



# APPENDIX A : OPPORTUNITY SITES INVENTORY

The Opportunity Sites Inventory serves as a summary of the parcels the city has identified for potential residential development to meet its RHNA obligation.

This Appendix consists of the Opportunity Sites Inventory Table, Opportunity Sites Mapbook, and a Data Dictionary.

## **Opportunity Sites Inventory Table**

This table presents each of the parcels identified for potential residential development. Adjacent parcels are grouped together as numbered Sites where there is a potential for lot consolidation. Each site includes parcel-specific information regarding current conditions, anticipated density and dwelling unit yields for each parcel, as well as proposed Zoning changes that will be necessary to accomplish the anticipated development yield.

## **Opportunity Sites Mapbook**

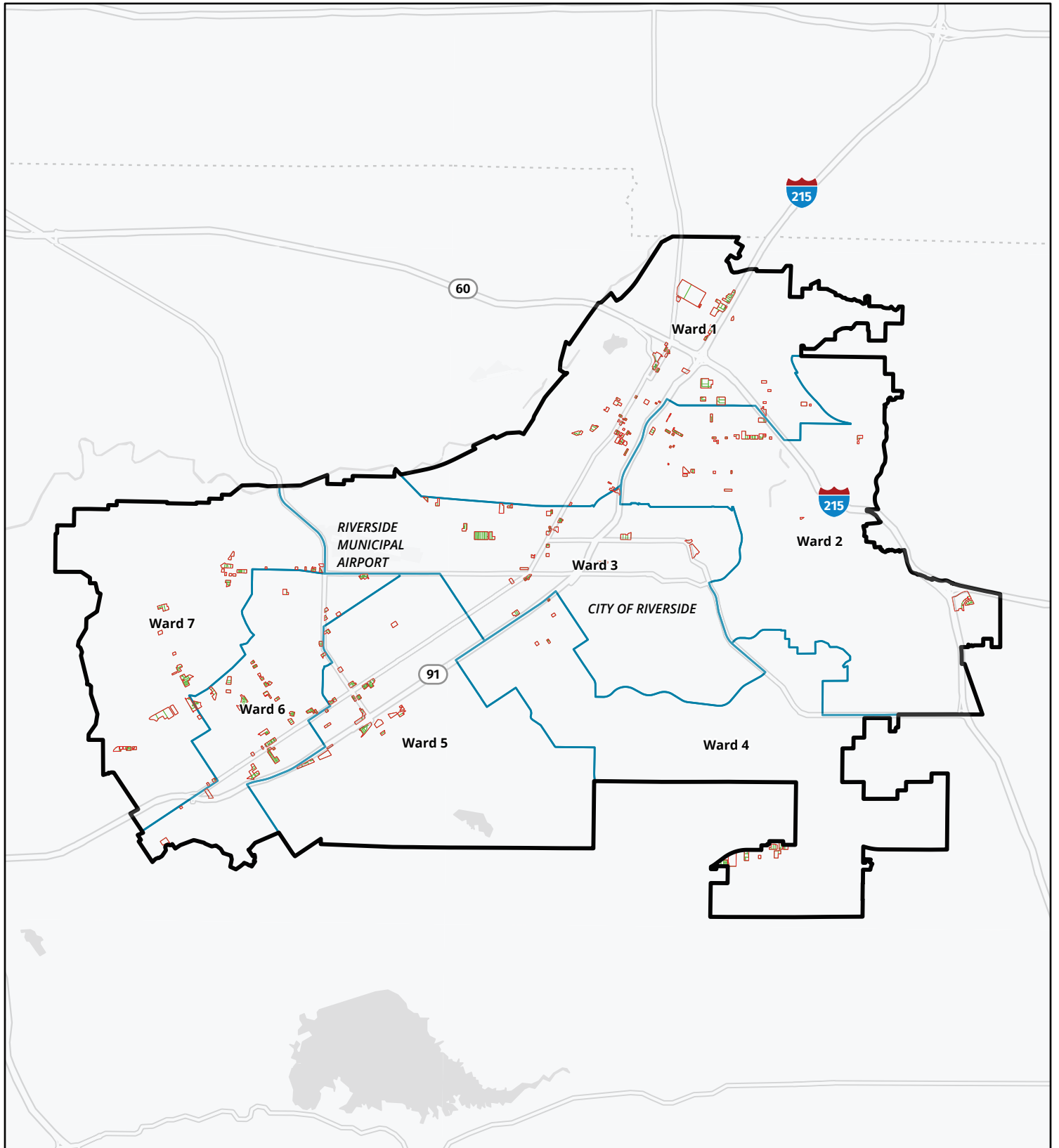
The Mapbook consists of a series of maps depicting each of the Opportunity Site parcels grouped by site. Each map includes an aerial photograph of the sites and a corresponding table with details for each individual parcel that is included as part of the Opportunity Site.

## **Data Dictionary**

The Data Dictionary defines the various data attributes and abbreviations contained in the Sites Inventory Table and Sites Mapbook.

