

OPPORTUNITY SITES



 City Boundary
 ■ Site in Focus
 Opportunity Parcel

Scale: 1:2,400

Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies
206	250170036	1575 University Ave	2	1947	Non-Vacant	RET	B/OP	CR	Rezoned Residential	MU-U-TA	45	192	Lower Income	No	No		Y					1				1	Y
210	250170040	1521 University Ave	2	1960	Non-Vacant	RET	MU-U	MU-U	No Zone Change	MU-U-TA	45	45	Lower Income	No	Yes							1		1	1	3	Y
244	250170005	1555 University Ave	2	1959	Non-Vacant	RET	MU-U	MU-U	No Zone Change	MU-U-TA	45	46	Lower Income	No	Yes							1		1	1	3	Y

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167	211122005	2980 University Ave	2	0	Non-Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No								1	1		2	Y
201	211122025	2908 University Ave	2	0	Non-Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-U-TA	45	14	Moderate Income	No	No	Y										0	Y
204	211122009	2942 University Ave	2	0	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No											2	Y
216	211122007	2956 University Ave	2	1921	Non-Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-U-TA	45	11	Moderate Income	No	No							1	1	1		3	Y
217	211122011	None	2	0	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	8	Moderate Income	No	No	Y										0	Y
219	211122008	2944 University Ave	2	1940	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	8	Moderate Income	No	No	Y						1				1	Y
235	211122006	None	2	0	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No								1	1		2	Y

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164	211131023	2791 University Ave	2	0	Vacant	SFRD	MU-N	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No		Y									0	Y
165	211131022	2771 University Ave	2	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No		Y									0	Y
168	211131032	2831 University Ave	2	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	45	9	Moderate Income	No	No		Y									0	Y
183	211131001	2882 Mission Inn Ave	2	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-U-TA	45	10	Moderate Income	No	No	Y	Y									0	Y
186	211131021	2731 University Ave	2	0	Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	45	20	Moderate Income	No	No		Y									0	Y
195	211131020	2711 University Ave	2	1960	Non-Vacant	LOD	MU-N	CR	Rezoned Residential	MU-U-TA	45	30	Lower Income	No	No						Y	1				1	Y
205	211131031	2871 University Ave	2	0	Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	45	16	Moderate Income	No	No		Y									0	Y
227	211131017	2585 University Ave	2	0	Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No								1	1		2	Y
230	211131024	2811 University Ave	2	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No		Y									0	Y
243	211131019	2651 University Ave	2	1980	Non-Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No							1	1	1		3	Y
251	211131026	2851 University Ave	2	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No		Y									0	Y
253	211131018	2617 University Ave	2	0	Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No								1	1		2	Y

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Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies
226	215143011	None	2	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	45	62	Lower Income	No	No								1	1		2	Y
231	215153010	4040 Vine St	2	1995	Non-Vacant	EDU	C	CR	Rezoned Residential	MU-U-TA	45	51	Lower Income	No	No				Y						0	Y	
260	215143010	None	2	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	45	40	Lower Income	No	No								1	1		2	Y

