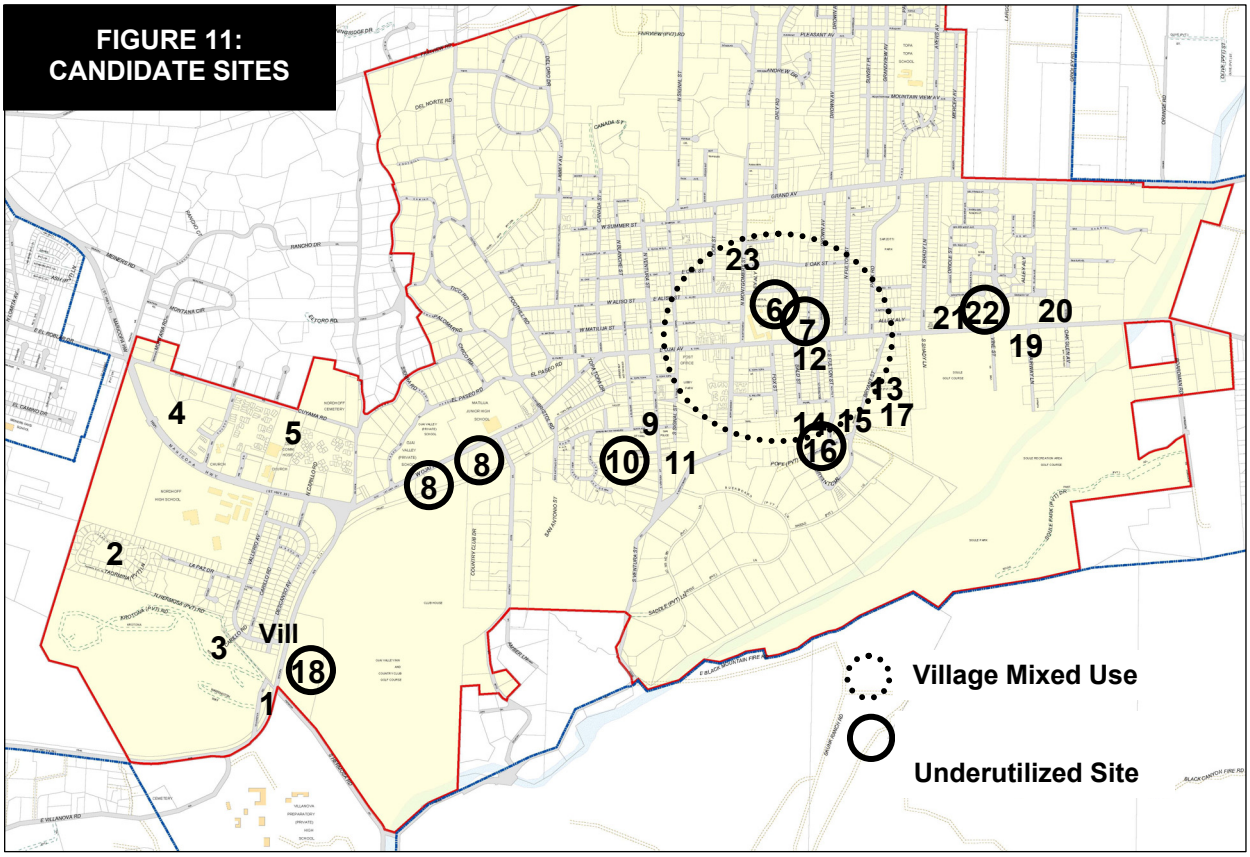


TABLE 58: Continued									
PARCEL I.D.		ATTRIBUTES		SUITABILITY			POTENTIAL (Units)		
Map #	Assessor Parcel #	Current Status	Zon-ing	Gross Acres	Con-straint	Net Acres	Exist-ing	Max-imum	Real-istic
9	230072010 230072070	Vacant	P-L	0.77		0.77	2	15	10
10	230090010	Un-derutiliz ed	P-L	8.79	B	4.4	1	176	55
11	230120020	Vacant	P-L	1.74	B	0.87	1	35	11
12	230142100	Vacant	C-1	0.75		0.75	1	15	9
13	230160025	Vacant	M-1	1.7		1.7	1	34	21
14	230171060	Vacant	M-1	3.13		3.13	1	63	39
15	230173010	Vacant	M-1	1.44		1.44	1	29	18
16	230173030	Un-derutiliz ed	M-1	0.7	A	0.7	1	14	9
17	230173060	Vacant	M-1	2		2	1	40	25
18	240010020	Un-derutiliz ed	1-R-3	13.62	B	6.81	1	136	86
19	240071025	Vacant	C-1	0.89		0.89	1	18	11
20*	280072280	Vacant	C-1	1.19		1.19	1	24	15
21	280073010	Un-derutiliz ed	C-1	1.64		1.64	1	33	21
22	280073050	Vacant	C-1	2.48		2.48	1	50	31
23	021009201	Vacant	R-2	0.20		0.20	1	4	3
Total				76.70		64.63	57	1,314	814

SOURCES: County of Ventura, Assessor's Office, Parcel Data Base, Rolls for 2006. City of Ojai, Community Development Department, Zoning Ordinance.

NOTES:

1. Candidate sites correspond to Figure 11.
2. Physical constraints reflect current conditions that may reduce maximum development potential: A = Sewer Main Requirement; B = Slope and Vegetation Constraint.
3. Net Acres reflect 50% net reduction to account for Slope & Vegetation constraints. The need for a sewer mainline extension is not a deemed a constraint on the physical capacity of the affected property.
4. Maximum Potential reflects development minimum *required* density of 20 units/acre.
5. 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.
6. Site #1 has been adjusted to account for "Pre-Existing Obligations" associated with this site. The unit yields for Minimum and Maximum Densities have been reduced by 10 dwellings
7. Sites #6 and #20 are no longer available for development. Totals have been adjusted to discount these particular properties.

Site Suitability: As noted in Table 58 and Figure 11, seven of the Candidate Housing Sites are classified as being underutilized. These sites are further described in Appendix B, along with an explanation of their suitability for reuse or intensification. In general, the City's development potential is largely characterized as infill. A study of the City's downtown core (Village Mixed Use) conducted in 2004 shows that a limited land supply, and the resulting escalation in land values, has fostered the recycling of partially improved properties. Since 1997, a total of 17 projects have either been constructed or entitled within the VMU. Of these, all but four (equal to 75% of the total) entail the reuse, recycling or expansion of the property's current use. Of those properties with current residential units, an equivalent number of dwellings have been constructed compared to the number of units demolished (28 units in total). Overall, new construction has built-out at total FAR of 41% as compared to 11% existing prior to project approval. These trends have given rise to Program 20 that implements a replacement housing requirement for the demolition, removal or conversion of affordable housing.

SECTION VI: PERFORMANCE ASSESSMENT

Past Performance: As part of the update process, communities are required to assess the achievements realized under their current adopted Housing Element. The analysis is both quantitative and qualitative relative to specific numeric goals and defined actions set forth in the Element. Significant deviations between policy objectives and actual results lend insight into crafting policies and programs for the future. For Ojai, the existing adopted Housing Element contains both qualitative and quantitative measures; relevant programs are summarized in Table 59 while housing production goals appear in Table 60.

TABLE 59: 2000-2005 HOUSING PROGRAMS	Conservation and Rehabilitation	
Programs	**Accomplishments**	**Ramifications**
1. **Housing Rehabilitation Loan Program:** Assist very low to moderate income property owners with need repairs & general improvements. **Five Year Goal:** Offer 50-60 rehabilitation loans.	**Status:** Objective accomplished. 13 applications were received and three loans were funded.	**Program Effectiveness:** Limited staff capacity and funding availability likewise limits production and goal attainment. **Recommendation:** Strategically target outreach and assistance to those in greatest need.
2. **Purchase/Repair/ Replace Program.** Facilitate rehabilitation of rundown homes; increase homeownership opportunities. **Five Year Goal:** Fund acquisition of 10 units.	**Status:** No activity.	**Program Effectiveness:** High cost makes program problematic and deprives funds needed for other programs. **Recommendation:** Discontinue program in deference to other needs.
3. **Community Assistance Program – Rental Subsidy Lease Assistance Loan and Grant Program.** Assist the homeless and those at risk of being homeless to obtain/maintain permanent affordable housing. **Five Year Goal:** Fund acquisition of 10 units.	**Status:** Objective Accomplished. 115 least assistance loans and grants were funded; 4,086 total persons assisted by Help of Ojai (778 homeless).	**Program Effectiveness:** Success of program is self-evident. Additional staffing and financial support would assure continued effectiveness. **Recommendation:** Continue partnership with Help of Ojai.

TABLE 59: Continued	Conservation and Rehabilitation	
Programs	**Accomplishments**	**Ramifications**
4. Section 8 Rental Assistance Program. Provide rental subsidies to very low-income households. **Five Year Goal:** Assist 60-70 families.	**Status:** Objective Accomplished. 105 target income household received Section 8 assistance through the Ventura County Area Housing Authority; 3 studios, 37 1-bdrm, 46 2-bdrm, 18 3-brdm and 12 4-bdrm units.	**Program Effectiveness:** The program is limited only by virtue of contract authority issued by the U.S. Department of Housing and Urban Development. If additional Section 8 assistance were made available, it would be fully utilized. **Recommendation:** Continue partnership with the Housing Authority.
5. Housing Information Outreach Program. Promote maintenance and improvement of the housing stock. **Five Year Goal:** Assist 60-70 families.	**Status:** Objective Accomplished. Brochures printed and distributed; Help of Ojai supplements outreach.	**Program Effectiveness:** Due to limited staff and financial capacity to implement the Housing Rehabilitation Loan Program, outreach should be selective. **Recommendation:** Strategically target outreach and assistance to those in greatest need.
Expand Affordable Housing Supply		
Programs	**Accomplishments**	**Ramifications**
6. Downpayment Assistance Program: Provide downpayment assistance to enable first-time buyers to purchase a home. **Five Year Goal:** Continue participation in Ventura Cities Mortgage Finance Authority.	**Status:** No activity.	**Program Effectiveness:** High housing prices make the program ineffective. **Recommendation:** Continue participation without additional financial assistance in deference to other needs.
7. Second Units: Provide additional affordable housing opportunities in existing neighborhoods. **Five Year Goal:** Revise existing ordinance and achieve 10 new second units.	**Status:** Objective accomplished. Adopted/ updated second unit ordinance in 2004; 7 second units constructed.	**Program Effectiveness:** Preliminary analysis shows that far more second units could be built. **Recommendation:** Re-examine existing ordinance and incentivize further production.