# OPPORTUNITY SITES

Riverside RHNA Housing Element Update - Key Map



City of Riverside  
 Wards

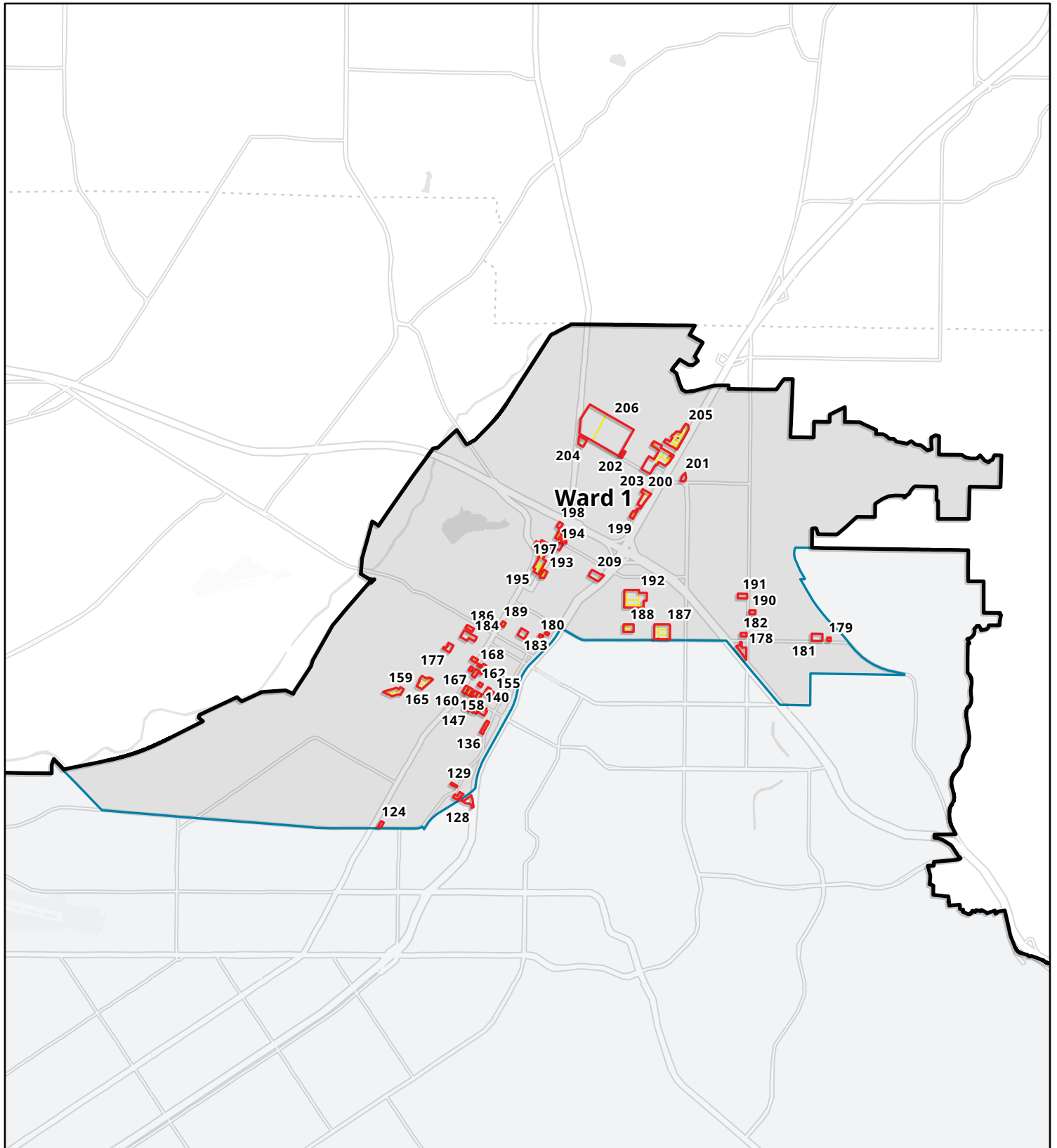
Site in Focus  
 Opportunity Parcel



0 0.5 1 2 3 Miles

# OPPORTUNITY SITES

## Riverside RHNA Housing Element Update - Ward 1 Sites



City Boundary  
Wards

Site in Focus  
Opportunity Parcel

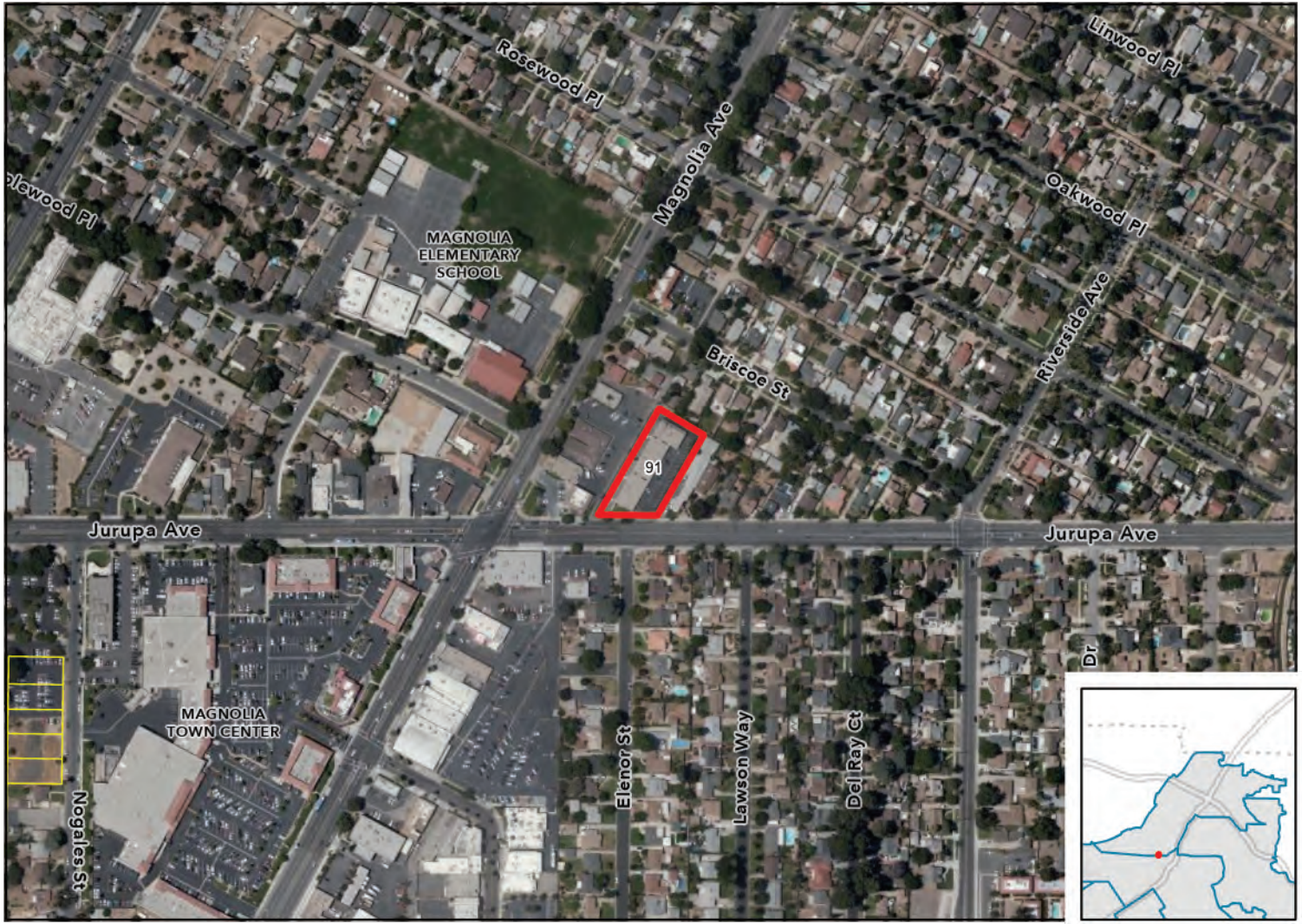


0 0.25 0.5 1 1.5 Miles



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 124



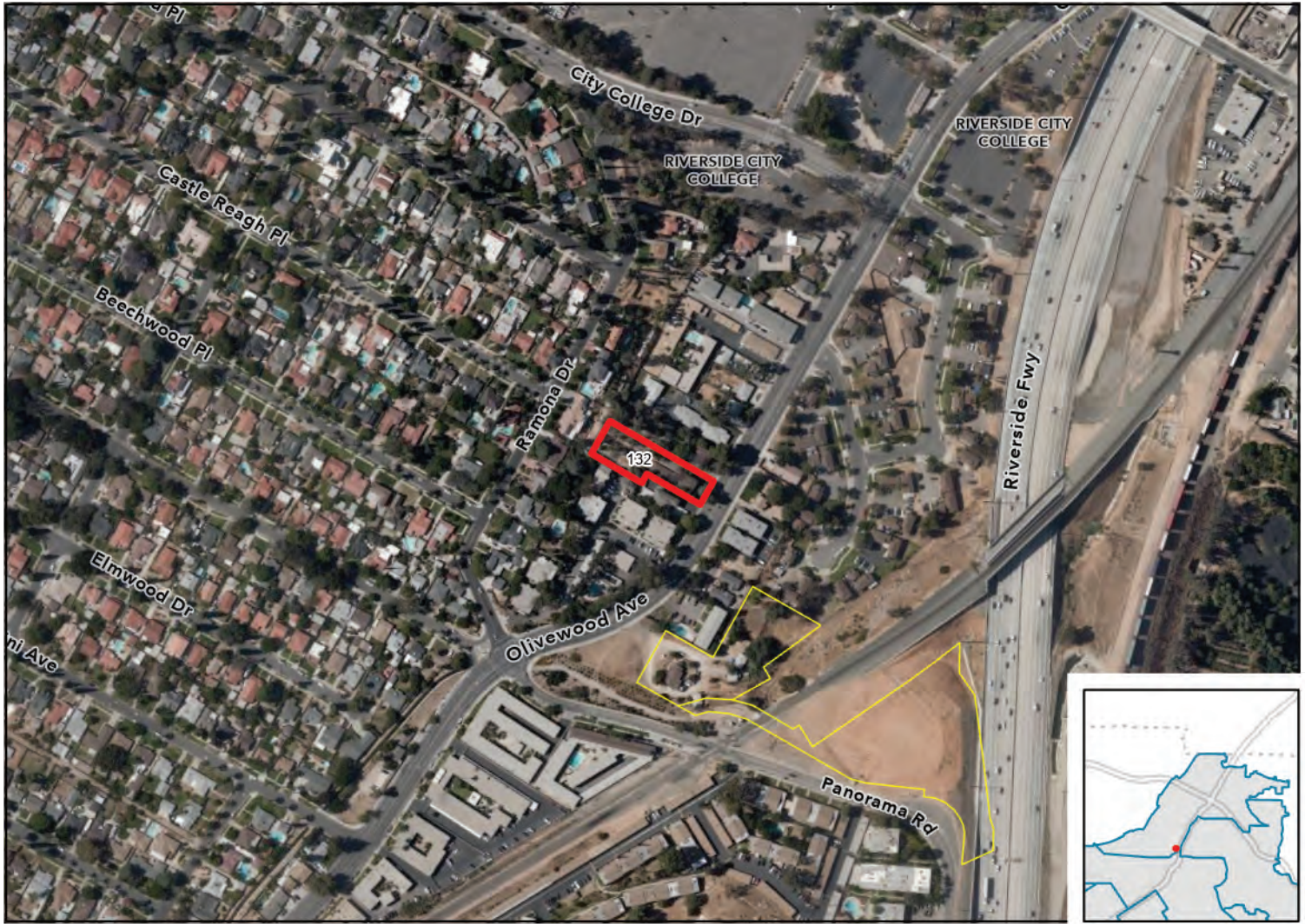
City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
91	218282029	3755 Jurupa Ave	1	0.74	1957	Non-Vacant	OFF	MU-N	O	Rezoned Residential	MU-V-TA	40	22	Lower Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 129



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
132	219174004	5137 Olivewood Ave	1	0.51	1940	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	10	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 136



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
63	219330028	4489 Olivewood Ave	1	0.24	0	Non-Vacant	UDEV	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	14	Lower Income	No	No
93	219330024	4551 Olivewood Ave	1	0.14	0	Non-Vacant	UDEV	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	8	Lower Income	No	No
99	219330026	4523 Olivewood Ave	1	0.13	0	Non-Vacant	UDEV	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	8	Lower Income	No	No
112	219330027	4509 Olivewood Ave	1	0.16	0	Non-Vacant	UDEV	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	9	Lower Income	No	No
130	219330030	4473 Olivewood Ave	1	0.14	0	Non-Vacant	UDEV	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	8	Lower Income	No	No
144	219330022	3431 Prospect Ave	1	0.36	1905	Non-Vacant	UDEV	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	21	Lower Income	No	No
146	219330025	4537 Olivewood Ave	1	0.13	0	Non-Vacant	UDEV	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	8	Lower Income	No	No
147	219330023	4565 Olivewood Ave	1	0.14	0	Non-Vacant	UDEV	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	8	Lower Income	No	No
148	219330029	4481 Olivewood Ave	1	0.13	0	Non-Vacant	UDEV	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	8	Lower Income	No	No

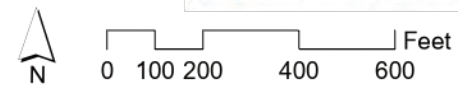


# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 140



- City Boundary
- Site in Focus
- Opportunity Parcel



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
160								DSP								



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 143



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
26	219023001	3610 14Th St	1	0.63	0	Non-Vacant	OFF	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	37	Lower Income	No	No
78	219023025	None	1	0.46	0	Non-Vacant	RET	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	27	Lower Income	No	No
79	219023026	4434 Orange St	1	0.15	0	Non-Vacant	RET	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	8	Lower Income	No	No
86	219023031	None	1	0.44	0	Non-Vacant	UDEV	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	26	Lower Income	No	No
125	219023027	4464 Orange St	1	0.14	0	Non-Vacant	RET	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	8	Lower Income	No	No
134	219023030	4429 Orange Grove Ave	1	0.15	0	Vacant	RET	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	9	Lower Income	No	No
136	219023020	3590 14Th St	1	0.63	1962	Non-Vacant	RET	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	37	Lower Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 147



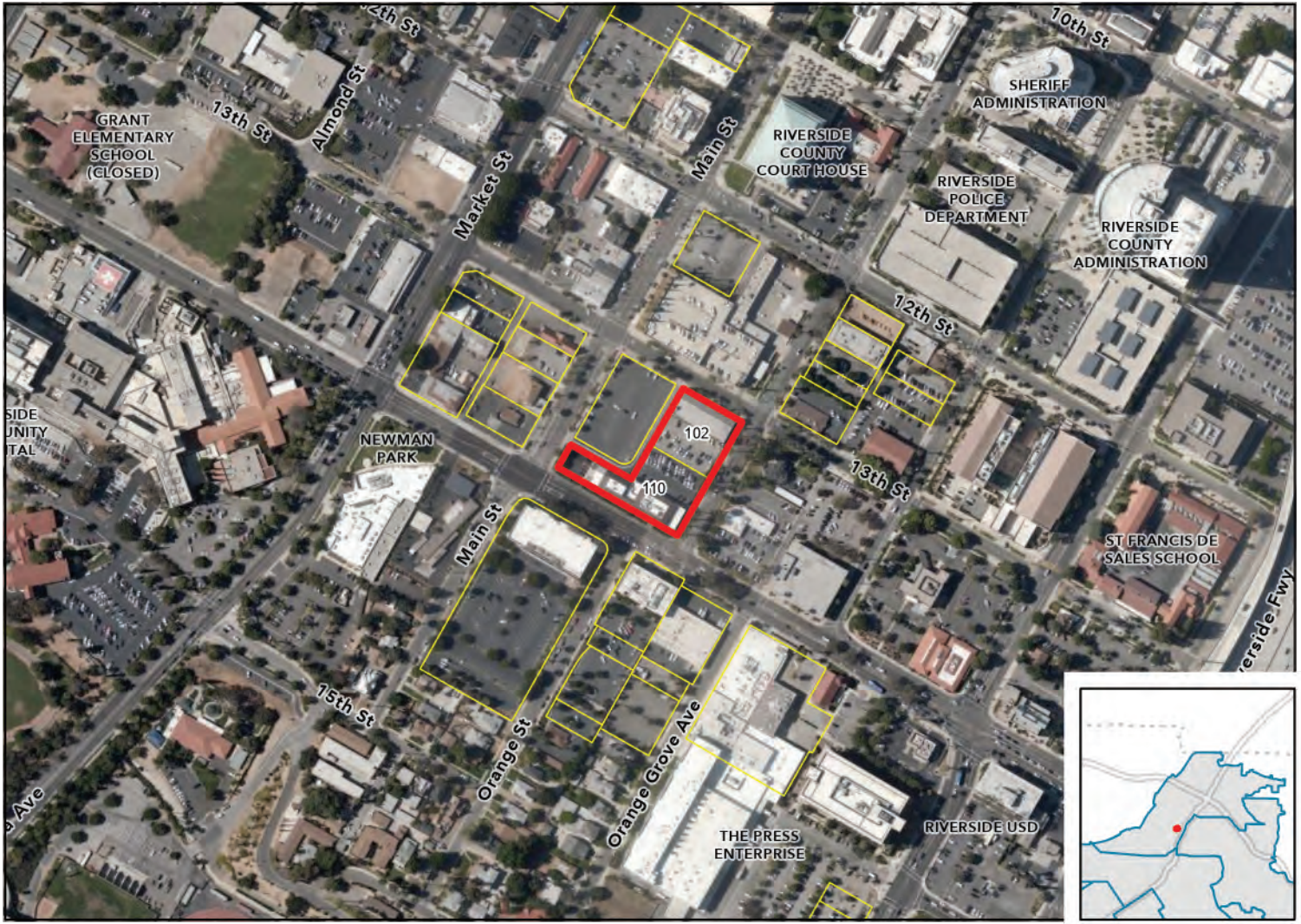
City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
31	219022024	3650 14th St	1	2.81	1977	Non-Vacant	RET	DSP	DSP-PPO	DSP Amendments	DSP-PPO	0	168	Lower Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 152