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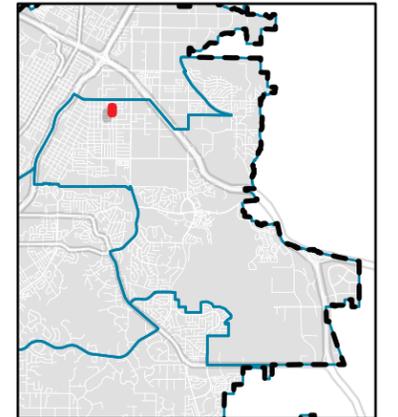
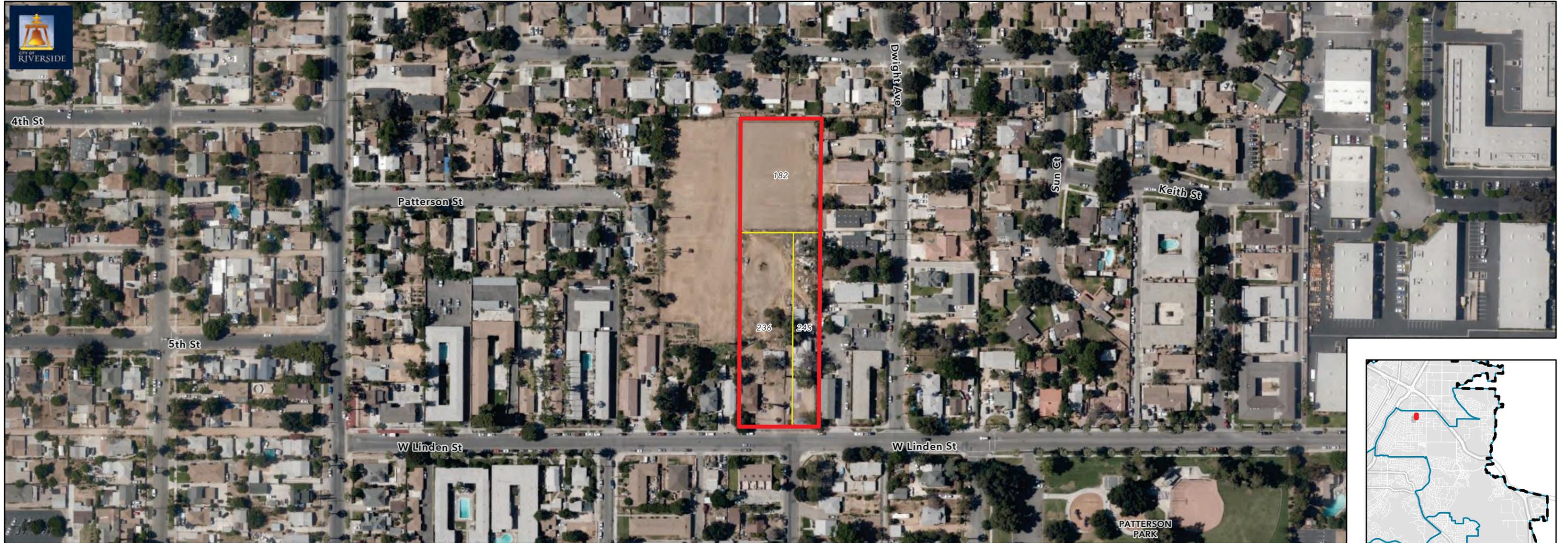


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Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies
184	250140036	3491 Iowa Ave	2	0	Non-Vacant	SFRD	C	CR	Rezoned Residential	MU-V	20	13	Moderate Income	No	No	Y										0	Y
185	250140031	None	2	1957	Non-Vacant	POW	B/OP	BMP	Rezoned Residential	MU-V	20	64	Moderate Income	No	No							1	1			2	Y