TABLE 59: Continued	Expand Affordable Housing Supply	
Programs	**Accomplishments**	**Ramifications**
8. Senior Housing: Increase supply of housing for seniors. **Five Year Goal:** Provide financial, regulatory and/or other incentives.	**Status:** Objective accomplished. Sponsored and obtained Article 34 referendum approval to construct 50 low income senior rental units; City pledged $500,000 toward project development.	**Program Effectiveness:** Preliminary analysis shows continued need for senior housing. **Recommendation:** Facilitate project development through permit process and possible financial involvement.
9. Alternative Housing Models: Meet the changing needs of the population. **Five Year Goal:** Offer flexible zoning regulations, financial assistance and/or other incentives.	**Status:** Objective accomplished. Negotiated 10 on-site workforce housing in connection with expansion of the Ojai Valley Inn; partnered with the Ventura County Area Housing Authority on purchase and Section 8 property based assistance for 15 rental units.	**Program Effectiveness:** Workforce housing and purchase of affordability covenants dovetail with the community's emphasis on low impact development. **Recommendation:** Seek development partnerships with major employers and expand Section 8 property-based assistance program.
Provide Adequate Sites		
Programs	**Accomplishments**	**Ramifications**
10. Village Mixed Use Zone: Provide for integration of residential and commercial uses in the downtown; facilitate development of infill housing. **Five Year Goal:** Promote the VMU zone and offer financial incentives for mixed use and live-work projects. Modify VMU and R-2 zone to facilitate development.	**Status:** Objective partially accomplished. Modified the VMU ordinance; since 1997, 17 projects have been completed or entitled, accounting for 28 new residential units and 138,000 square feet of building space.	**Program Effectiveness:** Preliminary analysis indicates that further inducements are needed to affirmatively further mixed use and affordable housing goals. **Recommendation:** Revise/ update VMU ordinance to provide more incentives; explore other means of inducing infill and mixed use development.
11. Special Housing Overlay (SPL): Facilitate the development of a variety of housing types including affordable housing, senior housing, transitional housing, shelters, etc. **Five Year Goal:** Redesignate two or more sites with the SPL Overlay.	**Status:** Objective partially accomplished. Sponsored and obtained Article 34 referendum approval to construct 50 low income senior rental units; 2 sites on Bryant Street were identified.	**Program Effectiveness:** Preliminary analysis indicates that additional sites may need to be up-zoned in order to affirmatively further RHNA goals. **Recommendation:** Identify and provide requisite zoning to carry out new construction initiatives.

TABLE 59: Continued	Provide Adequate Sites	
Programs	**Programs**	**Programs**
12. Residential Sites Inventory: Inform developers about potential residential sites. **Five Year Goal:** Provide inventory of sites and map to interested developers.	**Status:** Objective accomplished. Provided information on site availability at City Hall; partnerships with Ventura County Area Housing Authority and Cabrillo Economic Development Corporation resulting in 25 new for- sale single family homes and 15 existing rental units affordable to target income groups.	**Program Effectiveness:** City needs to elicit the participation of other development partners to facilitate goal attainment. **Recommendation:** Take proactive approach in fostering new construction goals; explore demonstration project opportunities.
Removing Governmental Constraints		
Programs	**Programs**	**Programs**
13. Residential Density Bonus: Facilitate the development of affordable housing by providing incentives and/or regulatory concessions. **Five Year Goal:** Continue to offer density bonuses and other regulatory incentives.	**Status:** Objective partially accomplished. Provided density bonus to Cabrillo Economic Development Corporation to facilitate development of 25 new for-sale single family homes affordable to target income groups.	**Program Effectiveness:** Further incentives are needed to facilitate goal attainment; only 104 units were constructed compared to a RHNA goal of 209 dwellings. **Recommendation:** Evaluate other regulatory and financial incentives to induce production.
Promoting Equal Housing Opportunities		
Programs	**Programs**	**Programs**
14. Fair Housing Program: Further fair housing practices in the community. **Five Year Goal:** Provide information on fair housing practices and refer complains to Fair Housing Institute.	**Status:** Objective accomplished. Prepared and distributed brochures; continued participation/funding in regional Housing Rights Center.	**Program Effectiveness:** 118 housing inquires were processed by the Housing Rights Center during the past Housing Element cycle, evidencing need for continued program support. **Recommendation:** Continue regional partnership in the Housing Rights Center.

Goal Attainment: Between 1998 and 2005, a total of 104 dwellings were added to the City's inventory of housing. An additional 15 units were purchased by the Area Housing Authority and made affordable through the use of Section 8 property-based assistance. In sum total, 119 units were applied against the City's RHNA goals from the previous Housing Element cycle, slightly less than 60% of the target amount. Particularly noteworthy are the accomplishments in regard to low income households which is attributable to the development of Sycamore Homes; a 25-unit affordable owner-occupied single family project developed by Cabrillo Economic Development Corporation with assistance from the City.

TABLE 60: 1998-2005 RHNA GOALS	INITIAL GOALS	UNITS COMPLETED	PERCENT ACHIEVED
Very Low Income	51	15	29%
Low Income	24	25	100%
Moderate Income	40	20	50%
Above Moderate Income	94	61	65%
Total	209	119	57%

SOURCE: State of California, Department of Finance, Population and Housing Estimates. City of Ojai, Community Development Department, 2007.

NOTES:

1. Units counted toward Very Low Income consist of 15 deed-restricted Section 8 property-based assisted dwellings purchased by the Area Housing Authority with financial assistance from the City.
2. Units counted toward Low Income consist of Sycamore Homes; a 23-unit affordable owner-occupied single family home project developed by Cabrillo Economic Development Corporation with assistance from the City.
3. Units counted toward Moderate Income consist of all multifamily units reported in Table 50 and seven second dwellings constructed during the past Housing Element cycle.
4. Units counted toward Above Moderate Income represents the difference between the total unit counted reported by the State Department of Finance at the beginning of 1998 (3,330 units) and the end of 2005 (3,324 units), less the new units allocated to Moderate and Low Income.

Resource Inventory: As noted in Table 60, the City realized 53% of its new construction goals for low and very low income households under the previous Housing Element. This figure would have been much less were it not for the construction of Sycamore Homes; a project made possible through a local non-profit housing partnership in combination with tax credits and redevelopment funds. As discussed under Market Constraints, there is a clear and convincing need for deeper subsidies, land use incentives and layered funding to make development of affordable housing possible. This is particularly true of very low income where the needs are the greatest and the numeric RHNA goals the highest. Local funds alone are insufficient to meet that need. Instead, the City will need to draw upon a variety of existing and potential funding resources available from state, federal and private sources. A partial listing of state programs appears in Table 61B. Locally, the most significant and immediately available resources are summarized below:

a. Redevelopment Housing Set Aside. Prior to 2012, State law required that redevelopment agencies setaside 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. As of the period ending June 30, 2005, the Ojai Redevelopment Agency had accrued approximately $500,000 in housing setaside. For the balance of the Housing Element planning period, an additional $2,077,325 in housing setaside funds were anticipated, bring the total available to approximately $2.6 million. However, the availability and use of these funds are now in question as a consequence of AB 1x26 and subsequent rulings of the California Supreme Court in 2011 which effectively terminated redevelopment in January 2012, Pending further action on the part the City's Successor Agency, Oversight Board and subsequent rulings of the State Department of Finance, the City had anticipated that housing setaside funds would be used and allocated for the purposes set forth in Table 61A.

TABLE 61A: HOUSING SET ASIDE	FORECASTED BUDGET ALLOCATION					
	2009	2010	2011	2012	2013	2014
Home Rehabilitation	$40,000	$65,000	$65,000	$65,000	$65,000	$65,000
Home Modification		$10,000	$15,000	$20,000	$25,000	$30,000
Eviction Prevention	$35,000	$40,000	$40,000	$40,000	$40,000	$40,000
Demonstration Project			$500,000			
Senior Housing				$500,000		
Covenant Purchase					$150,000	$150,000
Administrative Costs	$111,952	$136,373	$80,000	$82,000	$83,000	$84,000
Total	$186,952	$251,373	$700,000	$707,000	$363,000	$369,000

SOURCE: City of Ojai, Community Development Department, 2009.

b. <u>Community Development Block Grant Program</u>. The City of Ojai is eligible to receive federal Community Development Block Grant funding annually through the 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 will receive $500,000 during the forthcoming Housing Element cycle.

c. <u>HOME Investment Partnership Program</u>. Federal HOME 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. Over the forthcoming Housing Element cycle, it is estimated that $2,300,000 In HOME funds will be available for distribution through the County.

d. 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 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.

TABLE 61B: STATE FUNDING RESOURCES	Programs Administered by HCD	
Rental Programs	**Program Description**	**Total Funds Available**
Multifamily Housing Program (MHP)	Low-interest loans for development of affordable rental housing, disabled persons, low income students and supporting services.	$70 million
Local Housing Trust Fund Program	Matching grants to local agencies who operate local housing trust funds.	$32.5 million
Affordable Housing Innovation Program	Acquisition financing for the development or preservation of affordable housing.	TBD
Construction Liability Insurance Reform Pilot Program (CLIRPP)	Predevelopment grants to reduce insurance rates for condominium development.	TBD
Homeownership Programs	**Program Description**	**Total Funds Available**
CalHome	Grants and loans by HCD to local public agencies and non-profits to fund local homeownership programs and developments.	$80.0 million
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.	$40 million
CalHome: Self-Help Housing Set Aside	Grants to organizations to assist low and moderate income households who build their own homes.	$3.3 million

TABLE 61B: Continued	Programs Administered by HCD	
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.	$8 million
Innovative Homeownership Program	Special financing to increase homeowership.	TBD
Special Needs Housing	**Program Description**	**Total Funds Available**
Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG) - General	Grants and loans for development of rental and ownership housing for farmworkers.	$7.5 million
Emergency Housing Assistance Program (EHAP & EHAPCD)	Grants for development of emergency shelters (no operating subsidy).	$34.8 million
Federal Emergency Shelter Grant Program (FESG)	Grants for operation of emergency shelters.	$6.4 million
	Programs Administered by CalHFA	
Program Name	**Description**	**Total Available Funds**
California Homebuyer's Downpayment Assistance Program (CHDAP)	Deferred payment down payment assistance loans for first-time moderate income homebuyers.	Ongoing Application Process
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.	$10 million
Homeownership in Revitalized Areas Program (HIRAP)	Downpayment assistance targeted to first-time low income homebuyers purchasing in revitalization areas.	Ongoing Application Process
School Facility Fee Downpayment Assistance Program	Downpayment assistance grants for homebuyers of newly constructed homes.	Ongoing Application Process
Mortgage Insurance	Insurance for home mortgages.	Ongoing Application Process
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.	Ongoing Application Process
Preservation Opportunity Program	Supplemental financing for “at-risk" subsidized rental developments receiving bond financing from CalHFA.	Ongoing Application Process
Source: HCD and CalFHA, State of California, January 2009.		

SECTION VII: RESOURCE CONTRAINTS

Introduction: Although Housing Element law does not specifically address what environmental factors or public infrastructure should be evaluated to determine whether a community has sufficient capacity to accommodate its assigned share of regional housing needs, a recent 2005 Attorney General Opinion invokes a broad reading of resources used in Housing Element law.[2] The importance of a such an analysis is underscored in Government Code Section 65583(b)(2) which expressly recognizes that resource constraints may impede attainment of RHNA goals. In such circumstances, RHNA goals may be moderated where there is substantial evidence to support a lack of capacity. For Ojai, resources of particular concern in include water, wastewater, solid waste, transportation, air quality, land and money. Each of these topics is described in paragraphs that follow below.

Water:

a. Background.