City Boundary    Site in Focus    Opportunity Parcel

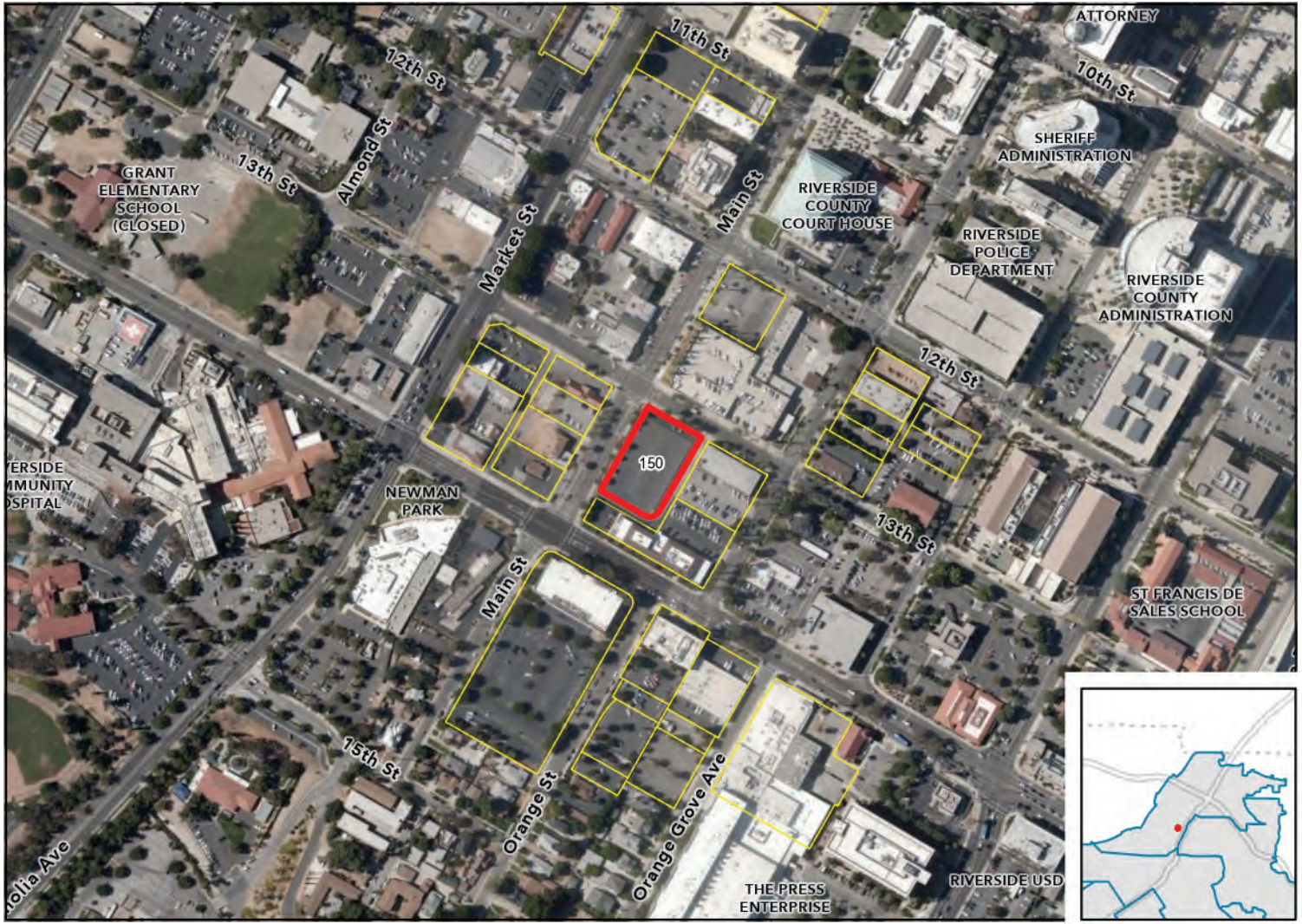


Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
102	215301004	4333 Orange St	1	0.59	0	Non-Vacant	OFF	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	66	Low Income	No	No
110	215301011	3625 14Th St	1	0.83	0	Non-Vacant	OFF	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	92	Low Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 154



  City Boundary    
   Site in Focus    
   Opportunity Parcel

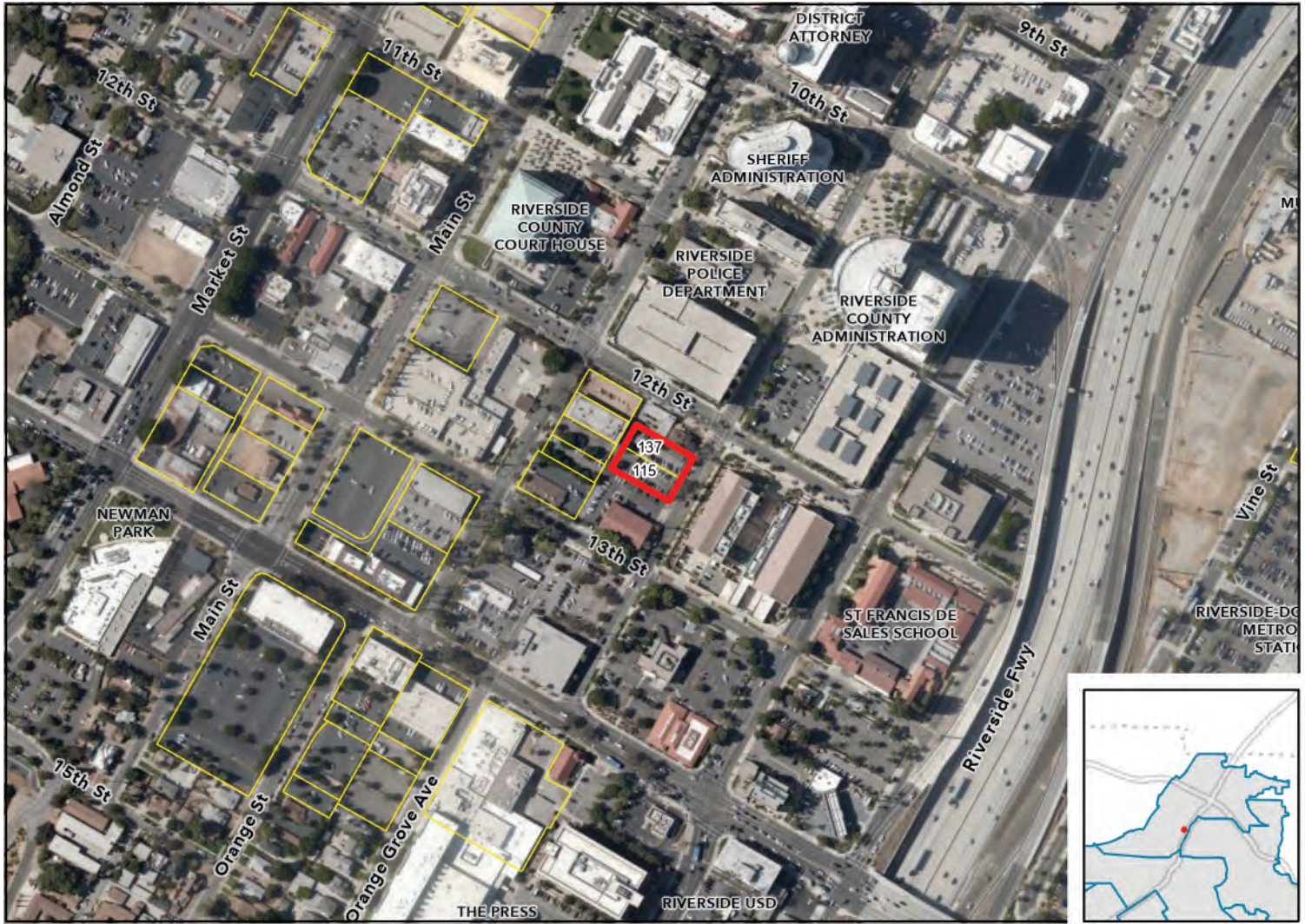
N    
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
150	215301008	None	1	0.78	0	Non-Vacant	UDEV	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	88	Lower Income	No	No

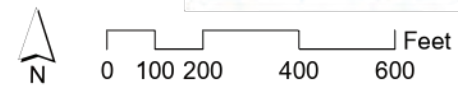


# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 155



  City Boundary    
   Site in Focus    
   Opportunity Parcel

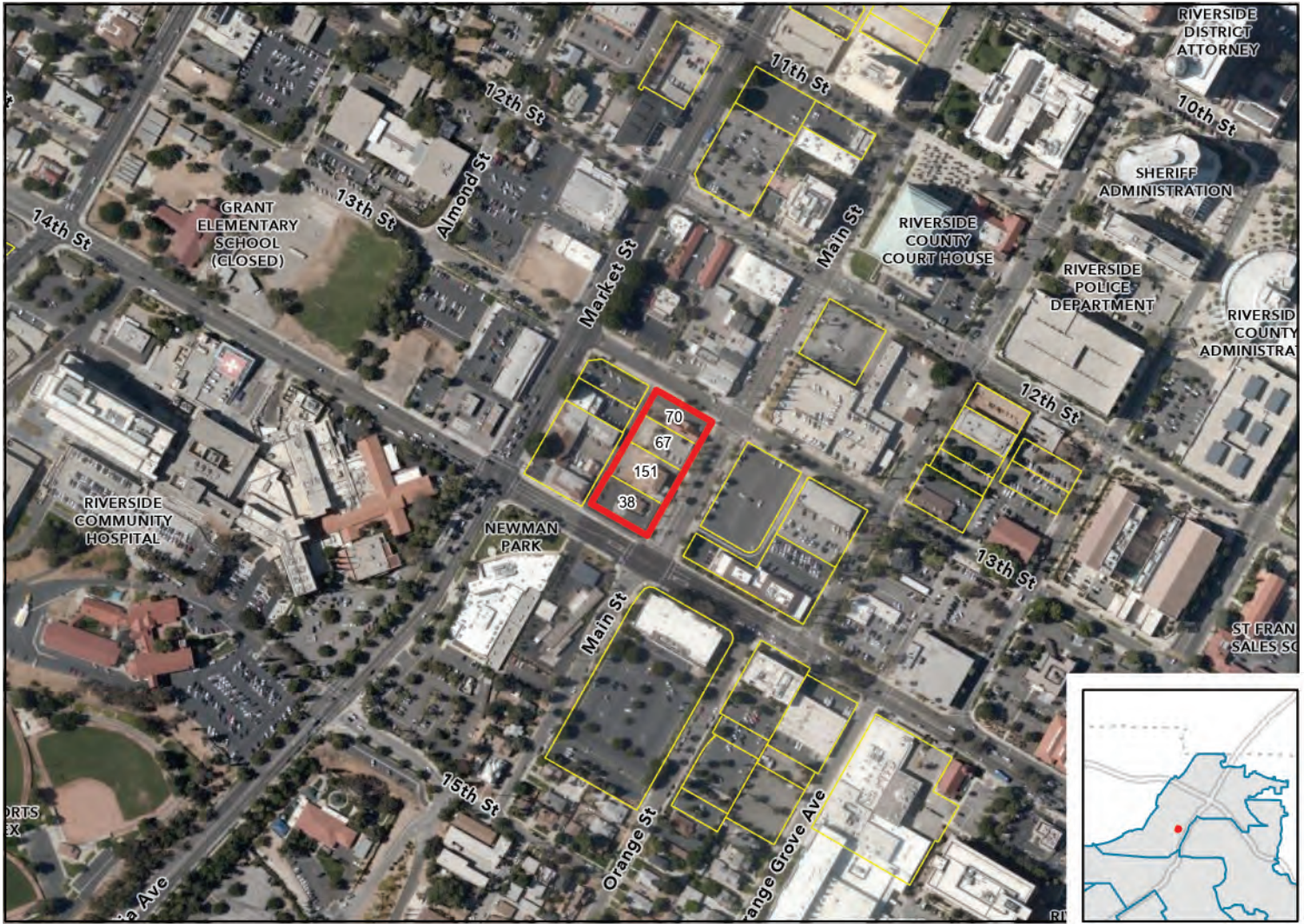


Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
115	215292010	4235 Lemon St	1	0.22	0	Non-Vacant	RET	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	24	Low Income	No	No
137	215292009	4225 Lemon St	1	0.22	0	Non-Vacant	RET	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	24	Lower Income	No	No