OPPORTUNITY SITES



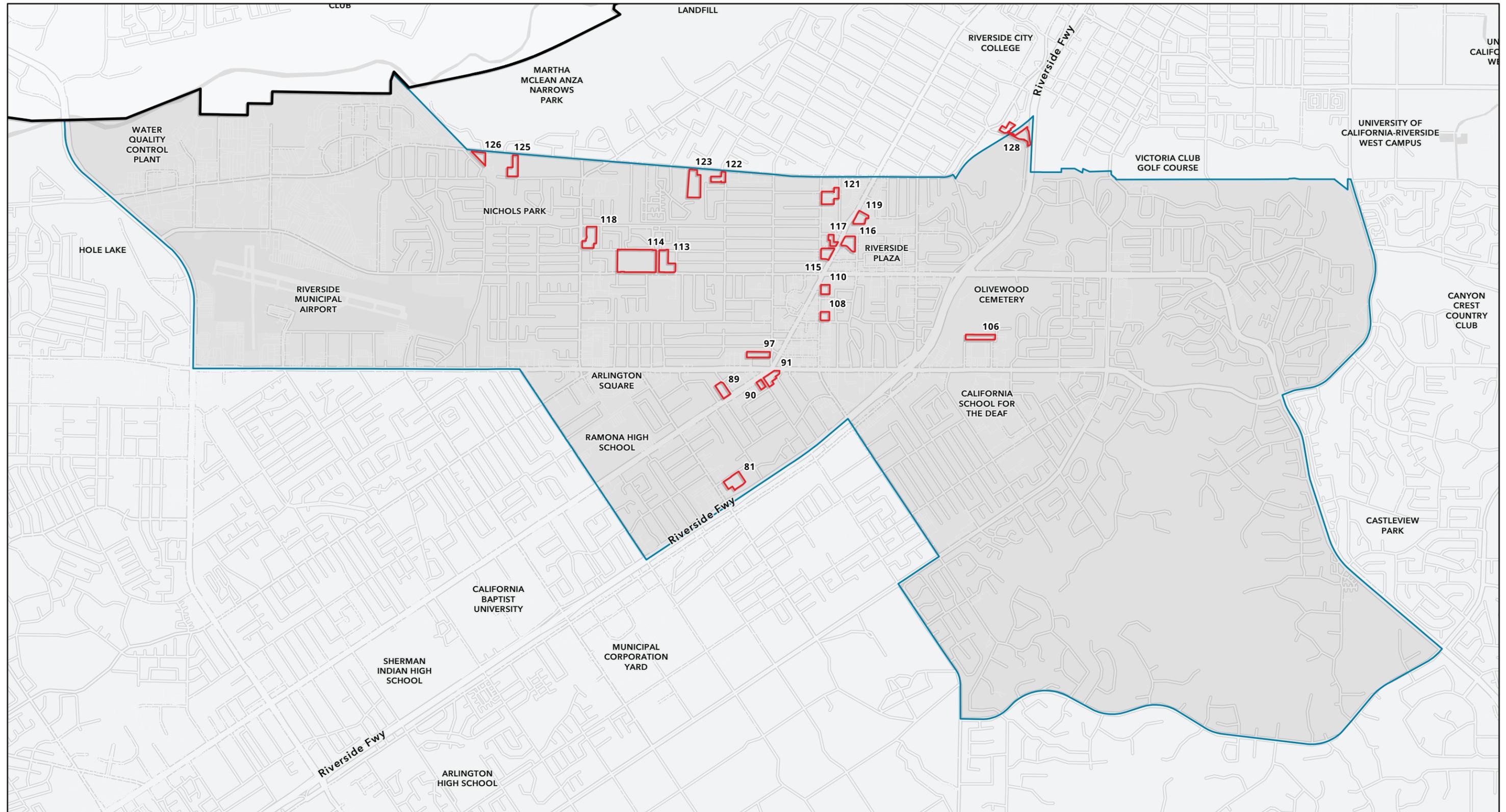
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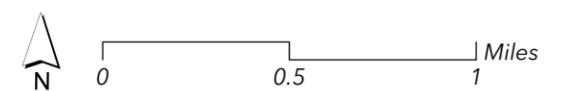
Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies	
182	211111060	None	2	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	21	Moderate Income	No	Yes										1	1	2	Y
236	211111040	1959 W Linden St	2	1937	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	23	Moderate Income	No	Yes							1		1	1	3	Y	
245	211111041	1955 W Linden St	2	1936	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	11	Moderate Income	No	Yes							1			1	2	Y	