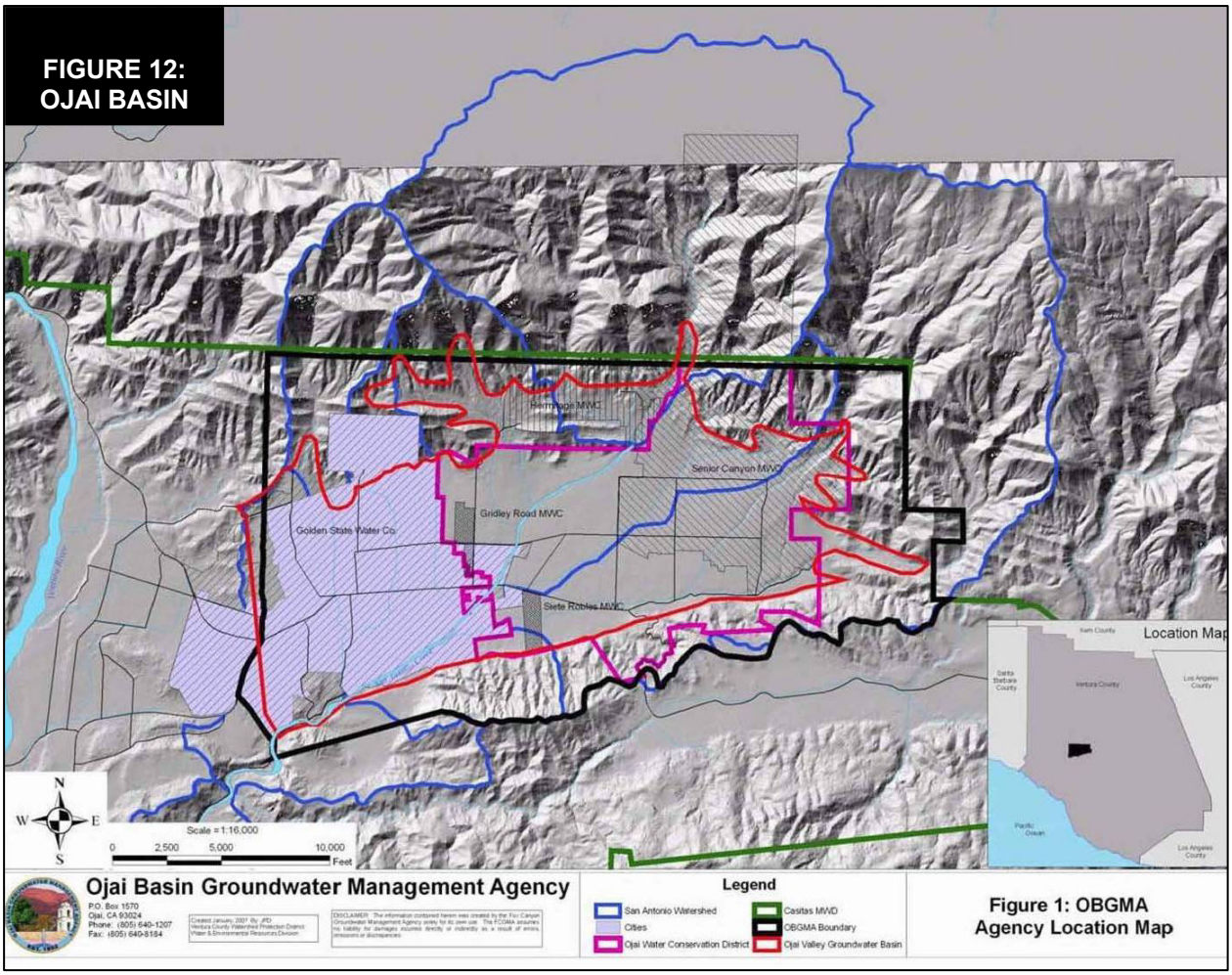
(1) Golden State Water Company. The Golden State Water District ("GSWD") is an investor-owned public utility and operates the water system for the City of Ojai, part of the unincorporated area east of Ventura and part of the Meiners Oaks community west of Ojai. In 2010, the total water supply conveyed by GSWC through the System to its customers is approximately 1,778 ac-ft/yr. (compared to 2,710 ac-ft/yr in 2005). Of this amount, 87% comes from local water well extractions from the Ojai Valley Water Basin ("Ojai Basin") and the balance is purchased from Casitas Municipal Water District ("CMWD"). The GSWD System consists of five wells with a total pumping capacity of 2,730 gpm (4,404 ac-ft/yr) and two water connections with CMWD with a total combined capacity of 5,683 ac-ft/yr. By comparison, the Ojai Basin has an estimated storage capacity of 80,000 ac-ft/yr. The Basin is estimated to be approximately 75% to 80% full at any one time. In 1992, the Ojai Basin Groundwater Management Agency ("OBGMA") estimated the operational "safe yield" of the Ojai Basin to be approximately 6,000 ac-ft/yr. Between 1981 and 2005, total groundwater extracted from the Ojai Basin averaged approximately 5,170 ac-ft/yr. Of this amount, GSWC extracted approximately 1,820 ac-ft/yr and non-GSWC users extract the balance (approximately 3,350 ac-ft/yr). In 2010, groundwater extraction attributed to the GSWC totaled 1,742 ac-ft.

(2) Casitas Municipal Water District. CMWD was formed in October of 1952 and supplies water to urban and agricultural properties throughout Western Ventura County. The District boundaries encompass the city of Ojai, Upper Ojai, the Ventura River Valley area, the city of Ventura to Mills Road, and the Rincon and beach area to the ocean and Santa Barbara County line. By act of Congress, CMWD is responsible for the Robles Diversion facility on the Ventura River, the Robles Canal, and Casitas Dam. CMWD's principal water source is Lake Casitas; when full, the reservoir

[2] Opinion No. 03-104, Office of the Attorney General, State of California (May 18, 2005).

covers a surface area of 2,760 acres with 32 miles of shoreline and a maximum storage capability of 254,000 ac-ft of water. CMWD also maintains and operates one well with an approximately 300 acre-feet per year capacity. According to a "Water Supply and Use Status Report," commissioned by CMWD in 2004, the safe yield of Lake Casitas during a twenty-one year drought period is 20,840 ac-ft/yr. CMWD is the backup water supply to several groundwater purveyors of the Ventura River and Ojai groundwater basins; most notably, GSWC which (according to 2003 data) accounted for 2.31% of CMWD's sales to member agencies. CMWD deliveries to residential accounts amounted to 11% of total water sales (a figure that is comparable to deliveries made by GSWC to its service area customers).

(3) Ojai Basin Ground Water Management Agency. OBGMA is responsible for managing the Ojai Basin, which serves as the City's principal source of domestic water. The OBGMA's authority is derived from enabling legislation that became law in 1991 and its primary mission is to protect groundwater against overdraft, guarding against exports that could be detrimental to users within the basin. Under the law, OBGMA is responsible for preparing and updating a Groundwater Management Plan to guide its operations. In its 2010 Annual Report, OBGMA notes that current basin storage capacity is approximately 54,627 ac-ft, compared to a nine-year average of 58,000 ac-ft dating back to 2002. OBGMA characterizes this as a "positive improvement" when compared to the historical 1951 low of 43,741 ac-ft and a 9% increase over 2009 despite relatively low rainfall amounts. An important initiative discussed in the 2010 Annual Report is the development of a basin wide groundwater model. This model, along with newly instituted well metering requirements, will enable OBGMA to more accurately monitor basin extractions and gage overall health of the groundwater system. The model is still in development and data from these combined programs are not yet available.



b. <u>Analysis</u>. GSWC estimates that water use by the System's customers will increase approximately 27% by 2015 and 35% by 2020, compared to 2010 usage. When System losses and mandatory conversation measures are considered, total water demand would be 2,555 ac-ft in 2015 and 2,704 ac-ft in 2020. At those particular points in time, GSWC's groundwater pumping for the System would reach 2,196 ac-ft and 2,329 ac-ft, respectively. OBGMA, in its 2010 Annual Report, indicates that current basin extractions amount to 4,971 ac-ft., of which 1,742 ac-ft are attributable to GSWC. As such, and accounting for the growth in extractions from users other than GSWC the total forecast in groundwater pumping is expected to reach 5,467 ac-ft and 5,823 ac-ft, respectively, in 2015 and 2020. These figures translate to an unused safe yield capacity of 177 ac-ft (i.e., 6,000 ac-ft – 5,823 ac-ft = 177 ac-ft). Based upon these projections, groundwater extractions within the Ojai Basin should not exceed safe yield through 2020 (which corresponds roughly to the end of the fifth Housing Element cycle).

In regard to surface water availability, purchases from CMWD are expected to be 100% reliable to meet normal year conditions within the GSWC system. In

the event of severe drought, CMWD anticipates a curtailment in deliveries ranging from a low of 1% to a high of 17.2%, demanding upon duration. According to supply-demand assessments preformed by GSWC, this translates to a potential loss of between 50 ac-ft/yr and 123 ac-ft/yr to GSWC. Shortfalls would be covered through a combination of contingency measures including use restrictions, conservation measures and increased groundwater extraction. Were the entire 123 ac-ft/yr shortfall offset by additional groundwater pumping form the Ojai Basin, the added demand (taking into account normal usage forecasts) would approach, but not exceed the Basin's 6,000 ac-ft/yr safe yield capacity (i.e., Year 2015: 5,467 ac-ft/year + 123 ac-ft/yr = 5,590 ac-ft/yr; Year 2020: 5,823 ac-ft/year + 123 ac-ft/yr = 5,946 ac-ft/yr).

c. <u>Findings</u>. If the entirety of the City's assigned RHNA goals were to be satisfied through new construction alone, Ojai's population would increase by 1,003 persons based on a current average household size of 2.35 persons and a total of 427 new residential units. This population figure is 178 persons more than the population forecast used by GWCS for the year 2015. Utilizing a water consumption factor of 269 gallons/person/day,[3] residential growth attributable to RHNA (under a new construction scenario) would increase water demand by 57 ac-ft/yr. When added to current forecast in groundwater pumping, the total would increase to 5,521 ac-ft and 5,877 ac-ft, respectively, in 2015 and 2020. This hypothetical (new construction) figure is still within the 6,000 ac-ft/yr safe yield capacity of the Ojai Basin. As noted above, prolonged drought in combination with other trends and events could affect surface water supplies available through CMWD. In such event, deliveries could be curtailed to all of CMWD customers and resulting shortfalls would be covered through a variety of contingency measure. Analysis has shown, at least through 2020 (coincident to the end of the fifth Housing Element cycle), that all or part of the GSWC shortfall can be offset with increased groundwater pumping without compromising the safe yield capacity of the Ojai Basin.

d. <u>Source Documents</u>. Urban Water Management Plan, GSWD, 2005 and 2010; Urban Water Management Plan, CMWD, 2005 and 2010; Groundwater Management Plan Update, OBGMA, June 28, 2007; Annual Report, OBGMA, December 21, 2007 and February 6, 2011; Resource Constraints Analysis, City of Ojai, April 23, 2008; Draft Annual Report, OBGMA, January 26, 2009.