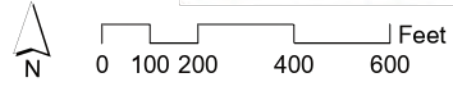


# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 157



  City Boundary    
   Site in Focus    
   Opportunity Parcel

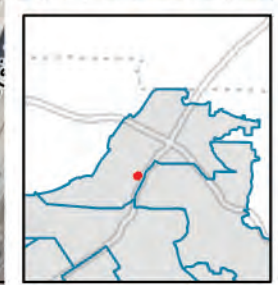
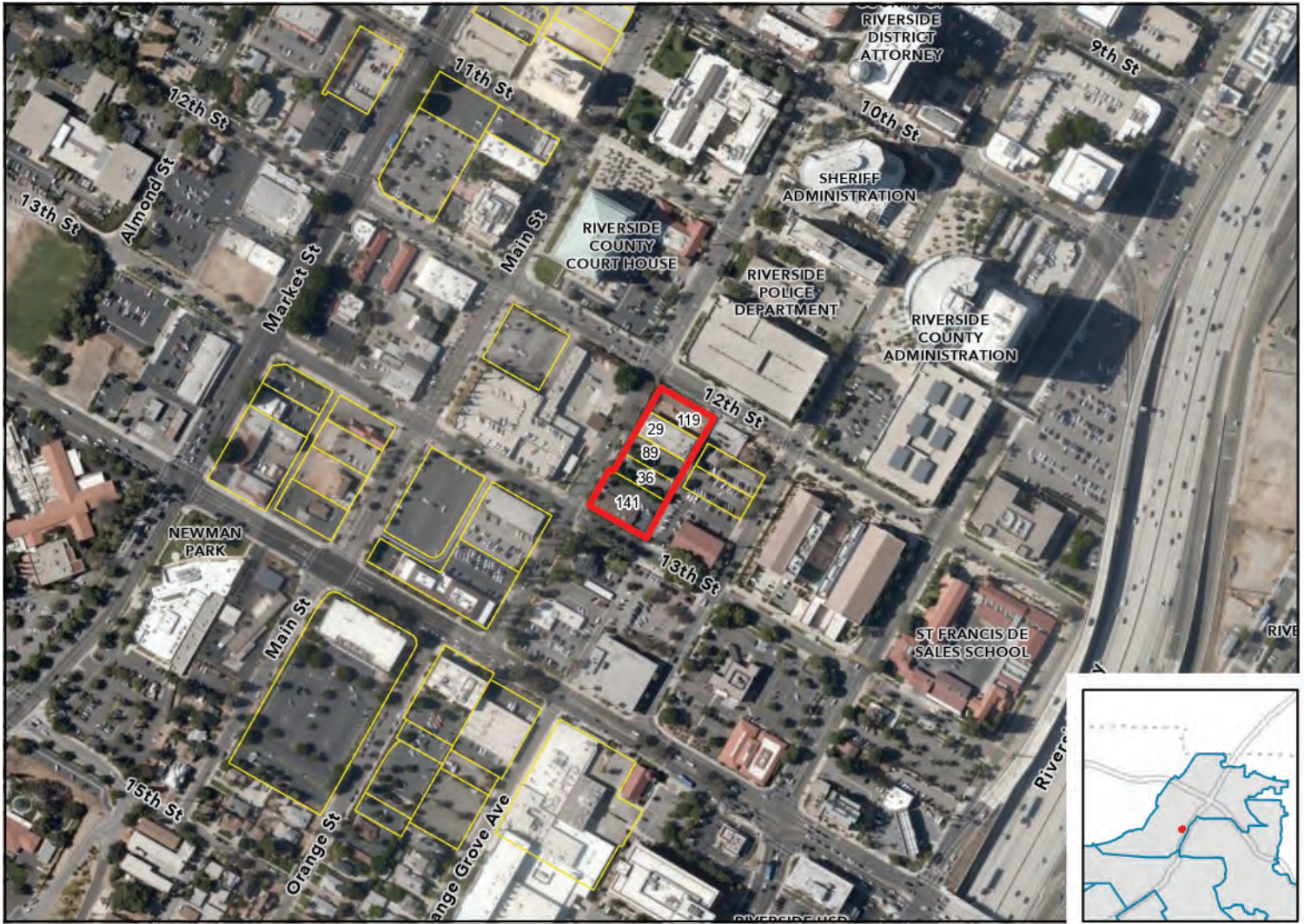


Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
38	215272007	4397 Main St	1	0.3	1963	Non-Vacant	RET	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	33	Low Income	No	No
67	215272005	None	1	0.25	0	Non-Vacant	UDEV	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	28	Low Income	No	No
70	215272004	4307 Main St	1	0.23	0	Non-Vacant	RESX	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	25	Low Income	No	No
151	215272006	4353 Main St	1	0.33	1900	Non-Vacant	RET	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	35	Lower Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 158



  City Boundary    
   Site in Focus    
   Opportunity Parcel



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
29	215292002	4254 Orange St	1	0.21	0	Non-Vacant	OFF	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	140	23	Low Income	No	No
36	215292004	None	1	0.17	0	Non-Vacant	RET	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	140	18	Low Income	No	No
89	215292003	None	1	0.19	0	Non-Vacant	RET	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	140	21	Low Income	No	No
119	215292001	4200 Orange St	1	0.21	0	Non-Vacant	OFF	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	140	23	Low Income	No	No
141	215292012	4298 Orange St	1	0.36	0	Non-Vacant	MED	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	41	Lower Income	No	No

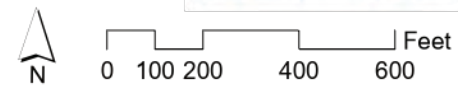


# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 159



City Boundary    
 Site in Focus    
 Opportunity Parcel

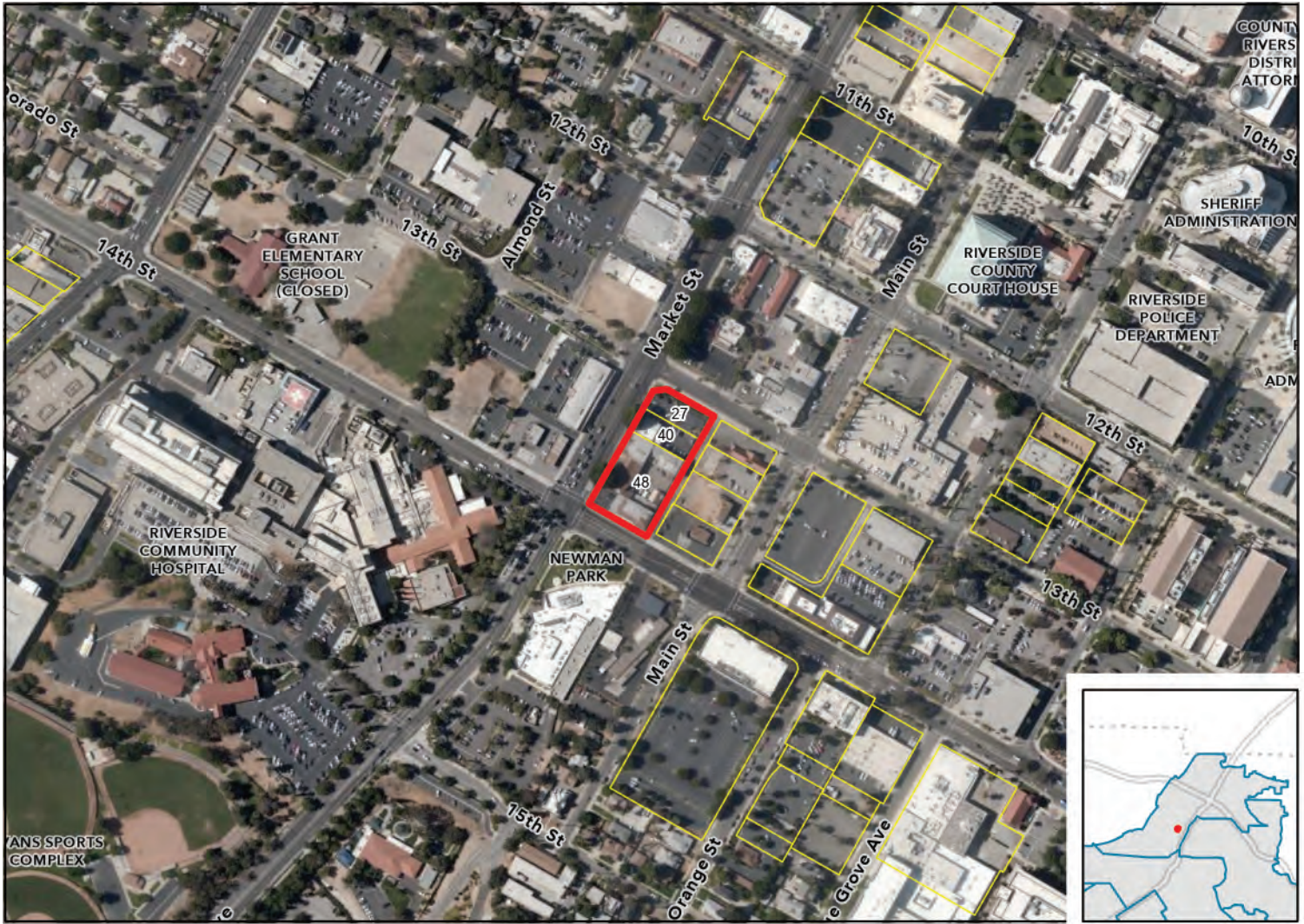


Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
74	217050015	4380 Tequesquite St	1	1.34	1989	Non-Vacant	RET	VHDR	R-4	Residential Upzone	MU-U-TA	60	60	Lower Income	No	No
80	217040013	4620 Pine St	1	1.8	1962	Non-Vacant	RET	VHDR	R-4	Residential Upzone	MU-U-TA	60	80	Lower Income	No	No
128	217100002	4640 Pine St	1	1.06	1963	Non-Vacant	RET	VHDR	R-4	Residential Upzone	MU-U-TA	60	47	Lower Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 160



City Boundary

Site in Focus

Opportunity Parcel



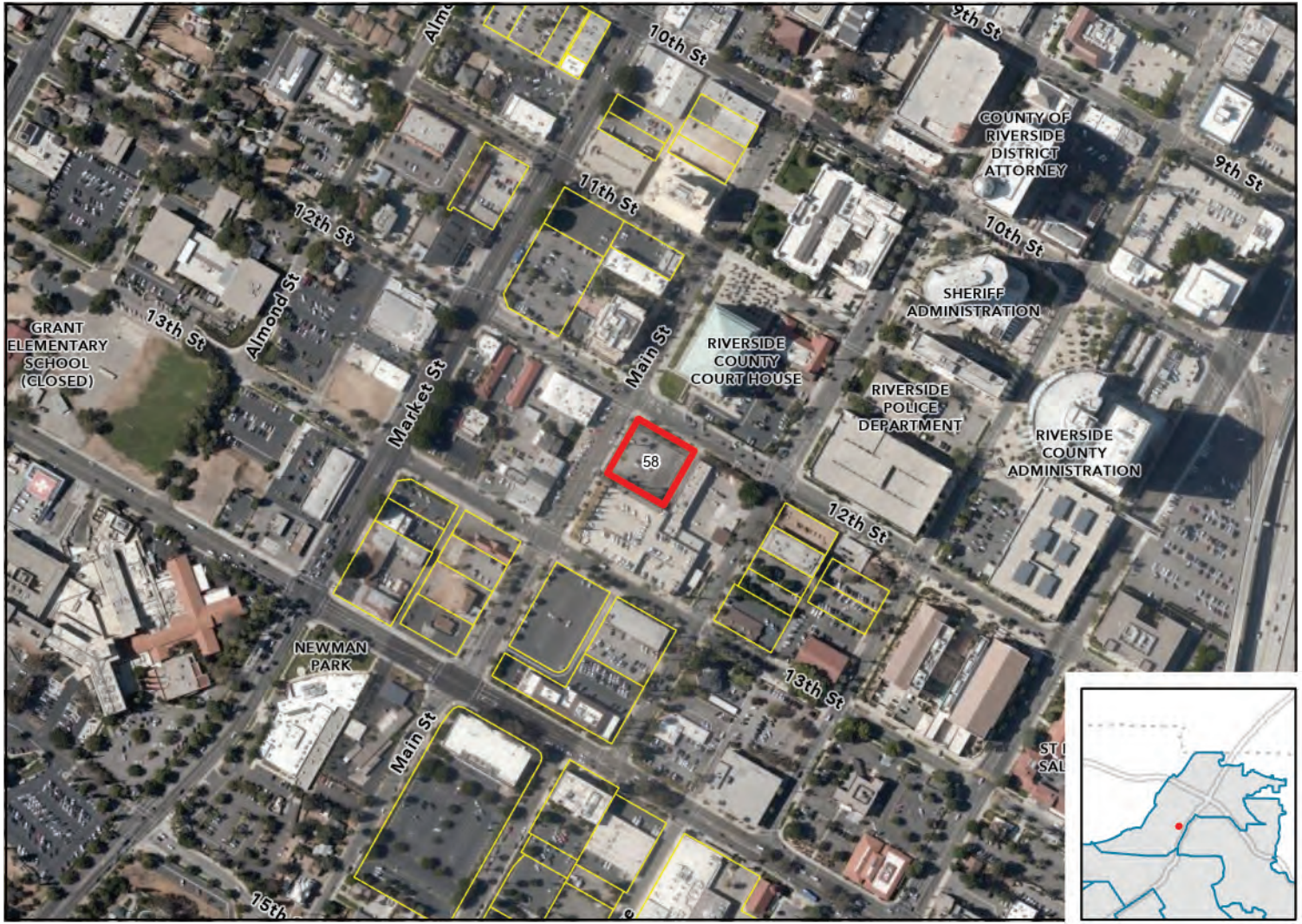
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Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
27	215272009	4310 Market St	1	0.23	0	Non-Vacant	RET	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	25	Low Income	No	No
40	215272008	4336 Market St	1	0.22	0	Non-Vacant	OFF	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	25	Low Income	No	No
48	215272003	4344 Market St	1	0.74	0	Non-Vacant	RET	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	80	Low Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 162