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Opportunity Sites



City Boundary Ward Site in Focus



Opportunity Sites Inventory Table

Site ID	Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use Code	General Plan Land Use Code	Proposed General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	4th Cycle RHNA	5th Cycle RHNA	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies	Notes				
81	293	230170031	3511 Madison St	Ward 3	1.75	2006	Non-Vacant	RET	C	MU-V	CR	Rezoned Residential	MU-V	20	35	Moderate Income	No	No	Y												Y	Vacant			
81	314	230170010	None	Ward 3	1.04	0	Vacant	UDEV	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	20	Moderate Income	No	No													Y	Meets at least 2 factors			
81	321	230170011	7384 Garden St	Ward 3	1.06	1951	Non-Vacant	SFRD	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	20	Moderate Income	No	No													Y	Meets at least 2 factors			
89	286	227281012	7251 Magnolia Ave	Ward 3	2.21	1974	Non-Vacant	MED	MU-V	MU-U	O	Rezoned Residential	MU-U-TA	45	99	Lower Income	No	No	Y							1					Y	Vacant			
90	263	230151006	7112 Magnolia Ave	Ward 3	0.29	1947	Non-Vacant	RET	MU-V	MU-U	CR	Rezoned Residential	MU-U-TA	45	12	Moderate Income	No	No								1					Y	Meets at least 2 factors			
90	297	230151007	7104 Magnolia Ave	Ward 3	0.16	1947	Non-Vacant	RET	MU-V	MU-U	CR	Rezoned Residential	MU-U-TA	45	6	Moderate Income	No	No					Y			1					Y	Adjacent/Contiguous Sites - consolidation opportunities			
90	310	230151009	None	Ward 3	0.17	0	Vacant	UDEV	MU-V	MU-U	O	Rezoned Residential	MU-U-TA	45	7	Moderate Income	No	No														Y	Vacant		
90	319	230151008	3780 Washington St	Ward 3	0.21	0	Non-Vacant	RET	MU-V	MU-U	O	Rezoned Residential	MU-U-TA	45	9	Moderate Income	No	No	Y													Y	Vacant		
91	269	229021002	7000 Magnolia Ave	Ward 3	0.31	1951	Non-Vacant	RET	MU-V	MU-U	CG	Rezoned Residential	MU-U-TA	45	14	Moderate Income	No	No	Y							1						Y	Vacant		
91	282	229021003	7024 Magnolia Ave	Ward 3	0.55	1978	Non-Vacant	RET	MU-V	MU-U	CG	Rezoned Residential	MU-U-TA	45	24	Lower Income	No	No						Y									Y	Adjacent/Contiguous Sites - consolidation opportunities	
91	304	229021004	3784 McKinley St	Ward 3	0.20	0	Non-Vacant	OFF	MDR	MU-U	R-1-7000	Residential Upzone	MU-U-TA	45	8	Moderate Income	No	No									1					Y	Meets at least 2 factors		
91	318	229021038	None	Ward 3	0.25	0	Vacant	UDEV	MDR	MU-U	CG	Rezoned Residential	MU-U-TA	45	11	Moderate Income	No	No															Y	Meets at least 2 factors	
91	322	229021039	7050 Magnolia Ave	Ward 3	0.42	1970	Non-Vacant	REX	MU-V	MU-U	CG	Rezoned Residential	MU-U-TA	45	18	Moderate Income	No	No								1						Y	Meets at least 2 factors		
91	326	229021001	3786 Arlington Ave	Ward 3	0.16	1952	Non-Vacant	RET	MU-V	MU-U	O	Rezoned Residential	MU-U-TA	45	7	Moderate Income	No	No						Y			1					Y	Adjacent/Contiguous Sites - consolidation opportunities		
91	336	229021037	None	Ward 3	0.33	0	Vacant	UDEV	MDR	MU-U	R-1-7000	Residential Upzone	MU-U-TA	45	14	Moderate Income	No	No															Y	Meets at least 2 factors	
97	298	226210022	6939 Palm Ct	Ward 3	2.33	0	Non-Vacant	MED	HDR	HDR	O	Rezoned Residential	R-3-1500	25	58	Moderate Income	No	No															Y	Meets at least 2 factors	
106	279	223210022	None	Ward 3	0.34	0	Vacant	UDEV	HR	HDR	R-1-8500	Residential Upzone	R-3-1500	25	8	Moderate Income	No	No		Y													Y	Developer Interest per current planning team	
106	295	223210020	None	Ward 3	0.92	0	Vacant	UDEV	HR	HDR	R-1-8500	Residential Upzone	R-3-1500	25	22	Moderate Income	No	No		Y													Y	Developer Interest per current planning team	
106	302	223210019	None	Ward 3	0.82	0	Vacant	MFR	HR	HDR	R-1-8500	Residential Upzone	R-3-1500	25	20	Moderate Income	No	No		Y													Y	Developer Interest per current planning team	
106	308	223210021	None	Ward 3	0.50	0	Vacant	UDEV	HR	HDR	R-1-8500	Residential Upzone	R-3-1500	25	12	Moderate Income	No	No		Y													Y	Developer Interest per current planning team	
108	296	225221032	6790 Brockton Ave	Ward 3	1.33	1962	Non-Vacant	RET	C	MU-V	CG	Rezoned Residential	MU-V	20	26	Moderate Income	No	No	Y							1							Y	Vacant	