<u>Wastewater</u>:

a. <u>Background</u>. Wastewater (sewer) services are provided to City residents by the Ojai Valley Sanitary District ("OVSD"). State law does not require sanitary districts to prepare a public report similar to the UWMP required of water agencies. However, certain basic information can be obtained from the District's 2006 "Strategic and Operation Plans," its current adopted budget and Audit Report for fiscal year 2007-08. This data and relevant findings were corroborated in communications with the OVSD

[3] 2010 Urban Water Management Plan, CMWD, Table 3-9, page 3-8.

General Manager. In summary, the sewage facilities operated by OVSD include: (i) 120 miles of sewage collection pipelines; (ii) six sewage "lift" stations; (iii) 55 high-capacity wastewater pumps; and (iv) sewage treatment plant with a rated capacity of 3.0 million gallons per day average dry weather flow ("GPD"). During the calendar year 2006, the treatment plant processed 836.4 million gallons of wastewater. That is an average daily flow of 2.29 million gallons or 4,574 ac/ft of reclaimed water discharged into the Ventura River. There remains, therefore, approximately 710,000 GPD of plant capacity.

b. Analysis. The OVSD calculates its sewer connections based upon a term of art known as equivalent residential units ("ERU"). There are two types of ERUs, residential and commercial (owned and charged). The sewer requirements for the two types of users are not the same, since commercial connections produce stronger waste strength water into the treatment plant. As a result, the OVSD "blends" the different ERUs for purposes of determining connections, rates and plant capacity use. During the last ten years, the OVSD's blended ERUs have increased from 11,000 to 11,804, a growth rate of 80.4 ERUs per year or .7% per year. For purposes of projecting future treatment plant capacity, the OVSD assumes even slower growth rates in the future for both the Ojai Valley and the City at 25 ERUs, on average. Based upon that assumption and assuming an average "blended" use of that plant capacity equal to 9.94 GPD per ERU, the plant would not reach capacity for 46 years. It is further noted that OVSD maintains a treatment plan expansion reserve that is projected to total $2.2 million by the end of June 2008. All or a portion of the reserve is available to increase plant capacity, if that ever becomes necessary.

c. Findings. If the entirety of the City's assigned RHNA goals were to be satisfied through new construction alone, Ojai's population would increase by 1,076 persons based on a current average household size of 2.52 persons and a total of 427 new residential units. Utilizing a wastewater generation factor of 58.1 gals/person/day (The Civil Engineering Handbook, 2nd Edition), residential growth attributable to RHNA translates to 62,516 gallons of effluent each day. This figure is well within the 710,000 gallons per day capacity available through the Ojai Valley Sanitary District ("OVSD"), or approximately 9% of unused operational capability.

d. Source Documents. Urban Water Management Plan, Golden State Water Company, 2005; Strategic and Operation Plans, Ojai Valley Sanitation District, 2006; Audit Report and Operating Budget, Ojai Valley Sanitation District, FY2007-08; Resource Constraints Analysis, City of Ojai, April 23, 2008.

Solid Waste:

a. Background. The City contracts with Harrison & Sons for its solid waste disposal. Currently, Harrison transports the City's solid waste to a recycling facility in Oxnard, California known as Gold Coast Recycling. After separation of usable recyclables, the remaining solid waste is transported to Toland Landfill ("Toland") near Santa Paula, California. Toland is owned and operated by the Ventura Regional Sanitation

District ("VRSD"), a local governmental agency. The 161-acre facility was established by VRSD pursuant to a County-issued conditional use permit (CUP 3141) in early 1996. The CUP has numerous conditions attached, including a CUP expiration date of 2027. Additionally, the CUP imposes a limit on Toland's daily solid waste disposal tonnage (1,500 tons/day) and its maximum capacity (36,000,000 cubic yards). According to Greg Grant, Solid Waste Manager for the VSRD, Toland currently has approximately 18,000,000 cubic yards of volume capacity. The annual "fill rate" is between 600,000 to 800,000 cubic yards. Therefore, Toland has a remaining volume capacity life of 22 to 30 years.

b. Findings. If the entirety of the City's assigned RHNA goals were to be satisfied through new construction alone, Ojai's population would increase by 1,076 persons based on a current average household size of 2.52 persons and a total of 427 new residential units. Utilizing a waste generation factor of 4 lbs/person/day (The Civil Engineering Handbook, 2nd Edition) and a volume to weigh factor of 100 lbs/cubic foot, solid waste attributable the contribution of RHNA to the waste stream is estimated at 582 cubic yards. This figure represents less than 0.1% of the annual fill rate and would have a negligible effect on landfill capacity.

c. Source Documents. Final Environmental Impact Report Toland Road Landfill Expansion and Landfill Closure/Post Closure, prepared by Environmental Solutions, Inc., SCH # 95031009, January 1996; Conditional Use Permit No. 3141, Ventura County Resource Management Agency (Planning Division), 1996; Mitigated Negative Declaration/Initial Study Report for the Toland Road Landfill Biosolids Facility and Electric Generation Project, Ventura Regional Sanitation District, June 2006.

Air Quality:

a. Background. Strictly speaking, air quality is not a "resource." However, air quality in the Ojai Valley is the basis of the City's Growth Management Plan and associated policies in the Circulation and Air Quality Elements of the Ojai General Plan. Ozone, the main ingredient of "smog," is the most serious and widespread of air pollution problems in the country. The federal ozone standard is the only federal clean air standard that the County does not meet and is the focus of regulation under the 2007 Air Quality Management Plan ("AQMP"). Geographic areas that exceed federal clean air standards are referred to as "non-attainment areas." The County is a "moderate" non-attainment area for the federal eight-hour ozone standard, and is a "severe" non-attainment area under state standard. In the County, smog levels generally reach their peak during summer afternoons. Sea breezes will push the smog inland. As a result, inland areas, such as Ojai, have the highest ozone levels and the most days in which federal and state air quality standards are exceeded.

b. Regulatory Parameters. Air quality in the County is regulated by the Ventura County Air Pollution Control District ("APCD") as well as the State Air Resources Board ("ARB"). These agencies are charged with enforcing federal Clean Air

Act ("CAA") as well as the California Clean Air Act ("CCAA"), which imposes more stringent air quality standards than those set under federal law. APCD is principally responsible for regulating what is referred to as "stationary sources" of air pollution (e.g., power plants, refineries, oilfield facilities, manufacturing facilities and gasoline stations), while ARB regulates statewide mobile sources of pollution (e.g., vehicle, aircraft, boat and train emissions). In Ventura County, stationary sources account for approximately 14% of daily summer emissions compared to 85% for mobile sources. The County currently does not meet the state ozone or particulate matter standards. As noted above, the County's non-compliance with state ozone standards is deemed "severe."

c. Analysis. The 2007 AQMP addresses programs intended to bring the County within air quality standards. Although there is no deadline for meeting the State ozone standards, the ARB requires that the APCD reduce ozone levels in excess of the state one-hour standard from the average 1986-1988 levels in gradual increments. By the final target date of 2000 prescribed by ARB, the County had reduced exposure to ozone by 94% compared to the 2000 "area-weighted" exposure target of 50%. By 2005, ozone exposure had been reduced by 98%. In the future, APCD has forecasted additional improvement in air quality through 2012. By 2012, smog precursors (ROG and Nox) will have been reduced by 13.59% and 19.92%, respectively. These forecasts are based upon a complicated model which includes population growth. The forecast predicts a County population growth factor of 1.13% per year by 2012 relative to the 2002 base year, and a growth rate of 1.13% per year for dwellings. The data source for these assumptions is provided by the SCAG Regional Transportation Plan which utilizes a common (Integrated Growth Forecast) methodology upon which RHNA numbers are distributed among participant jurisdictions.

d. Findings. The City's Growth Management Plan and associated policies in the Ojai General Plan link population growth to increases in air pollution. Although counterintuitive, dramatic improvement has been realized in the County's air quality since 1986 despite a 32% increase in total population from 618,880 persons in 1987 and 817,315 persons in 2006. This is explained by increased restrictions on automobile emissions over the same time period; regulations over which the City neither has control nor the authority to implement. Furthermore, Ojai's air quality is largely influenced by geographic and climatic conditions that transport ozone from population outside of the City. These facts notwithstanding, the City's moderation of population growth through limits on annual permit allocations dovetails with the AQMP that promotes air quality improvement in gradual increments. Until the County is no longer deemed a "severe" non-attainment area (with Ojai and Simi Valley having the highest ozone concentrations), the City growth management policies affirmatively further State and Federal air quality goals. Absent full attainment, the community's health and safety is at risk.

e. Source Documents. Draft Air Quality Management Plan, Ventura County, 2007; Resource Constraints Analysis, City of Ojai, April 23, 2008.

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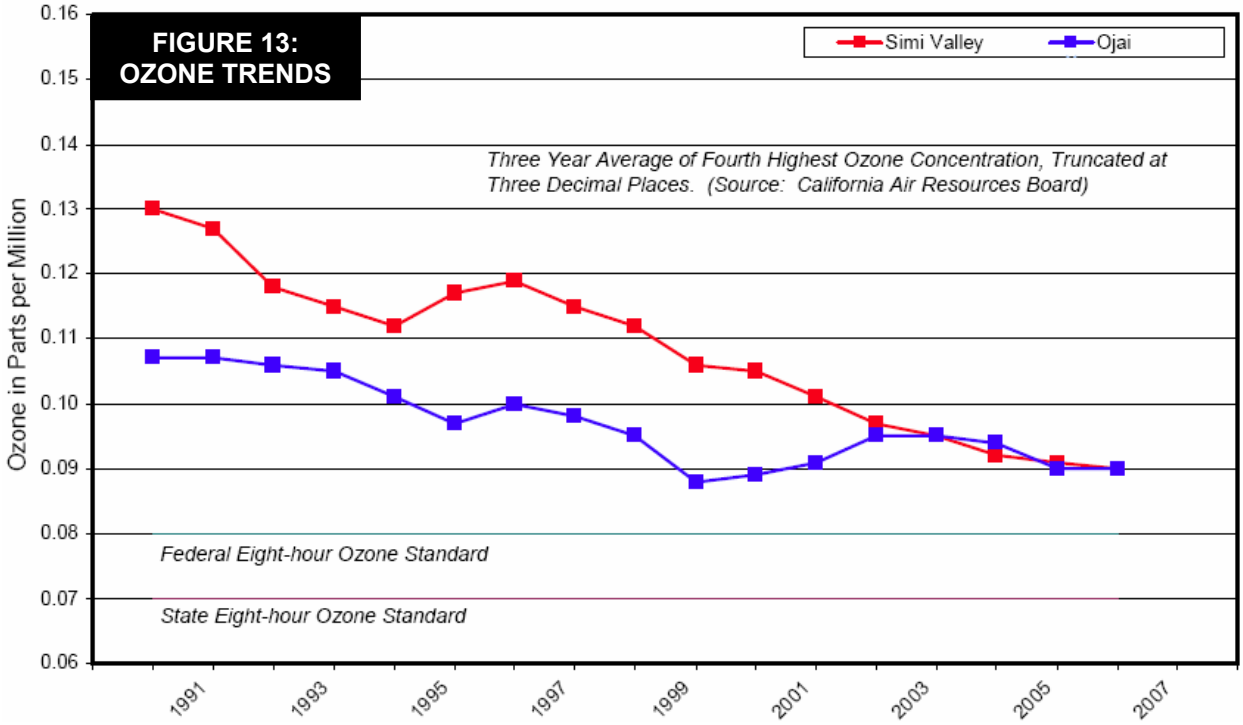


Transportation:

a. Background.