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
58	215291009	4210 Main St	1	0.54	0	Non-Vacant	DSP	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	60	Low Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 165



  City Boundary    
   Site in Focus    
   Opportunity Parcel

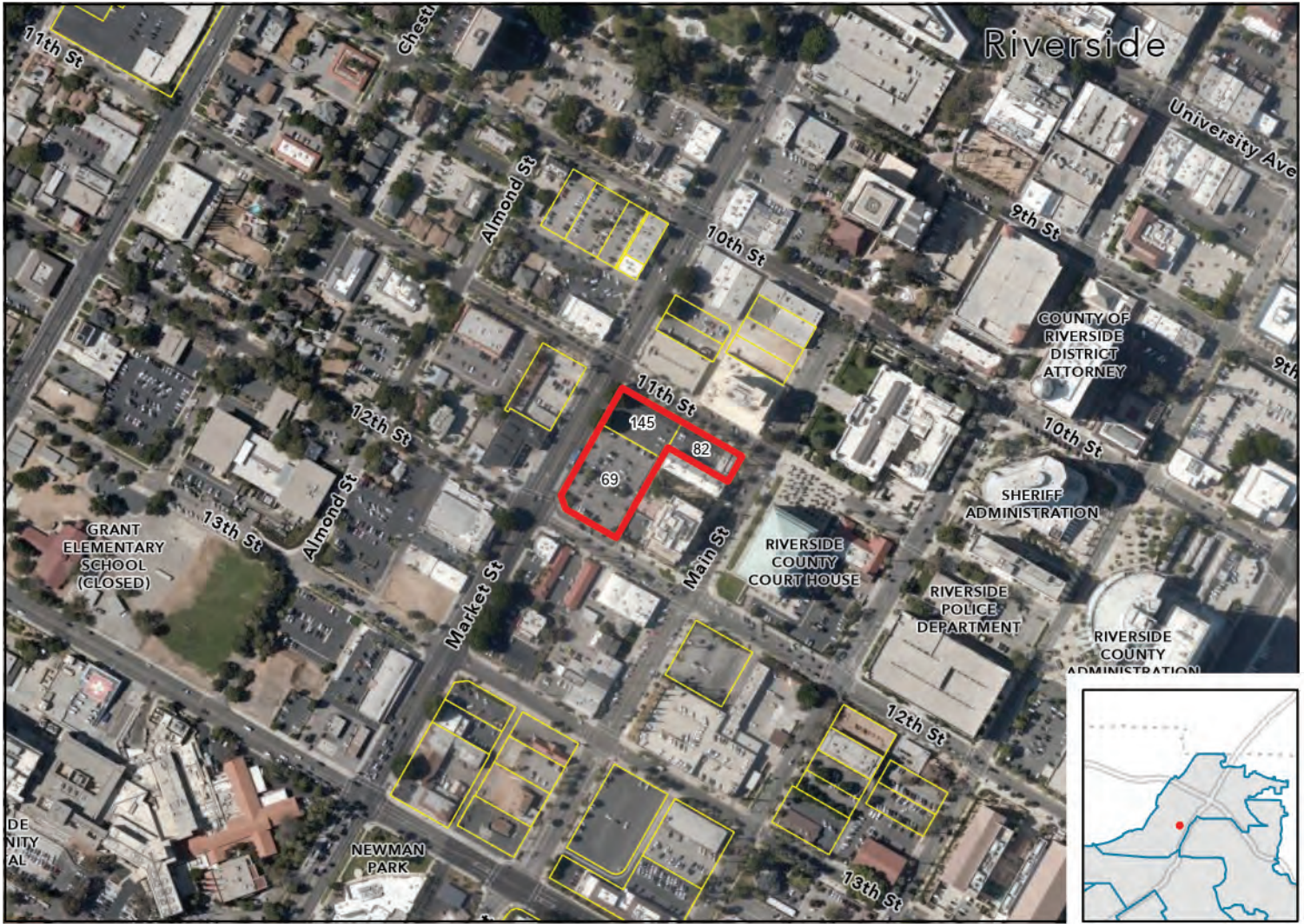


Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
24	217060011	4419 Brockton Ave	1	0.3	0	Non-Vacant	RET	DSP	DSP-HC	DSP Amendments	DSP-AS	60	18	Low Income	No	No
32	217060012	4435 Brockton Ave	1	1.1	1946	Non-Vacant	MED	DSP	DSP-HC	DSP Amendments	DSP-AS	60	65	Low Income	No	No
53	217060010	4415 Brockton Ave	1	0.16	1946	Non-Vacant	RET	DSP	DSP-HC	DSP Amendments	DSP-AS	60	7	Low Income	No	No
139	217060014	4489 Brockton Ave	1	0.91	1971	Non-Vacant	RET	DSP	DSP-HC	DSP Amendments	DSP-AS	60	54	Low Income	No	No
149	217060013	4459 Brockton Ave	1	1.88	1955	Non-Vacant	RET	DSP	DSP-HC	DSP Amendments	DSP-AS	60	112	Low Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 166



  City Boundary    
   Site in Focus    
   Opportunity Parcel

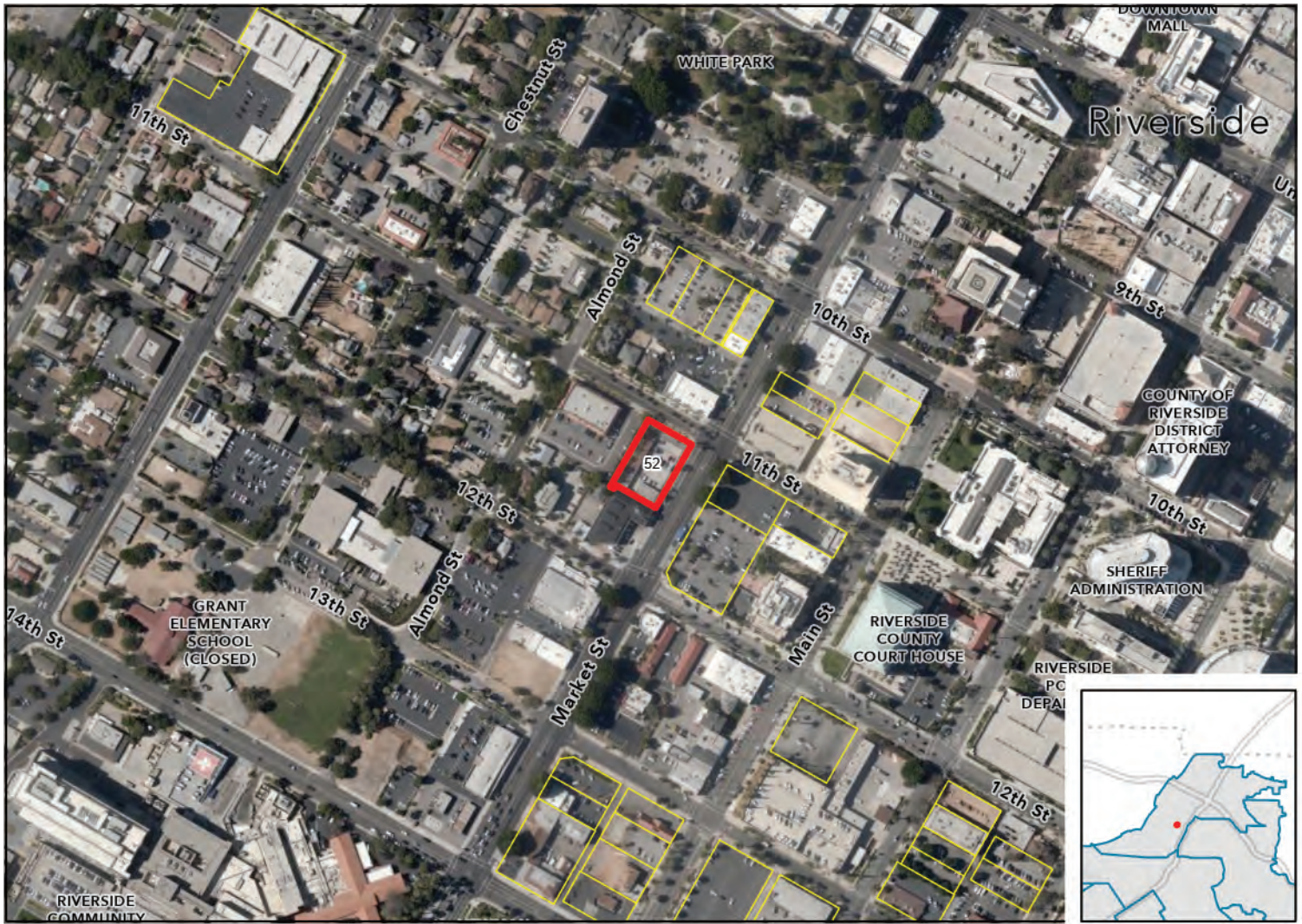
N    
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
69	215252018	None	1	0.83	0	Non-Vacant	UDEV	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	93	Low Income	No	No
82	215252016	None	1	0.27	0	Non-Vacant	RESX	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	30	Low Income	No	No
145	215252015	None	1	0.38	0	Non-Vacant	RET	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	42	Lower Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 167



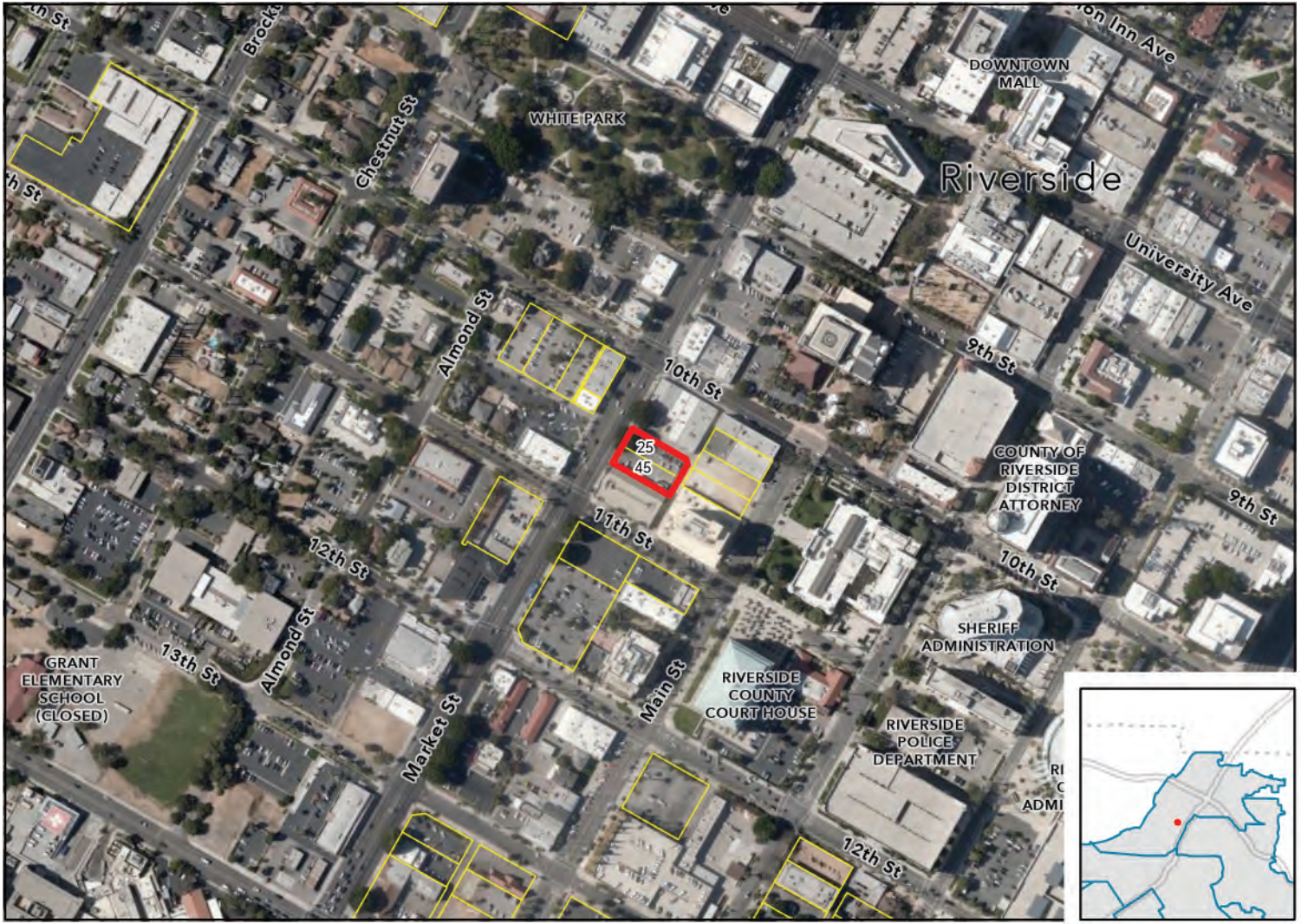
City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
52	215251004	4135 Market St	1	0.49	0	Non-Vacant	RET	DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	54	Low Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 168