110	299	225231005	6650 Brockton Ave	Ward 3	0.17	0	Non-Vacant	UDEV	MU-V	MU-U	CG	Rezoned Residential	MU-U-TA	45	7	Moderate Income	No	No									1						Y	Meets at least 2 factors	
110	301	225231027	6672 Brockton Ave	Ward 3	0.75	1966	Non-Vacant	RET	MU-V	MU-U	CG	Rezoned Residential	MU-U-TA	45	33	Lower Income	No	No																Y	Known commercial vacancy/turnover
110	330	225231004	6650 Brockton Ave	Ward 3	0.17	0	Non-Vacant	UDEV	MU-V	MU-U	CG	Rezoned Residential	MU-U-TA	45	7	Moderate Income	No	No																Y	Meets at least 2 factors
110	334	225231025	6660 Brockton Ave	Ward 3	0.35	0	Non-Vacant	UDEV	MU-V	MU-U	CG	Rezoned Residential	MU-U-TA	45	15	Moderate Income	No	No																Y	Meets at least 2 factors
113	280	226100021	4921 Central Ave	Ward 3	1.15	1928	Non-Vacant	SFRD	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	21	Moderate Income	No	No								1							Y	Meets at least 2 factors	
113	281	226100026	4925 Central Ave	Ward 3	1.46	1948	Non-Vacant	SFRD	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	28	Moderate Income	No	No																Y	Meets at least 2 factors
113	333	226100028	None	Ward 3	2.03	0	Non-Vacant	UDEV	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	39	Moderate Income	No	No	Y															Y	Vacant
114	264	226100008	4995 Central Ave	Ward 3	0.54	1949	Non-Vacant	SFRD	MDR	HDR	R-1-8500	Residential Upzone	R-3-2500	20	9	Moderate Income	No	No																Y	Meets at least 2 factors
114	266	226100002	5081 Central Ave	Ward 3	1.89	1949	Non-Vacant	SFRD	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	36	Moderate Income	No	No	Y															Y	Vacant
114	274	226100001	5095 Central Ave	Ward 3	1.29	1948	Non-Vacant	SFRD	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	24	Moderate Income	No	No	Y															Y	Vacant
114	276	226100004	5035 Central Ave	Ward 3	1.89	1950	Non-Vacant	SFRD	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	36	Moderate Income	No	No	Y															Y	Vacant
114	285	226100023	None	Ward 3	0.85	0	Vacant	UDEV	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	17	Moderate Income	No	No																Y	Meets at least 2 factors
114	287	226112022	5139 Central Ave	Ward 3	1.29	1956	Non-Vacant	SFRD	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	24	Moderate Income	No	No																Y	Vacant
114	300	226112024	5109 Central Ave	Ward 3	1.18	1946	Non-Vacant	SFRD	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	22	Moderate Income	No	No	Y															Y	Vacant
114	307	226100022	5015 Central Ave	Ward 3	1.96	1941	Non-Vacant	SFRD	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	38	Moderate Income	No	No																Y	Meets at least 2 factors
114	316	226112025	5127 Central Ave	Ward 3	1.51	1952	Non-Vacant	SFRD	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	29	Moderate Income	No	No	Y															Y	Vacant
114	324	226100003	5055 Central Ave	Ward 3	1.89	1946	Non-Vacant	SFRD	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	36	Moderate Income	No	No																Y	Meets at least 2 factors
114	337	226100005	5029 Central Ave	Ward 3	0.94	1941	Non-Vacant	SFRD	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	17	Moderate Income	No	No																Y	Meets at least 2 factors
115	288	225121004	None None	Ward 3	0.21	0	Non-Vacant	RET	MU-V	MU-U	CG	Rezoned Residential	MU-U-TA	45	9	Moderate Income	No	No																Y	Meets at least 2 factors
115	329	225121003	6491 Magnolia Ave	Ward 3	1.84	0	Non-Vacant	RET	MU-U	MU-U	CG	Rezoned Residential	MU-U-TA	45	82	Lower Income	No	No				Y												Y	Known commercial vacancy/turnover
116	277	225134003	6370 Magnolia Ave	Ward 3	2.61	1958	Non-Vacant	OFF	MU-V	MU-U	CG	Rezoned Residential	MU-U-TA	45	117	Lower Income	No	No				Y												Y	Known commercial vacancy/turnover
117	284	225133008	6391 Magnolia Ave - Unit E	Ward 3	0.78	1964	Non-Vacant	OFF	MU-V	MU-U	CG	Rezoned Residential	MU-U-TA	45	35	Lower Income	No	No	Y															Y	Vacant
117	306	225133006	3978 Merrill Ave	Ward 3	0.17	1958	Non-Vacant	OFF	MU-V	MU-U	CG	Rezoned Residential	MU-U-TA	45	7	Moderate Income	No	No						Y										Y	Adjacent/Contiguous Sites - consolidation opportunities
117	320	225133007	None	Ward 3	0.18	0	Non-Vacant	RET	MU-V	MU-U	CG	Rezoned Residential	MU-U-TA	45	8																				