(1) Local Standards. The City's traffic level of service ("LOS") standards are set forth in the Circulation Element to its General Plan. The language relevant to Ojai is embodied in Policy CIR-1 which states that: "The minimum acceptable LOS along State Routes 33 and 150 would be LOS D, except for any segments or intersections operating below LOS D as of the date of adoption of this Circulation Element (May 13, 1997), in which case, LOS E is considered acceptable." Level of service ("LOS") is used by traffic engineers to rate a roadway's operating condition; the grading system from ranges from A (best) to F (worst). The City street network is dominated by a single east-west arterial, Ojai Avenue (SR150/33), which serves as the primary travel route through the City. All of the City's streets, with the single exception of Ojai Avenue, operate at an acceptable level of service (LOS C or better). As such, the ramification of adding new residential units is focused on Ojai Avenue from Gridley Avenue on the east to the State Route 150/33 intersection on the southwest. The Ojai Avenue segment from the "Y" intersection to Del Norte Road and the segment from El Paseo Road to Country Club Drive both operated at LOS E on May 13, 1997 during peak AM and PM travel times. These two road segments still operate at LOS E. However, no other segments of Ojai Avenue have since 1997 have approached this LOS threshold. In regard to intersection capacity, the majority of intersections along Ojai Avenue operate in the

LOS A-C range during the A.M. peak hours and the LOS A-D range during the P.M. peak hours. These levels meet the City's minimum standards as indicated above.

(2) Regional Standards. For traffic issues outside of the incorporated area of Ojai, County General Plan Circulation Element Policy 4.1.2.2. states that minimum acceptable levels of service for road sections and intersections within the Regional Road Network shall be, generally, LOS D for most thoroughfares and state highways, LOS C for all County-maintained roads and LOS E for State Route 33 between the end of the highway and the Ojai City limits. For roads within incorporated cities, the County's policy is to accept whatever road LOS designation is made by each city, so long as that city has entered into a reciprocal traffic mitigation fee arrangement with the County. In addition, the County Guidelines for preparation of EIRs provides that, if a discretionary project will add one or more A.M. southbound or P.M. northbound peak hour trips to the segment of State Route 33 within the unincorporated area of the County, the project is considered as a contributing to significant cumulative impact on this highway. In furtherance of General Plan policies of the County, the City has agreed to a reciprocal traffic mitigation fee program and has embodied Policy CIR-24 in its Circulation Element that largely replicates the County's threshold language for State Route 33. An exception to Policy CIR-24 is expressly provided for affordable housing projects that are needed to achieve adopted Housing Element goals.

b. Analysis. At present, two segments of Ojai Avenue are currently operating at or near their maximum LOS level, defined as 27,000 ADT for LOS F. Assuming that trip generation from new construction would be evenly split on Ojai Avenue between Del Norte and El Paseo Road, it appears that the Del Norte segment would reach the LOS F threshold (27,000 ADTs) when all units are completed. The El Paseo segment would approach the LOS threshold but still have residual capacity (25,600 ADTs). Ojai's EIR for its 1997 Land Use and Circulation Element used as a cumulative impact examination "full build out" of all remaining undeveloped property within the City. The EIR predicted that the "Y" intersection to Del Norte Road segment would reach LOS F before full build out (2050). The EIR recommended a number of mitigation measures to prevent this result. These measures were subsequently adopted as part of the Circulation Element and include: (i) construction of a "free" right turn lane from northbound SR33 to eastbound SR33, along with appropriate transition lanes; and (ii) upgrading Ojai Avenue from the "Y" intersection to Country Club Drive to a two-lane divided roadway section.

TABLE 62: EXISTING ROAD CONDITIONS	EXISTING ROADWAY OPERATIONS			
	Roadway Segment	Road Classification	Existing ADT	LOS
Ojai Avenue	Hwy 33 to Del Norte Road	2-Lane Arterial	25,500	E
Ojai Avenue	El Paseo Road to Country Club Drive	2-Lane Arterial	24,100	E
Ojai Avenue	Park Road to Bryant Street	2-Lane Arterial	13,200	D
Ojai Avenue	Bryant Street to Gridley Rad	2-Lane Arterial	8,400	B
Gridley Road	North of Ojai Avenue	2-Lane Collector	1,100	A

SOURCE: Miser Project Traffic and Circulation Study, Associated Transportation Engineers, December 7, 2005; Ventura County General Plan (Table 4.2.2), Planning Division, December 6, 2005; Year 2000 Monitoring Report, Ventura County Transportation Commission, 2000.

TABLE 63: RHNA TRIP GENERATION	RHNA NEW CONSTRUCTION (427 Dwellings)		
	Dwellings	ADT's	Total Trips
Market Rate Units			
Single Family	90	10	900
Multiple Family	83	8	664
Affordable Units			
Multiple/Mixed	204	6	1,224
Senior Housing	50	4	200
Trip Distribution			
EB Ojai Ave.	50%		1,500
WB Ojai Ave.	50%		1,500

SOURCE: Vehicular Traffic Generation Rates for the San Diego Region, San Diego Association of Governments, April 2002.

c. Findings. If the entirety of the City's assigned RHNA goals were to be satisfied through new construction alone, resulting trip generation would be approximately 3,000 per day (Table 63). Based on distribution assumptions described above, at least one segment of Ojai Avenue that currently operates at LOS E would reach the LOS threshold of 27,000. Attempting to forecast the impact on the City's street network if an additional 427 dwelling units were constructed by 2014 is extremely difficult. Major unknown factors include the site-specific locations where such units might be constructed and the ratio of single dwellings to multi-family units. Also, it is difficult to predict which occupants of these units will travel to Ventura, Oxnard or Santa Barbara to work each day or which will remain to work in Ojai or travel to Santa Paula. This is further complicated by data baseline data and modeling. These limitations notwithstanding, the figures appearing in Table 63 are believed to reasonably reflect the consequences of RHAN buildout.

d. Source Documents: Miser Project Traffic and Circulation Study, Associated Transportation Engineers, December 7, 2005; Ventura County General Plan, Planning Division, December 6, 2005; Ojai Valley Area Plan, Ventura County Planning Division, November 15, 2005; Resource Constraints Analysis, City of Ojai, April 23, 2008.

Financial:

a. Background. Opinion No. 03-104 issued by the Office of the Attorney General, State of California, on May 18, 2005, indicates that a lack of fiscal incentives, such as federal and state housing grants and programs, could be considered as a resource constraint on a community's housing goals. In past years, the City has utilized a state-mandated program (i.e., redevelopment low and moderate income housing fund, commonly referred to as "housing setaside") to support various affordable housing projects. This program requires that 20% of the property tax "increment" received by the City's Redevelopment Agency ("Agency") be allocated to the production of affordable housing. The City is also entitled to receive federal Community Development Block Grant ("CDBG") funding annually through the its "small cities" association with the Cities of Fillmore, Moorpark, Port Hueneme, Santa Paula, and the County of Ventura. On a competitive grant basis, the City is also eligible to seek federal HOME funds. Both federal sources may be used to finance a variety of affordable housing and relative activities for the specific benefit of target income groups.

b. Analysis. A review of the Agency's most recent adopted budget (2007-2008) indicates that the Agency's Affordable Housing Fund had a balance as of July 1, 2007 of $1,163,623.44. Of this amount, $500,000.00 has been "reserved" for a 50-unit affordable senior rental housing project, leaving a balance for affordable housing programs of $663,623.44. For the balance of the Housing Element planning period, an additional $2,087,469 in housing setaside funds are anticipated, bringing the total available to over $3 million. Other resources potentially available to the City include federal Community Development Block Grants totaling $500,000 and competitive HOME funds

totaling $2.3 million. Of these sources, tax increment and CDBG are formula based, whereas HOME funds are awarded on a discretionary basis.

c. Findings. The total amount of housing funds potentially available to the City total in excess of $3.5 million, compared to $1.1 million expended during the previous Housing Element cycle. The ratio of available funds to RHNA goals for target income groups translates to $9,565/unit in the previous Housing Element cycle compared to $13,780/unit that is forecast for the period of 2006 through 2014. This Financial capacity notwithstanding, the City is not obligated to spend any funds to affirmatively further the Housing Element: *"Nothing in this article shall require a city, county, or city and county to …expend local revenues for the construction of housing, housing subsidies, or land acquisition (GCS 65589(a)."* In conclusion, the availability of funds without the obligation to spend them makes money (as a "resource") inapplicable to the determination of RHNA capacity.

d. Source Documents. FY 2007-08 Operating Budgets, City of Ojai and Ojai Redevelopment Agency adopted FY 2007-08 Budget, June 2007; FY2005-06 Annual Plan, County of Ventura, April 2005; Resource Constraints Analysis, City of Ojai, April 23, 2008.

Land:

a. Background. Housing Element law expressly recognizes land as a "resource" and allows for the possibility that there may be insufficient capacity by which accommodate housing needs. Specifically, Government Code Section 65583 provides that: **"…***The housing element…shall include…an inventory of land suitable for residential development…(and) identify actions that will be taken to make sites available during the planning period …with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory. Where the inventory of sites…does not identify adequate sites to accommodate the need for groups of all household income levels…the (Housing Element) shall identify sites that can be developed for housing within the planning period …to…accommodate 100 percent of the need for housing for very low and low-income households…that shall be zoned to permit owner-occupied and rental multifamily residential use **by right** during the planning period."*

b. Analysis. As discussed in Part Two, Section V, the City has a hypothetical development capacity of between 242 and 551 above the current housing baseline. In addition, the City also has the land base to accommodate 759 second dwellings. With a 2006 baseline of 3,324 units, there is residual capacity for 514 additional dwellings under the current adopted General Plan. This figure is greater than the RHNA target of 433 units and is consistent with the analysis of development potential at current zoned densities. Although the analysis of development capacity squares with the RHNA goals, the numbers alone do not evidence adequacy to meet the needs of

target income households. Specifically, the density of development permitted by existing zoning falls considerably below the State's benchmark threshold of 20 units per acre. With the assistance of a Council-appointed Housing Element Task Force, 22 vacant and underutilized sites were identified as suitable candidates for up-zoning. Depending upon what density these sites are built to, the total new construction development potential ranges from 862 to 1,369 dwellings, well in excess of the RHNA goal for very low and low income households at 164 units.

c. Findings. While sufficient land is available to meet total RHNA goals, rezoning to a minimum of 20 units/acre accommodate164 units of very low and low income would conflict with community scale and context. Overall, the community of Ojai is developed to a density of two dwellings/acre, far less than the density prescribed by the State necessary to achieve affordability. There are only two examples where properties of greater than one acre have been developed to the State threshold: a 101-unit senior affordable housing project and a 21-unit affordable family apartment complex. More significantly, accomplishments realized in during the past Housing Element cycle evidences the ability to produce affordable housing at densities below the State threshold of 20 units/acre; specifically, Sycamore Homes, a 23-unit single family affordable project developed at a density of eight units/acre. These findings give rise to a blended approach that addresses RHNA through a combination of means rather than strict reliance on new construction and upzoning.

d. Source Documents: Policy Foundation – Housing Update for the City of Ojai, Thomas E. Figg, Consulting Services, October 2007; Final EIR for City of Ojai General Plan Land Use and Circulation Elements, City of Ojai, May 13, 1997; Resource Constraints Analysis, City of Ojai, April 23, 2008 .