City Boundary

Site in Focus

Opportunity Parcel



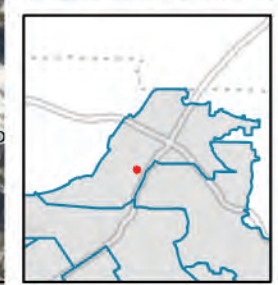
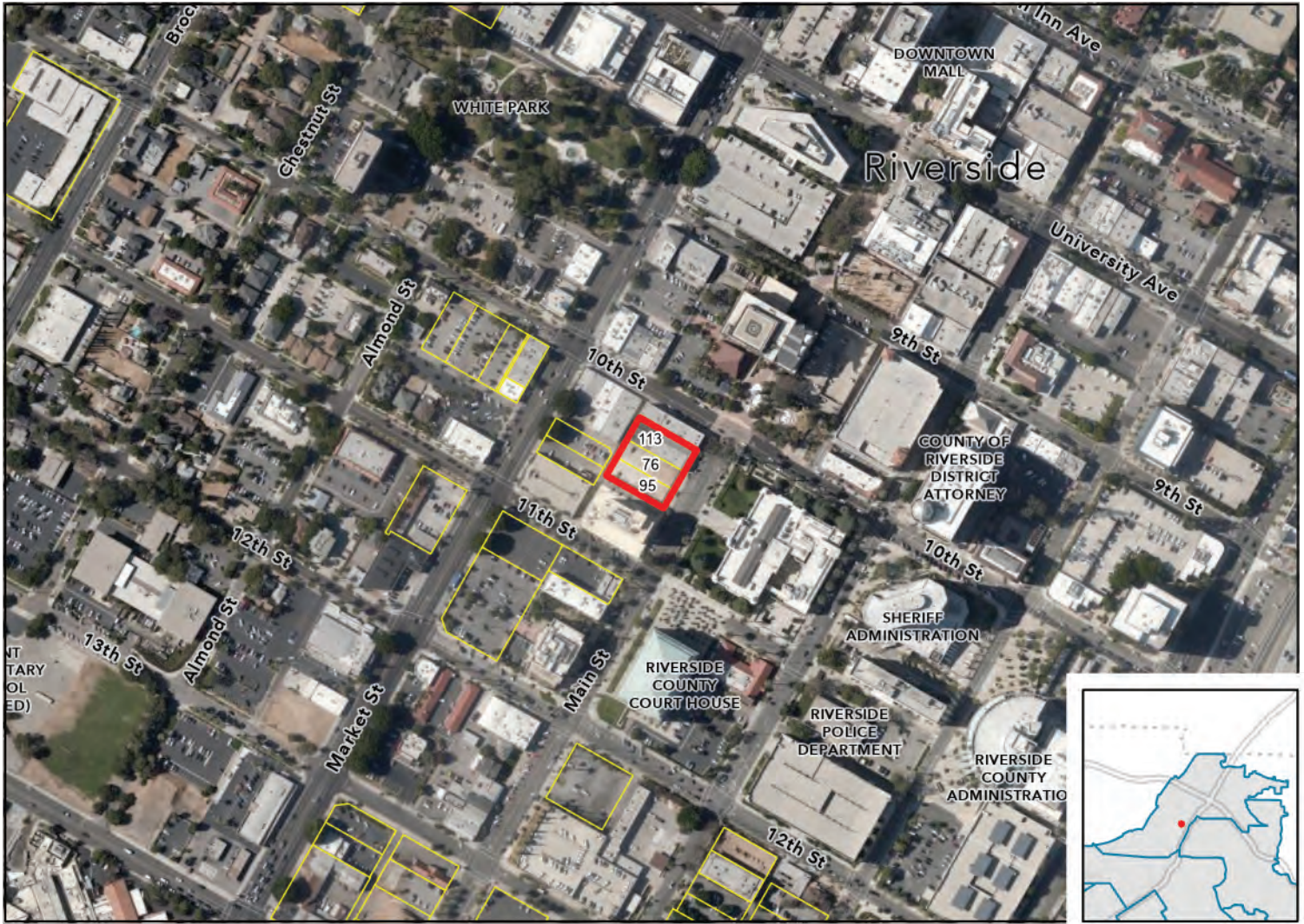
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Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
25	215092005	None	1	0.17	0	Non-Vacant	UDEV	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	140	19	Low Income	No	No
45	215092006	None	1	0.17	0	Non-Vacant	UDEV	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	140	19	Low Income	No	No

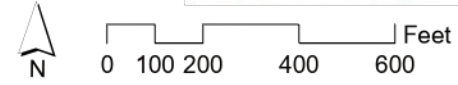


# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 169



  City Boundary    
   Site in Focus    
   Opportunity Parcel

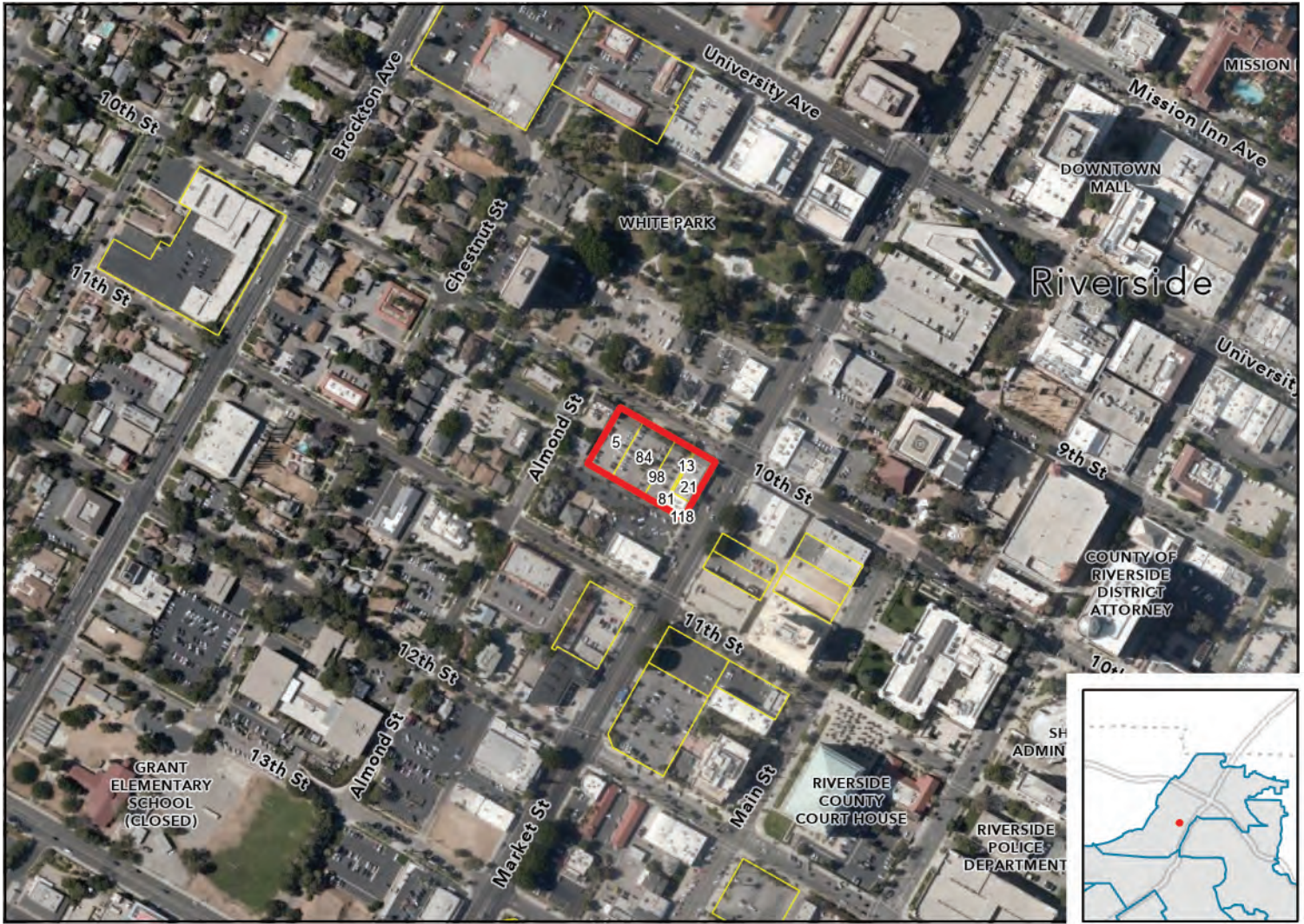


Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
76	215092010	None	1	0.18	0	Non-Vacant	UDEV	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	140	20	Low Income	No	No
95	215092011	4049 Main St	1	0.18	0	Non-Vacant		DSP	DSP-JC	Rezoned Residential	DSP-JC-R	140	20	Low Income	No	No
113	215092009	4015 Main St	1	0.22	0	Non-Vacant		DSP	DSP-JC	DSP Amendments	DSP-JC-R	140	24	Low Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 173