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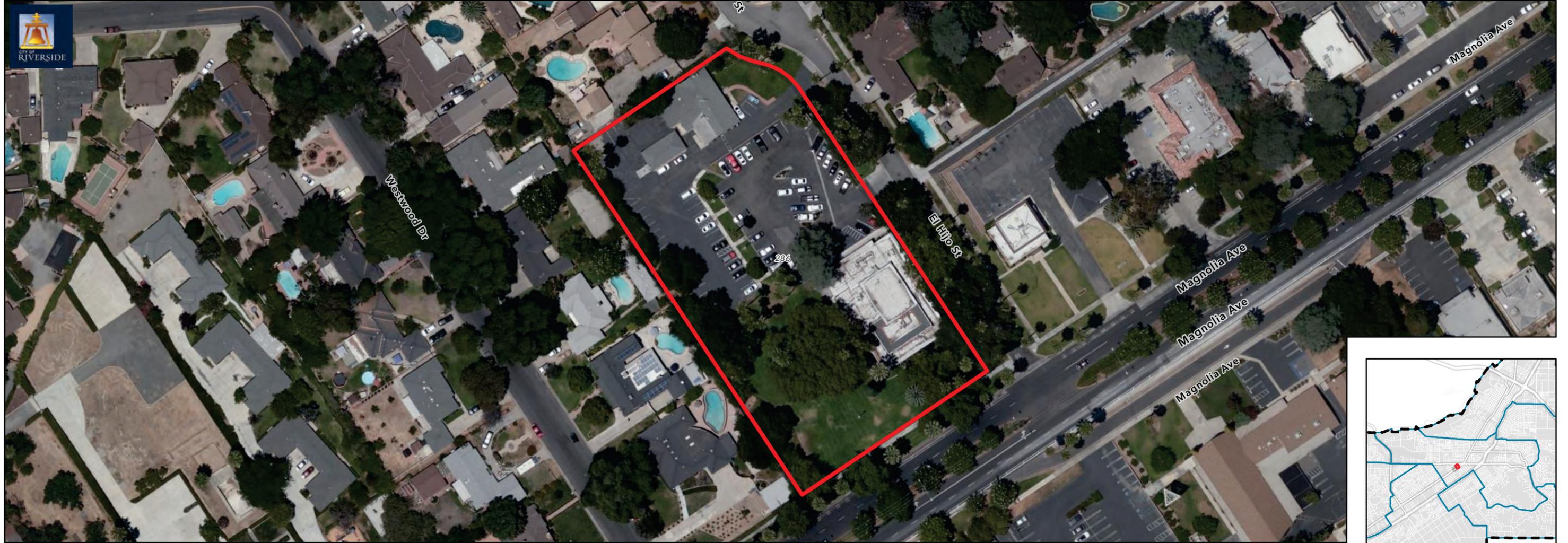


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293	230170031	3511 Madison St	3	2006	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	35	Moderate Income	No	No	Y										0	Y
314	230170010	None	3	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	20	Moderate Income	No	No									1	1	2	Y
321	230170011	7384 Garden St	3	1951	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	20	Moderate Income	No	No							1			1	2	Y