Summary: In summary, water availability and roadway capacity pose the most significant potential impediments to housing production. If the entirety of the City's assigned RHNA goals were to be satisfied through new construction alone, the resulting population growth could compromise public health and safety by exceeding prescribed "safe yields" and congestion management thresholds. Furthermore, densities of 20 units/acre are clearly incongruent with the community's small town scale and character. 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 embodied in the Housing Plan set forth in Part One, Section III:

- Facilitate RHNA 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 occu-

pants; 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; (ii) implement the San Antonio groundwater recharge project to increase basin capacity; and (iii) 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 Cal Trans 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 SR33 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 Hwy 33 throughout the Ojai Valley.

APPENDIX A

DETAILED DEVELOPMENT CAPACITY ANALYSIS

DEVELOPMENT POTENTIAL BY ZONE DISTRICT					
Zoning	**Attributes**	**Undeveloped**	**Underutilized**	**Developed**	**Intensity**
AG	Parcels	6	2	3	50%
	Acres	43	16	20	
	Existing	-	-	2	
	Maximum	8	2	4	
	Realistic	8	2	2	
BP	Parcels	16	6	24	100%
	Acres	4	3	14	
	Existing	-	2	11	
	Maximum	-	2	11	
	Realistic	-	2	11	
C-1	Parcels	33	26	103	31%
	Acres	55	12	43	
	Existing	-	8	36	
	Maximum	33	27	117	
	Realistic	33	27	36	
I-R-1	Parcels	1	-	5	0%
	Acres	2	-	12	
	Existing	-	-	-	
	Maximum	1	-	5	
	Realistic	-	-	-	
I-R-2	Parcels	1	-	-	0%
	Acres	40	-	-	
	Existing	-	-	-	
	Maximum	20	-	-	
	Realistic	-	-	-	
I-R-3	Parcels	4	2	3	3%
	Acres	7	9	299	
	Existing	-	-	1	
	Maximum	4	2	31	
	Realistic	4	2	1	
M-1	Parcels	13	4	43	12%
	Acres	21	2	27	
	Existing	-	1	5	
	Maximum	13	4	43	
	Realistic	13	4	5	
OS	Parcels	1	-	1	0%
	Acres	32	-	195	
	Existing	-	-	-	
	Maximum	1	-	1	
	Realistic	-	-	-	

DEVELOPMENT POTENTIAL BY ZONE DISTRICT					
Zoning	**Attributes**	**Undeveloped**	**Underutilized**	**Developed**	**Intensity**
P-L	Parcels	59	2	23	86%
	Acres	373	4	55	
	Existing	-	-	106	
	Maximum	59	2	123	
	Realistic	58	2	106	
R-0	Parcels	17	21	219	51%
	Acres	14	10	122	
	Existing	-	21	239	
	Maximum	51	38	472	
	Realistic	37	30	239	
R-0-1	Parcels	30	22	264	61%
	Acres	32	31	342	
	Existing	-	25	272	
	Maximum	43	40	445	
	Realistic	36	36	272	
R-0-1/2	Parcels	1	2	18	77%
	Acres	0	1	9	
	Existing	-	3	20	
	Maximum	1	3	26	
	Realistic	1	3	20	
R-0-2	Parcels	8	1	20	33%
	Acres	18	2	81	
	Existing	-	-	17	
	Maximum	15	2	51	
	Realistic	10	1	17	
R-0-2	Parcels	8	-	47	75%
	Acres	17	-	168	
	Existing	-	-	46	
	Maximum	10	-	61	
	Realistic	10	-	46	
R-1	Parcels	30	112	1,009	88%
	Acres	11	22	211	
	Existing	-	114	1,027	
	Maximum	57	131	1,173	
	Realistic	57	131	1,027	
R-2	Parcels	13	42	363	55%
	Acres	12	8	88	
	Existing	-	46	575	
	Maximum	112	89	1,055	
	Realistic	85	77	575	

DEVELOPMENT POTENTIAL BY ZONE DISTRICT					
Zoning	**Attributes**	**Undeveloped**	**Underutilized**	**Developed**	**Intensity**
R-3	Parcels	3	2	22	60%
	Acres	0	0	3	
	Existing	-	3	31	
	Maximum	8	7	52	
	Realistic	5	4	31	
R-S	Parcels	-	-	1	0%
	Acres	-	-	4	
	Existing	-	-	-	
	Maximum	-	-	64	
	Realistic	-	-	-	
VMU	Parcels	18	47	246	67%
	Acres	3	10	48	
	Existing	-	45	372	
	Maximum	32	102	556	
	Realistic	30	98	372	
Total	Parcels	261	291	2,414	64%
	Acres	643	131	1,741	
	Existing	-	268	2,760	
	Maximum	468	451	4,290	
	Realistic	387	419	2,760	

SOURCE: County of Ventura, Assessor's Office, Parcel Data Base, Roll for 2006.

NOTES:

1. **Existing** = Number of dwellings that currently exist according to Assessor Parcel Data and City Building Records.
2. **Maximum** = Maximum number of dwellings that are possible at the maximum allowable density of each parcel.
3. **Realistic** = Forecasted number of dwellings based on a combination of zoning and the actual intensity of existing developed parcels within each respective zone district.

DEVELOPMENT POTENTIAL – PARCEL INVENTORY										
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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

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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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:

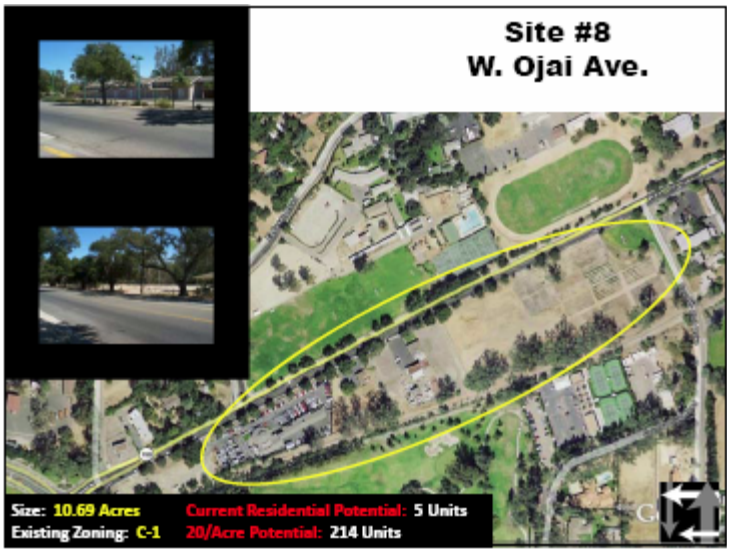
1. See "Development Potential by Zone District" for an explanation of terms and methodology.
2. Column AA classifies the development status of each parcel according to the following abbreviations:
   D = Developed
   U = Underutilized
   V = Vacant
3. Columns BB through DD classify the development potential 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 B

SITE SUITABILITY

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 City has conducted exploratory discussions with the District on possible partnership opportunities and the District is expected to officially declare the property

Site #7 is wedge shaped commercially zoned 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 resi-



Site #8 consists of several separate legal parcels, all but one of which is owned by the Ojai Valley Inn. The easterly half of the site is entirely vacant; the westerly half consists of a vacated automobile dealership and a small warehouse/fabrication building. The City has conducted exploratory discussions with the Ojai Valley Inn on possible workforce housing opportunities.

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, coupled with potential tax increment resources of the Redevelopment Agency, make the site an ideal Demonstration Project candidate. Vegetative and slope constraints translate to a potential devel-

Site #16 is used as contractors' service yard and is largely void of structural improvements. Industrial properties are the least developed of all non-agricultural and open space land uses within the City. The Bryant Street area has been previously considered for the development of senior housing and Site #16 is well situated for the purposed developing workforce dwell-

Site #18, like Site #8, is owned by the Ojai Valley Inn, and lends itself to the development of workforce housing. The site is presently improved with a small residential structure that is used for ancillary purposes in association with Inn operations. By comparison, the site has the potential for up to 86 units.

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 designated Project Area and is considered extremely blighted, thereby making it an ideal candidate for redevelopment.

APPENDIX C

DESIGN GUIDELINES

Sec. 10-2.2004. Standards.

In reviewing project applications subject to the provisions of Section 10-2.2003, the Director, Commission and the Council shall be guided by the purposes of this article, the general standards set forth in this section and such written policies as the Commission from time to time may adopt consistent with such purposes and standards.

(a) All buildings shall be designed in accordance with recognized principles of architectural design and shall harmonize with or complement adjacent or nearby principal structures. Nearby structures which are obsolete or of no architectural importance may be disregarded.

(b) The overbuilding of a site shall be discouraged. The provision of open areas that will permit suitable landscaping complementary to the proposed design, such as front setbacks, walls, courts, patios, planters, window boxes and the like are elements that will contribute substantial economic benefits to the owner and enhance the beauty of the neighborhood.

(c) The Commission recognizes the requirements of contemporary, business and society and that modern methods of construction and new materials make possible many solutions of a design consistent with these standards and the purposes of this article, and the Commission does not intend to restrict ingenuity provided the design is compatible with adjacent or nearby principal structures. "False-front" designs shall be discouraged.

(d) The choice of materials, such as stucco or masonry walls in light tones and irregular textures with roofs of tile or other coarse material, should reflect the inherent character of the building. Harsh, boxlike forms, the extensive use of glossy surfaces, bright metals or strong and glaring colors are not generally consistent with the purposes of this article and will not be favorably considered.

(e) The design of signs and other advertising media should harmonize with and be subordinate to the building served.

(f) The color of the building and trim is of utmost importance in relating a building to its surroundings. Proper study of the color scheme will result in improved aesthetic values that will reflect true value in the property to the owner and to the community. Soft, muted colors will receive most favorable consideration.

(g) Buildings and structures proposed to be erected in manufacturing zones shall reflect compliance with the policies set forth in this section consistent with the limitations of the structure, with due consideration of screen planting and other similar devices to improve the appearance of the property.

(h) The area surrounding the central business district, through the original construction of the Arcade and adjacent buildings, has established an architectural character which is known far and wide, and its perpetuation is important to the people of the City. Therefore, design guidelines have been established where special emphasis has been placed on maintaining a harmonious design in keeping with, and complementing, the existing patterns of the central business district. This does not mean the literal copying of existing styles, but rather the maintenance of appropriateness and harmony in relation to the existing buildings of traditional significance in the area. Such buildings can still be functionally planned and be appropriate to the needs of changing times, but with emphasis on the selection of materials and colors as suggested in this section. Adherence to these principles will be of major influence in determining the acceptability of a proposed design.