City Boundary    Site in Focus    Opportunity Parcel

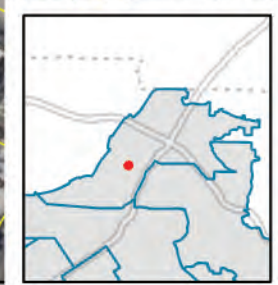
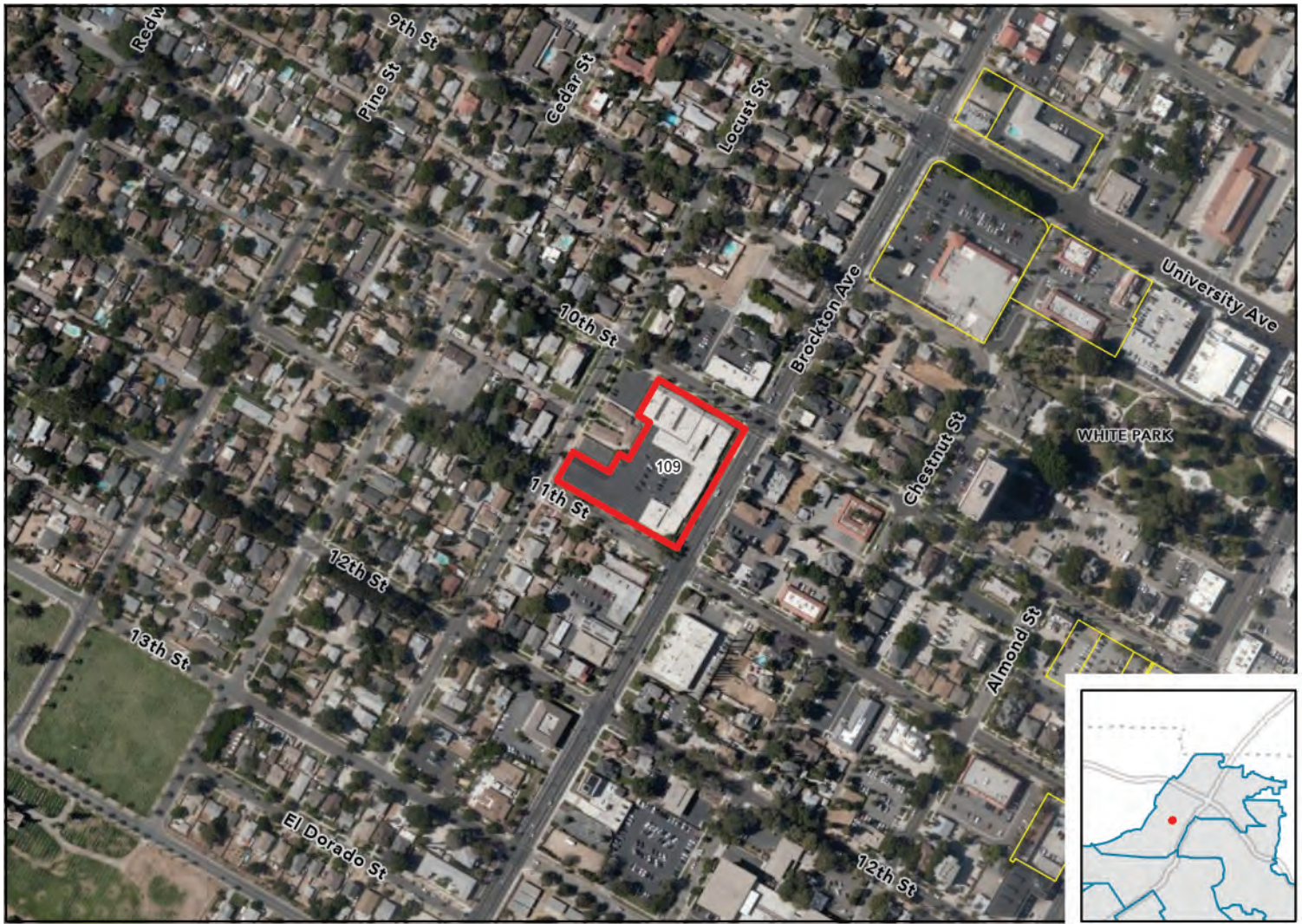


Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
5	215091003	3872 10th St	1	0.24	0	Non-Vacant	RET	DSP	DSP-AS	DSP Amendments	DSP-JC-R	140	26	Low Income	No	No
13	215091015	None	1	0.01	0	Vacant	UDEV	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	140	1	Low Income	No	No
21	215091007	4019 Market St	1	0.14	1940	Non-Vacant	RET	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	140	15	Low Income	No	No
81	215091016	None	1	0	0	Vacant	UDEV	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	140	0	Low Income	No	No
84	215091004	None	1	0.32	0	Non-Vacant	UDEV	DSP	DSP-AS	DSP Amendments	DSP-JC-R	140	36	Low Income	No	No
98	215091005	None	1	0.18	0	Non-Vacant	UDEV	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	140	20	Low Income	No	No
118	215091008	4035 Market St	1	0.05	1957	Non-Vacant	RET	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	140	5	Low Income	No	No

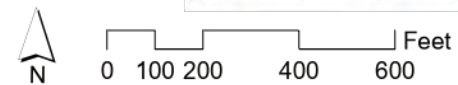


# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 177



- City Boundary
- Site in Focus
- Opportunity Parcel

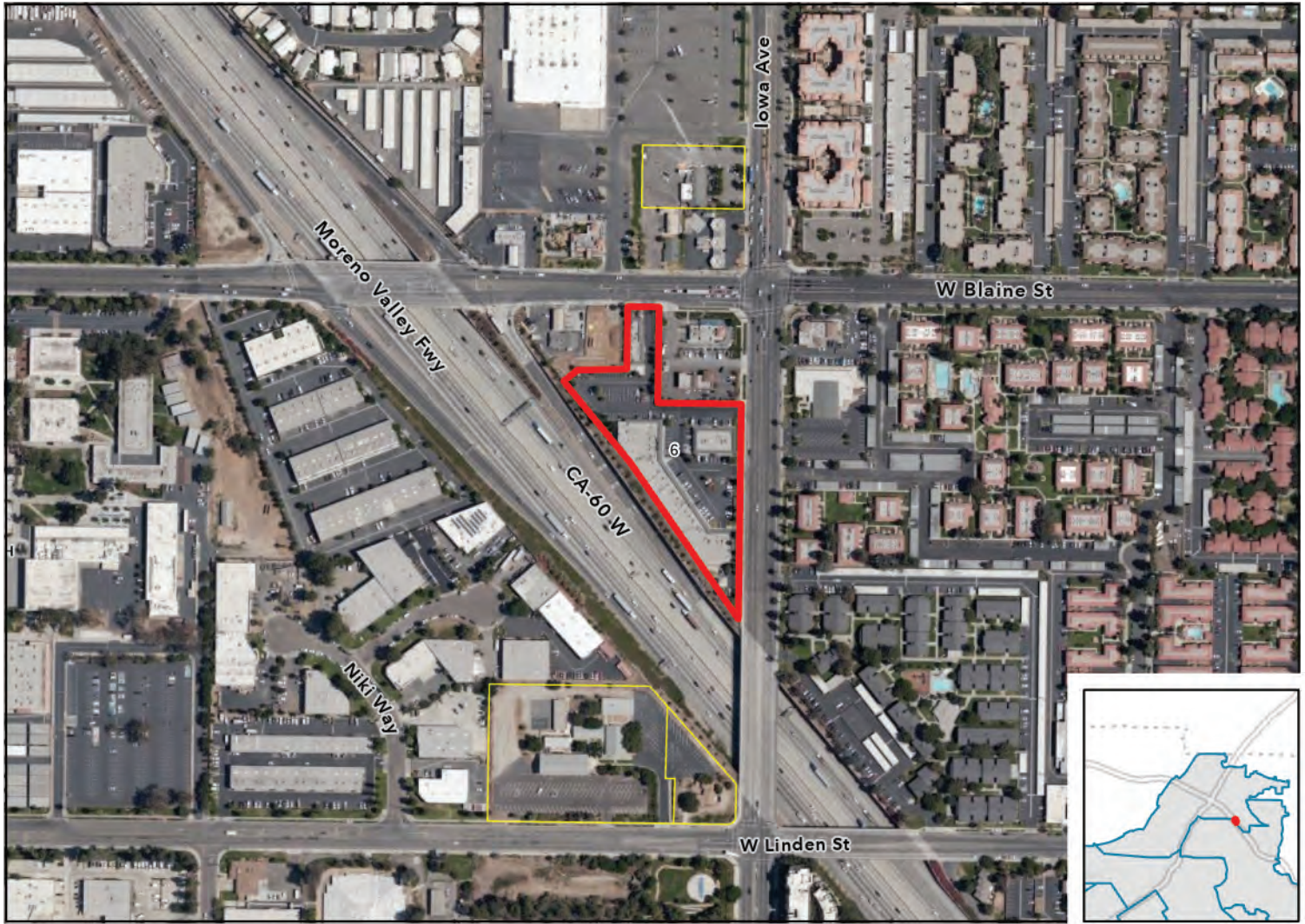


Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
109	215072005	4001 Brockton Ave	1	1.9	0	Non-Vacant	MED	DSP	DSP-AS	DSP Amendments	DSP-AS	60	114	Low Income	No	No

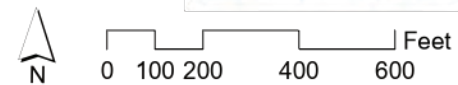


# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 178



- City Boundary
- Site in Focus
- Opportunity Parcel

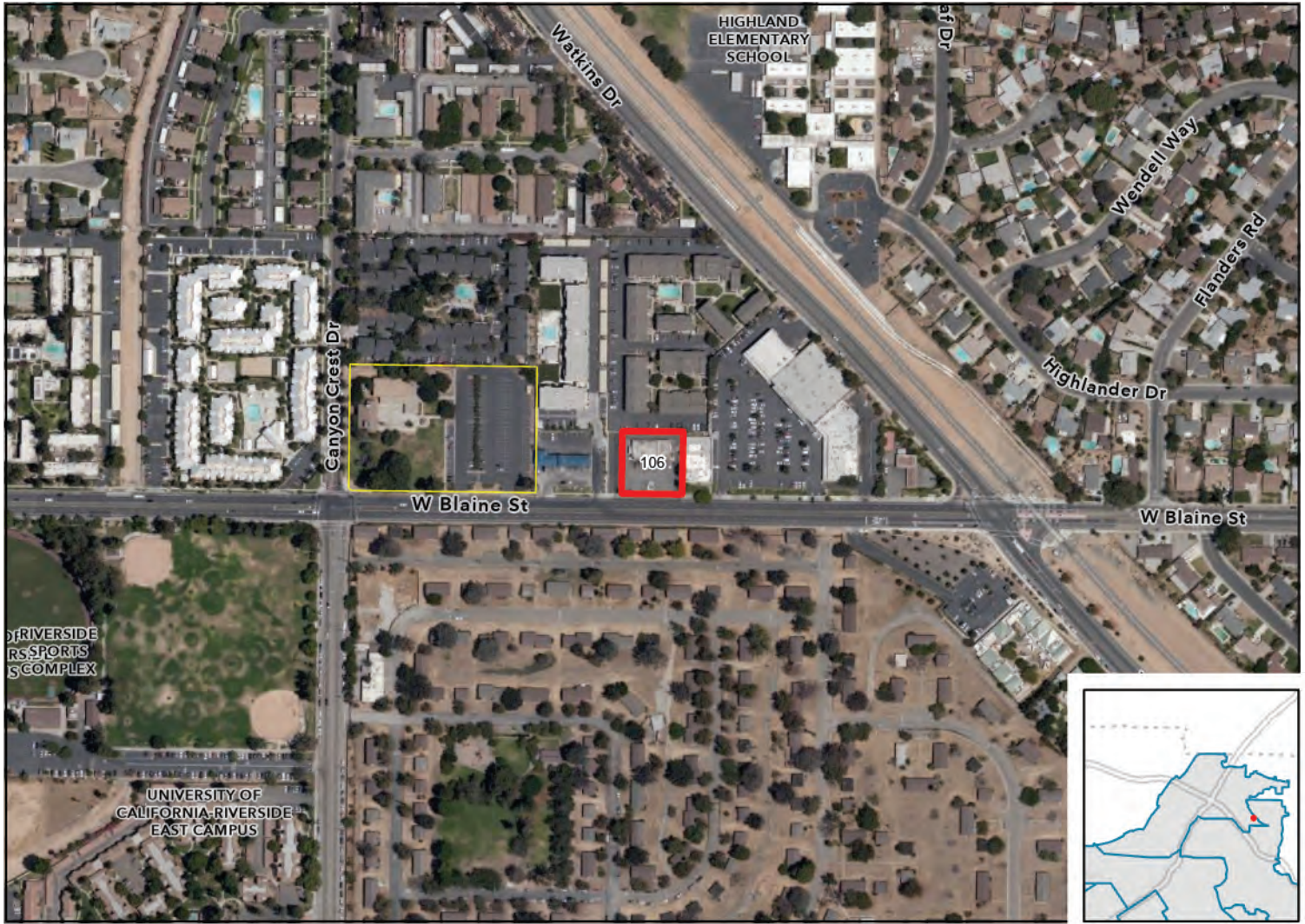


Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
6	250150009	3355 Iowa Ave	1	2.84	1987	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	30	56	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 179