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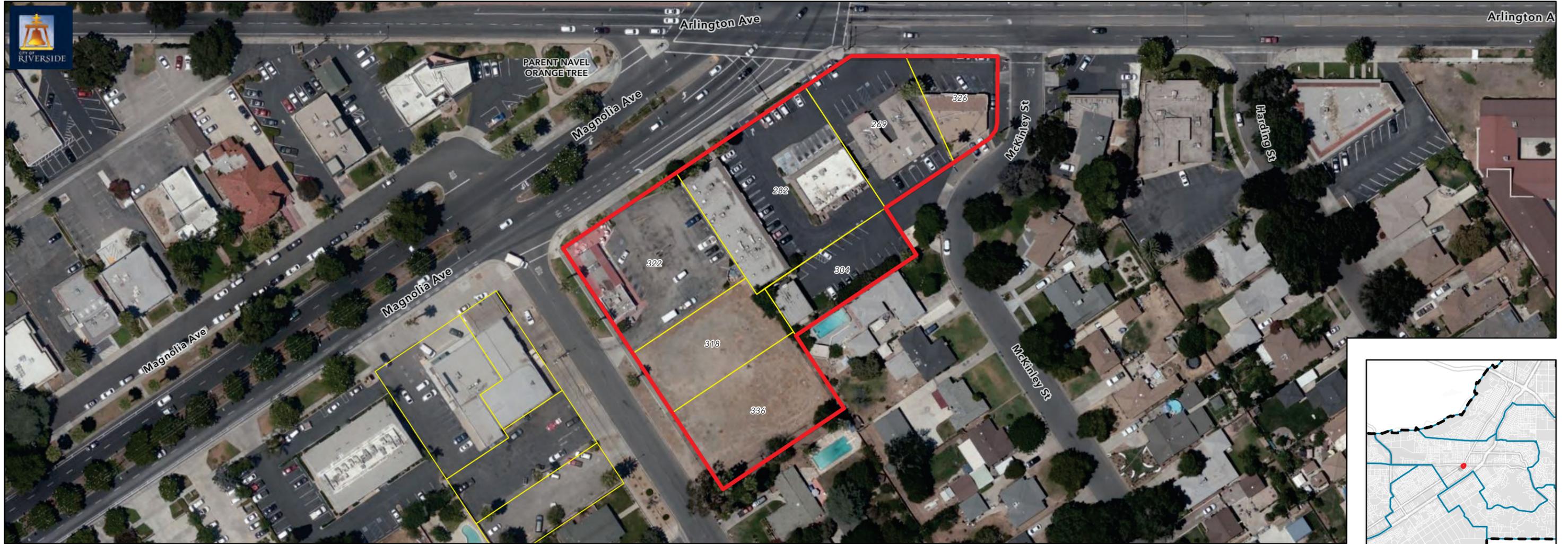


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286	227281012	7251 Magnolia Ave	3	1974	Non-Vacant	MED	MU-V	O	Rezoned Residential	MU-U-TA	45	99	Lower Income	No	No	Y						1				1	Y

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269	229021002	7000 Magnolia Ave	3	1951	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-U-TA	45	14	Moderate Income	No	No	Y						1				1	Y	
282	229021003	7024 Magnolia Ave	3	1978	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	24	Lower Income	No	No					Y		1				1	Y	
304	229021004	3784 Mckinley St	3	0	Non-Vacant	OFF	MDR	R-1-7000	Residential Upzone	MU-U-TA	45	8	Moderate Income	No	No									1	1	1	2	Y
318	229021038	None	3	0	Vacant	UDEV	MDR	CG	Rezoned Residential	MU-U-TA	45	11	Moderate Income	No	No								1	1		2	Y	
322	229021039	7050 Magnolia Ave	3	1970	Non-Vacant	RESX	MU-V	CG	Rezoned Residential	MU-U-TA	45	18	Moderate Income	No	No							1	1			2	Y	
326	229021001	3786 Arlington Ave	3	1952	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-U-TA	45	7	Moderate Income	No	No					Y		1				1	Y	
336	229021037	None	3	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-U-TA	45	14	Moderate Income	No	No									1	1	2	Y	