APPENDIX D

CANDIDATE PROPERTIES FOR AFFORDABILITY COVENANTS

	ASSESSOR PARCEL NO.	PROPERTY SITUS ADDRESS				NO. OF DWELLING UNITS
		No.	Dir	Street	Type	
5-9 Unit Apartment Properties						
	200181120	405	W	EL PASEO	RD	7
	210044110	506	N	SIGNAL	ST	9
	210063110	106	N	OAK	ST	7
	210073250	220	E	OAK	ST	5
	210105060	110		MATILIJA		4
	230141330	111		BALD	ST	6
	220090250	516	E	OAK	ST	8
	220090450	601		GRAND	AV	4
	210072060	301	N	SIGNAL	ST	9
10+ Unit Apartment Properties						
	200071470	607		EMILY	ST	10
	210033050	102	W	SUMMER	ST	21
	210044180	215		SUMMER	ST	14
	210044190	512	N	SIGNAL	ST	10
	210074140	208	E	ALISO	ST	10
	210082160	405	E	OAK	ST	16
	210131010	703	N	VENTURA	ST	34
	220051080	614		GRAND	AV	11
	230030150	408		COUNTRY CLUB	DR	12
	230142090	110		BALD STE E	ST	10
4 Unit Mixed Use Properties						
	200203060	402		EL PASEO	RD	4
	210034190	505	N	VENTURA	ST	4
	210034220	501	N	VENTURA	ST	4
	210034230	503	N	VENTURA	ST	4
	210074160	302	N	SIGNAL	ST	4
	220140520	503	E	ALISO	ST	4
	210052050	604	N	MONTGOMERY	ST	4
	210091010	402		FRANKLIN	DR	4
	210092010	408-410		MONTGOMERY	ST	4
	220140630	605	E	OAK	ST	4
	210051250	610		LION	ST	4
	210043040	211		GRAND	AV	4
	210071080	106	E	OAK	ST	4
	210082060	409	E	OAK	ST	4
	210111070	204	N	VENTURA	ST	4
	230141310	607		PEARL	ST	4
	280080040	1610		GRAND	AV	4
	210071030	109	E	EUCALYPTUS	ST	4
Total						279

SOURCES: County of Ventura, Assessor's Office, Parcel Data Base, Rolls for 2006. City of Ojai, Community Development Department, Building Records.
NOTES: No. of dwelling units for the category "4 Unit Mixed" is an estimated based on Assessor Use Codes. Figures for 5-9 Unit Apartment Properties and 10+ Unit Apartment Properties are derived from City records.

APPENDIX E

SECOND UNIT AMNESTY PROGRAM GUIDELINES

DRAFT

SECOND DWELLING AMNESTY PROGRAM GUIDELINES

Program 9 of the 2006 – 2014 Housing Element

Preliminary Draft – Subject to Change (Current as of June 18, 2012)

GENERAL DESCRIPTION

The Second Unit Amnesty Program ("**Program**") is a means by which to legalize dwellings that have been constructed without benefit of permits and are not recognized in the City's inventory of housing. The **Program** is operative for a limited time only and applications will only be processed between the period of January 1, 2012 and June 30, 2014. On and after July 1, 2014, unpermitted second dwellings will be subject to: (i) all Ordinances then in effect including, but not limited to, all permit fees, building construction standards and zoning requirements that otherwise apply to new second dwellings; and (ii) penalty assessments as established by the City Council.

ELIGIBILITY CRITERIA

Eligible Applicant. An **Eligible Applicant** must be the owner of the **Qualifying Property** on which**Eligible Dwellings** are located. **Eligible Dwellings** may either be Second Residential Units or Guest Houses, as such terms are defined in the Ojai Municipal Code. Unpermitted garage conversions are expressly prohibited.

Qualifying Property. **Qualifying Property** consists of **Eligible Dwellings** that: (i) are located in an A, VMU, O or R zone district; (ii) are accessory to a primary dwelling on the same site; (iii) provide complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation and parking, and if attached to the primary dwelling, are without interior access to the primary dwelling; (iv) have been constructed before January 1, 2006; (v) do not have a street address lawfully issued by the City; and (vi) no record of the unit appears in either the City building permit or County assessor files.

Program Standards. **Qualifying Property** may comply with the terms and conditions of the **Program** rather than the requirements for new Second Residential Units or Guest Houses described in the Ojai Municipal Code. At a minimum: (i) the **Qualifying Property** must comply with the **Property Standards** adopted for the **Program**; (ii) the property owner (as the **Eligible Applicant**) must adhere to the **Occupancy Requirements** specific to the **Qualifying Property;** (iii) the **Application Process** must be completed in a timely and proper manner; and (iv) an **Amnesty Permit** must be issued on or before June 30, 2014.

PROPERTY STANDARDS

Uniform Housing Code: At a minimum, **Qualifying Property** must conform to the minimum requirements of the Uniform Housing Code in which the following basic standards shall apply:

a. **Ceiling Height.** Ceiling heights are required to be seven feet, six inches in all areas except kitchens, bathrooms, and hallways where they may be as low as seven feet.

b. **Windows in Sleeping Rooms.** All bedrooms or rooms used for sleeping purposes must have a window or door that leads directly to the outside.

c. **Light and Ventilation.** Windows need to be provided. Under the regular building code, 10% of the floor area must be in windows, half of which must be openable; the State Historical Building Code allows 6%.

d. **Fire-Rating.** There can be no openings between the garage and a bedroom.

e. **Exits.** Each unit must have an exit to the street. An exit through a garage is permitted.

f. **Heating.** Heat must be provided to all habitable areas, and dwelling units are not permitted to share circulated air (a forced-air furnace cannot blow the same air between dwelling units).

g. **Minimum Room Area**. No room (except a kitchen) may have a dimension of less than seven feet in any direction and no room may have a floor area of less than 70 square feet.

h. **Adequate Light and Ventilation.** Light and ventilation may not be obstructed by any overhang that extends more than seven feet from the face of the wall above the window or door opening.

Public Safety Requirements: *(Note: The following Public Safety Requirements are preliminary and subject to further specification and approval by the agencies having jurisdiction.)*

a. **Fire Suppression.** The **Amnesty Unit** must comply with all current Ventura County fire safety standards, with the following exception: units with a floor area less than 600 square feet, located at least six feet from any adjacent structure, and within a 500 foot proximity to a fire hydrant capable of flowing 500 gallons-per-minute for a duration of 2 hours shall be exempt from required automatic fire sprinklers.

b. **Water/Sewer Service.** The **Eligible Applicant** must show evidence that water and sewer service is available from the Golden State Water Company and Ojai Valley Sanitary District. In addition, the **Amnesty Unit** must be retrofitted with low-flow plumbing fixtures. If the Amnesty Unit is currently is currently served by an onsite wastewater (septic) system, the **Eligible Applicant** must comply with safety standards specified by the Ventura County Environmental Health Department.

c. **Flood Hazard.** If the **Qualifying Property** is located within a Special Hazard Flood Area, the **Amnesty Unit** must comply with the flood hazard requirements prescribed in Title 9, Chapter 9 of the Ojai Municipal Code. Compliance may require the **Amnesty Unit** to have the lowest floor at or above the Base Flood Elevation (BFE) or comparable protections of life and property.

d. **Utility Connections.** All utilities (including gas, electric, water and sewer) serving the **Amnesty Unit** must have common service connections with the primary dwelling.

Modified Zoning Regulations: At a minimum, **Qualifying Property** must conform to the requirements set forth in Section 10-2.1709 of the Ojai Municipal Code with the following exceptions:

a. **Discretionary Review. Amnesty Permits**, including exceptions in zoning regulations allowed under the **Program**, shall be processed as ministerial permits without discretionary review or hearing.

b. **Lease Term.** There shall be no limit on the length of occupancy or rental contract on any **Amnesty Unit**.

c. **Location.** An **Amnesty Unit** may be either a detached or an attached dwelling located within an A, VMU, O or R zone district.

d. **Exterior Design.** No exterior design or architectural standards shall apply to any **Amnesty Unit**, nor shall the City's design review permit requirements apply.

e. **Lot Size.** The minimum lot area on which the **Amnesty Unit** is located may be less than 8,500 square feet in the VMU zone and less than 10,900 square feet in the A, O and R.

f. **Floor Area.** The maximum size of the **Amnesty Unit** may exceed 640 square feet, up to a maximum of 50% of the floor area of the principal residence.

g. **Setbacks.** The **Amnesty Unit** may encroach into required rear and side yard setbacks, but no closer than five (5) feet. Within the VMU zone, setbacks may be further reduced subject to construction of properly rated fire separation walls.

h. **Parking.** The **Amnesty Unit** may satisfy its parking requirement through common use of parking provided for the primary residence or use of on-street parking.

APPLICATON PROCESS

Required Permits. Each second unit on **Qualifying Property** must obtain an **Amnesty Permit** from the City. Applications must be received by the City and deemed complete on or before December 31, 2013. Applications filed after this date will not be accepted for processing. If subsequent inspection determines that corrective work is necessary to bring the unit into compliance with the **Property Standards**, supplemental permits may also be required by operation of the Ojai Municipal Code. The protections and advantages of the **Program** shall only apply to **Qualifying Property** for which an **Amnesty Permit** is issued on or before June 30, 2014.

Completed Application. Applications shall be filed with the City's Community Development Department. The following items are required to make an application complete: (i) properly completed application form; (ii) site and floor plan showing property lines, location of main residence and second unit, locations of parking spaces, size and internal layout of the **Amnesty Unit**; (iii) proof that the **Amnesty Unit** was in existence prior to January 1, 2006; (iv) certification that the **Eligible Applicant** resides on the **Qualifying Property**; and (v) a completed "Self Assessment Inspection Form" that evidences compliance or conditional compliance with the **Property Standards**.

Property Inspection. Once an application is deemed complete, rudimentary information will be verified by Community Development staff. Upon a determination that the application appears compliant with basic **Eligibility Criteria**, an inspection of the **Qualifying Property** will be made by the City Building Official to ascertain compliance with the **Property Standards.** The results of this inspection will be communicated to the **Eligible Applicant** in writing. An **Amnesty Permit** will be issued upon verification by the Building Official and Community Development staff that all corrective work and conditions of eligibility have properly satisfied.

Permit Fees. **Amnesty Permit** applications submitted and found to be complete between January 1, 2012, and December 31, 2013, shall be subject to all fees in effect as of the estimated date of construction so long as an **Amnesty Permit** is issued on or before June 30, 2014. **Eligible Applicants** shall also be subject to all fees charged by other agencies such as the Ojai Unified School District, Ojai Sanitary District and Golden West Water Company; ee reductions (if any) are at the discretion of those agencies.

Financial Assistance. The City, independent of the **Program**, operates a housing rehabilitation program for which the **Eligible Applicant** may qualify to undertake improvements to the **Qualifying Property**. For further information on eligibility requirements and funding availability, please contact HELP of Ojai, (805) 640-3320. In exchange for financial assistance, the **Amnesty Unit** shall be subject to **Affordability Covenants** which limit the rent (for a minimum of duration of 20 years) to an amount not exceeding a sum equal to 15% of the area median income adjusted for family size appropriate to the **Amnesty Unit**.

Confidentiality. All information obtained in connection with applications for an **Amnesty Permit** will remain confidential and will not be placed in the building file for subsequent code enforcement action or in any way "cloud" title to the **Qualifying Property**. At such time as the Building Official issues the results of its inspection of the **Qualifying Property**, the Building Official shall advise the **Eligible Applicant** regarding the observed presence of serious threats to health or safety (if any). Such statements are advisory only and it shall be incumbent upon the Eligible Applicant to undertake corrective measures as necessary to protect life and property.