City Boundary

Site in Focus

Opportunity Parcel



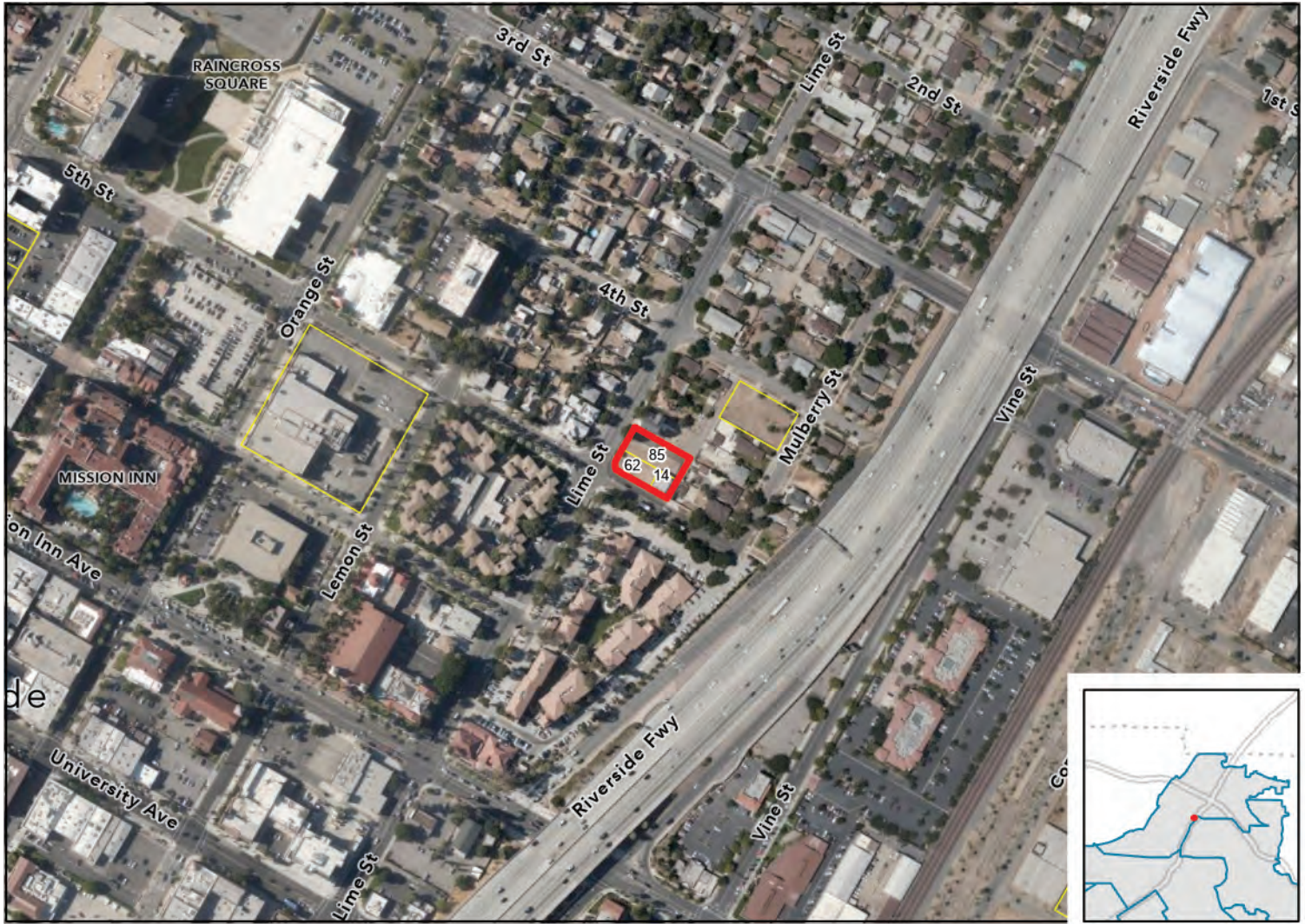
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Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
106	251070008	783 Blaine St	1	0.5	1977	Non-Vacant	RET	MU-U	MU-U	No Zone Change	MU-U	40	15	Lower Income	No	Yes



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 180



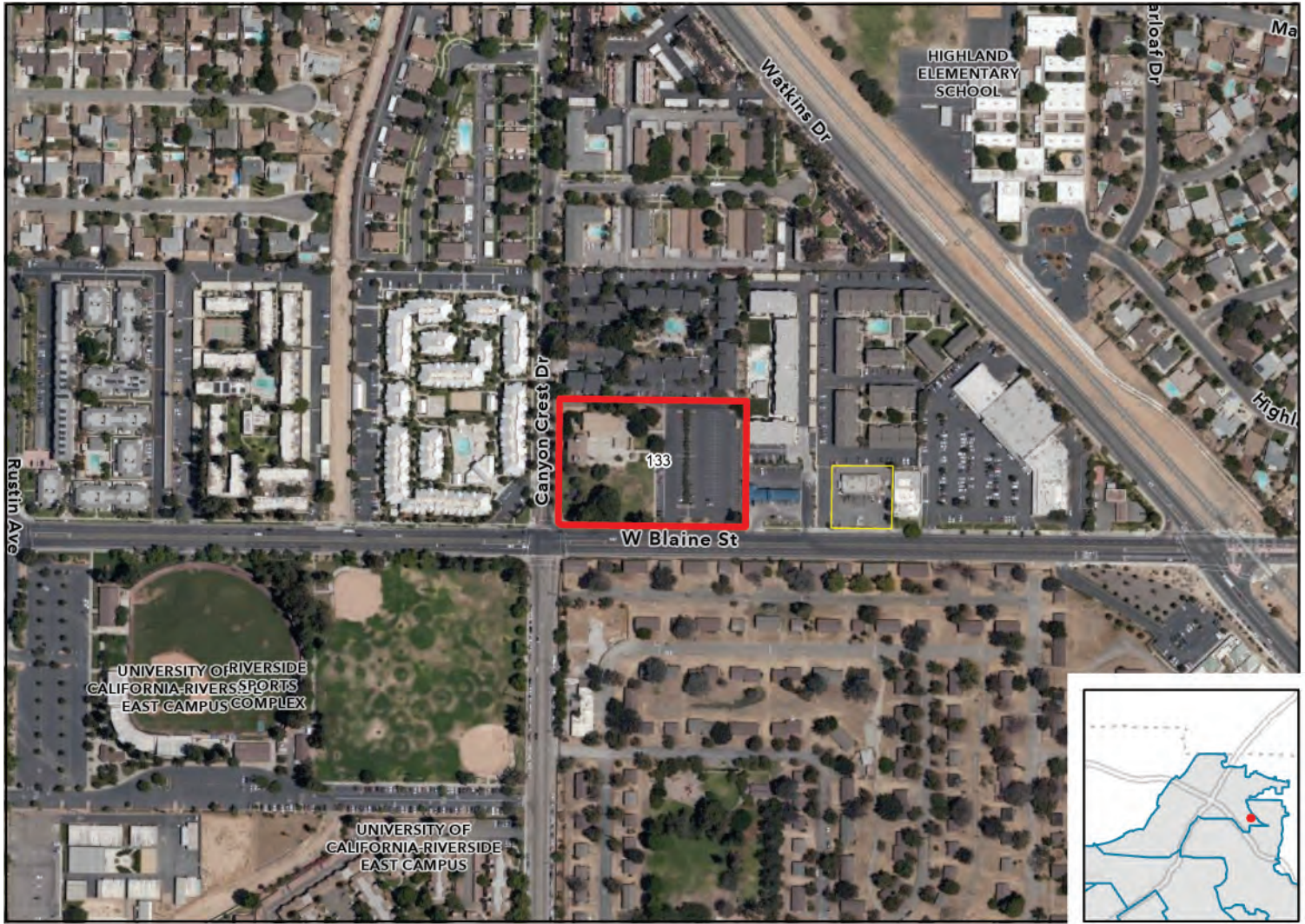
City Boundary
 Site in Focus
 Opportunity Parcel
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 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
14	213172007	3337 5th St	1	0.06	1922	Vacant	SFRD	DSP	DSP-RES	DSP Amendments	DSP-RC	60	3	Lower Income	No	No
62	213172006	3490 Lime St	1	0.12	0	Vacant	SFRD	DSP	DSP-RES	DSP Amendments	DSP-RC	60	11	Lower Income	No	No
85	213172005	3478 Lime St	1	0.21	0	Vacant	MFR	DSP	DSP-RES	DSP Amendments	DSP-RC	60	20	Lower Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 181



City Boundary

Site in Focus

Opportunity Parcel



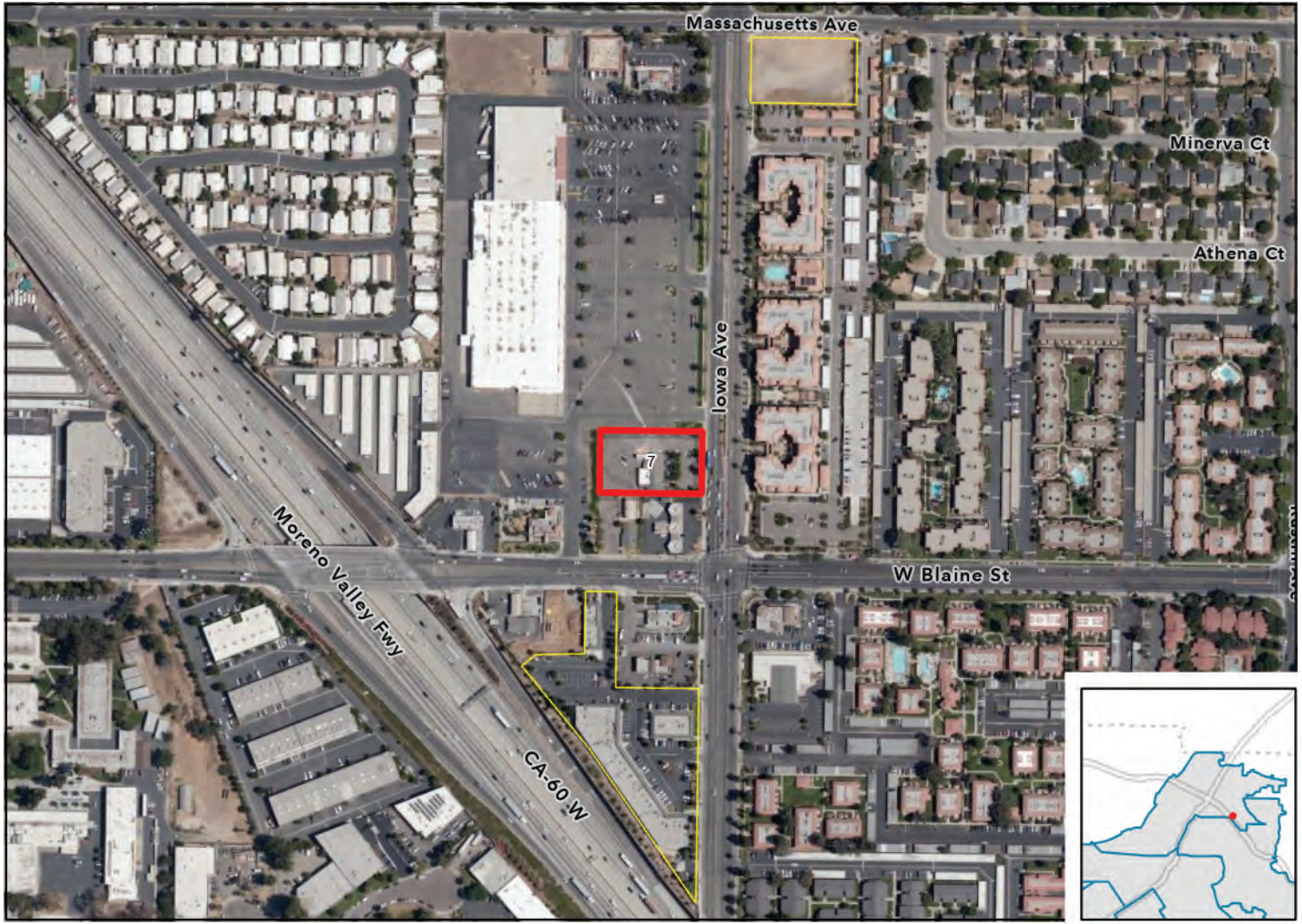
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Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
133	251070014	891 W Blaine St	1	3.11	1961	Non-Vacant	POW	HDR	R-3-1500	Residential Upzone	MU-U	40	93	Lower Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - Site 182



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
7	250080006	3221 Iowa Ave	1	0.84	1961	Non-Vacant	RESX	MU-V	MU-V	No Zone Change	MU-V	30	16	Moderate Income	No	Yes