PROGRAM IMPLEMENTATION

Report of Building Records. Commencing July 1, 2014, all properties shall be subject to a Report of Building Records Ordinance. At the time of entering into an agreement of sale or exchange of any residential building or commercial building on or after July 1, 2014, the owner or his authorized representative shall inform the purchaser of the purchaser's right to compel the owner to obtain from the City a report of the residential or commercial building record prior to the consummation of the sale, showing the regularly authorized use, occupancy, and zoning classification of such property (including, but not limited to, evidencing whether a Second Dwelling or Guest House is lawfully permitted.

Penalty Assessments. On and after July 1, 2014, unpermitted Second Dwellings and Guest Houses will be subject to: (i) all Ordinances then in effect including, but not limited to, all permit fees, building construction standards and zoning requirements that otherwise apply; and (ii) penalty assessments as established by the City Council.

APPENDIX F

SECOND DWELLING AF-FORDABILITY ANALYSIS

TABLE 1: CURRENT RENTAL RATES		
No. of Bedrooms	0	1
Median Rental Rates		
All Utilities Paid by Owner	$850	$1,215
S/W/T Paid by Owner	$863	$875
All Utilities Paid by Tenant	$925	$1,400
Overall Median Rent	$863	$995
Utility Costs		
Sewer/Water/Trash	$ 36	$ 49
All Utilities Paid by Tenant	$ 96	$ 125

TABLE 2: INCOME AND COST FACTORS		
Household Size	1	2
Median Income	$ 60,250	$ 68,900
Housing Cost Limit		
Extremely Low	$ 452	$ 517
Very Low	$ 753	$ 861
Lower	$ 904	$ 1,034
Moderate	$ 1,657	$ 1,895

TABLE 3: AFFORDABILITY GAP		
All Utilities Paid by Owner		
Extremely Low	$ (398)	$ (698)
Very Low	$ (97)	$ (354)
Lower	$ 54	$ (182)
Moderate	$ 807	$ 680
S/W/T Paid by Owner		
Extremely Low	$ (471)	$ (434)
Very Low	$ (169)	$ (90)
Lower	$ (19)	$ 83
Moderate	$ 734	$ 944
All Utilities Paid by Tenant		
Extremely Low	$ (569)	$ (1,008)
Very Low	$ (268)	$ (664)
Lower	$ (117)	$ (492)
Moderate	$ 636	$ 370

TABLE 4: AFFORDABILITY DISTRIBUTION	No. of Bedrooms		
	0	1	Total
All Utilities Paid by Owner			
Extremely Low			0
Very Low		2	2
Lower	3	2	5
Moderate		5	5
Other		1	1
Total	3	10	13
S/W/T Paid by Owner			
Extremely Low			0
Very Low		1	1
Lower		6	6
Moderate	2	2	4
Other			
Total	2	9	11
All Utilities Paid by Tenant			
Extremely Low			0
Very Low			0
Lower	1		1
Moderate	2	6	8
Other		3	3
Total	3	9	12
Total (Numeric)			
Extremely Low	0	0	0
Very Low	0	3	3
Lower	4	8	12
Moderate	4	13	17
Other	0	4	4
Total	8	28	36
Total (Percentage)			
Extremely Low	0%	0%	0%
Very Low	0%	11%	8%
Lower	50%	29%	33%
Moderate	50%	46%	47%
Other	0%	14%	11%
Total	100%	100%	100%

SOURCES & NOTES

Sources:
1. Table 1 - Current Rental Rates: Coldwell Banker, The Propety Shoppe - Ojai, February 11, 2010. Utility Costs: Ventura County Areawide Housing Authority, 2009.
2. Table 1 - Utility Costs: Area Housing Authority of the County of Ventura, Allowances for Tenant-Furnished Utilities and Other Services, February 11, 2010.
3. Table 2 - Income and Cost Factors: California Department of Housing and Community Development, April 2009, and California Health and Safety Code.

Notes:
1. Median Rental Rates listed in Table 1 reflect median prices of the data base referemced in Source #1 above. Utility Costs encompass: (i) natural gas for heating, cooking and water heating; (ii) electric for other energy costs; and (iii) municipal costs for water and trash collection.
2. Figures listed in Table 2 reflect income limits effective April 2009. Housing Cost Limits are calculated according to formulas contained in the California Health and Safety Code.
3. Figures listed in Table 3 reflect the difference between Housing Cost Limits and Current Rental Rates dependiing amount and responsibility for utilities.
4. Figures listed in Table 4 represent the number of rental unts included in data base per Table 1 (see Source #1 above).
5. Percentages listed at the bottom of Table 4 represent the distribution of 2nd dwelling units (per the data base in Table 1 - see Source #1 above) according to affordability among the income groupings.

	TABLE 4: MAXIMUM AFFORABLE RENT	
All Utilities Paid by Owner		
Extremely Low	$ 452	$ 517
Very Low	$ 753	$ 861
Lower	$ 904	$ 1,034
Moderate	$ 1,657	$ 1,895
S/W/T Paid by Owner		
Extremely Low	$ 392	$ 441
Very Low	$ 693	$ 785
Lower	$ 844	$ 958
Moderate	$ 1,597	$ 1,819
All Utilities Paid by Tenant		
Extremely Low	$ 356	$ 392
Very Low	$ 657	$ 736
Lower	$ 808	$ 909
Moderate	$ 1,561	$ 1,770

	RENT	LOCATION/DESCRIPTION
STUDIO UNITS	$800	Charming Studio Apt., Utilities & Cable/Internet, suitable for single, Saltillo Tile Floors, N/S, N/drugs/parties - 646-8576
	$850	Charming upstairs Studio in town, Kitchen, Balcony, utilities - Call Lou 805/698-6697
	$900	Newer detached Studio downtown - Utilities, N/S, N/P - 805/646-7229 (agent)
	$850	Studios (1/2 mo. Free) Downtown Ojai - storage&Patios, SWT paid, Laundry Facilities on-site - Becker Group 653-6794 (agent)
	$875	Studio,GWT paid, Now leasing, vaulted ceilings, patio/ views, laundry on site Ojai Mira Monte Apts., move in special - 805/649-9800 Lisa
	$675	Detached Studio Apt. on Matilija St. near Park Road - Call 805/816-5766
	$925	Charming Studio on 1.5 ac. Hacienda Estate, Park-like atmosphere, Patio, Yard, Private entry, N/S,N/P 805/646-5504
	$1,100	Quiet East End Studio/Cottage, lrg. Kitchen & full Bath, woodburning stove, W/D H/U - Call Tom 805/798-4594
1 BEDROOM UNITS	$675	1 Bdrm. Incl. utilities, N/P, Male preferred - avail. 3/1 - Call 805/218-5220
	$850	1+1 Single - Utilities incl., Encl. back yard, pet okay, shared W/D, Storage - 805/886-6078
	$950	East End - Small 1+1 Basement Guest Apt. Light, Pool, Utilities - Call 310/871-1704
	$995	Rustic 1+1 Apt. - Spacious, Upstairs, Balcony w/mountain view, all utilities, carport, small yard, fridge & laundry, N/S, N/P - 646-3587
	$1,100	1+1 furnished Apt., full Bath, Dining & full Kitchen, Central H&A, Ojai location, all utilites, feale pref., N/P,N/S,N/D - 646-1107
	$1,330	Enchanting Artisan Cottage - 1+1, Utilities, Services, walk-in closets, N/S, off street parking, on 1 ac. Skyline estate - appt. Holly 805/649-8609
	$1,375	1 bdrm. Plus Bonus Room, Appl., W/D, Utilities, N/S, N/P - Charlene 640-0485
	$1,400	1+1, utilities incl., newly remodeled apartment, 2 private courtyards on lovely spacious parcel adajacent of Blue Iguana - 805/794-2837
	$1,675	1+1+Office Guest House on Private Estate, Upper Foothill Rd. lots of windows, wood floors, F/P, W/D, Utilities, N/S - 805/798-3424
	$2,950	Spacious, upscale, furnished 1 bdrm apt. wood-burning F/P, hdwd. Floors, utilities - Blue Iguana - call 794-2837
	$725	Ojai 1+1 Duplex, water/trash paid, N/lrg. Pets - 805/640-1454
	$850	Great Starter! 409 E. Oak St. #A - 1+1, Stove, Frig., Water, Trash, Gardener included - 805/648-1851 (agent)
	$850	Spacious 1+1 Studio suitable for 1 Adult, N/P, N/S, water/trash/cable included - 805/646-8859
	$850	1+1 Ojai Apt. - 408 Country Club Dr., near Ojai Valley Inn, water/rash paid, Carport, Laundry - 85/648-1851 (agent)
	$875	1+1 GuestHouse near Arcade, A/C, G/W/T paid, Single or couple, N/P, N/S - 640-0402 or 760-7284
	$875	408 Counry Club Dr. - 1+1 Apt. - window coverings, water/trasj paid, carport, laundry room - 648-1851 (agent)
	$950	Furnished (or non) 1+1 Apartment, W/D, small yard, small dog okay, some storage, trash paid - 640-5695 or 607-9496
	$995	1+1 Private, GWT paid, now leasing, quiet, great vieiws, Pool, Laundryon site - Ojai Mira Monte Apts, move in special - 805/649-9800
	$1,195	1+1 Upper Ojai Stone Cottage, recent remodel, rural, private, water/trash incl., NS/NP, WD H/U, DirecTV&Internet avail. - 805/340-9192
	$795	1+1 upstairs apartment, 1-Car Garage, sm. Yard, N/S, N/P - 213 E. Eucalyptus St. #D - 805/320-2004 (agent)
	$950	1+1 Guest Cottage - fresh paint, private, all amenities: washer,dryer,stove,frig. - open beam ceiling/skylights - 646-7781 or 602/319-1274
	$950	1+1+Patio on Park Road, private yard, Deck, Laundry, Pet? Call 798-7197
	$1,200	1+1 home on 1/3 ac., just renovated, includes range, frig., microwave, washer, BBQ, Trees, Fenced - 805/646-4816
	$1,400	1+1 Gated Cottage, N/S,D,P, 1st & security - Call 649-2530
	$1,650	1+1, highbeam ceilings, fireplace, sep. entrance, garage, back porch, washer/dryer - 300 Longhorn Ln. - 805/798-0911
	$1,850	Newer 1 + 1 w/wraparound deck, privacy, storage, pets?, fully furnished, hdwd. Floors, new appliances, W/D, on Creek Rd. - 649-5558
	$2,000	1+1+Den, Full Kitchen, Heat & Air, 4 Ac. Property, Fruit Trees, Veg. Garden - Call 323/938-3562
	$2,850	1+1 Bungalow, remodeled, furn., 10 min. to downtown, on private estate, Garden, 794-2837, iguanapwr1ataol.com

Source: Coldwell Banker, The Property Shoppe - Ojai, February 11, 2010.
Note: The analysis of 2nd Unit Affordability is limited to studio and one bedroom units reported by Coldwell Banker located within the City of Ojai.

APPENDIX G

BIBLIOGRAPHY

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