

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
365	280270001	None	4	0	Non-Vacant	UDEV	C	CR	Rezoned Residential	MU-V	20	37	Moderate Income	No	No	Y										0	Y
372	280270003	18888 Van Buren Blvd	4	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	6	Moderate Income	No	No	Y										0	Y
374	280270028	None	4	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	20	22	Moderate Income	No	No								1	1		2	Y

OPPORTUNITY SITES

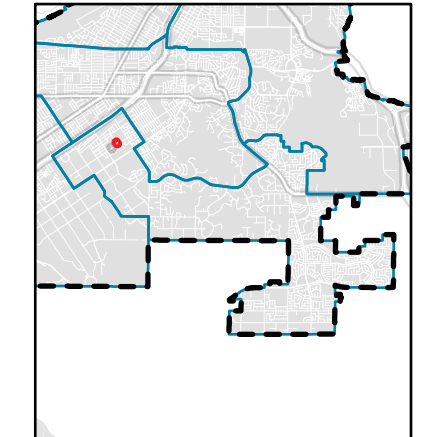


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Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	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
362	230351016	None	4	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	36	Moderate Income	No	Yes									1	1	2	Y

OPPORTUNITY SITES

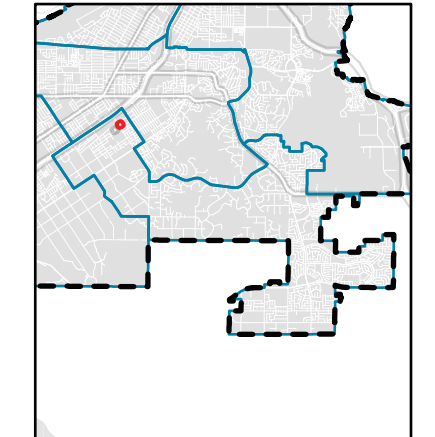


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Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	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
348	230360006	None	4	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	4	Moderate Income	No	Yes									1	1	2	Y
349	230360004	None	4	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	4	Moderate Income	No	Yes									1	1	2	Y
350	230360010	None	4	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	15	Moderate Income	No	Yes	Y										0	Y
351	230360005	None	4	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	4	Moderate Income	No	Yes									1	1	2	Y

OPPORTUNITY SITES



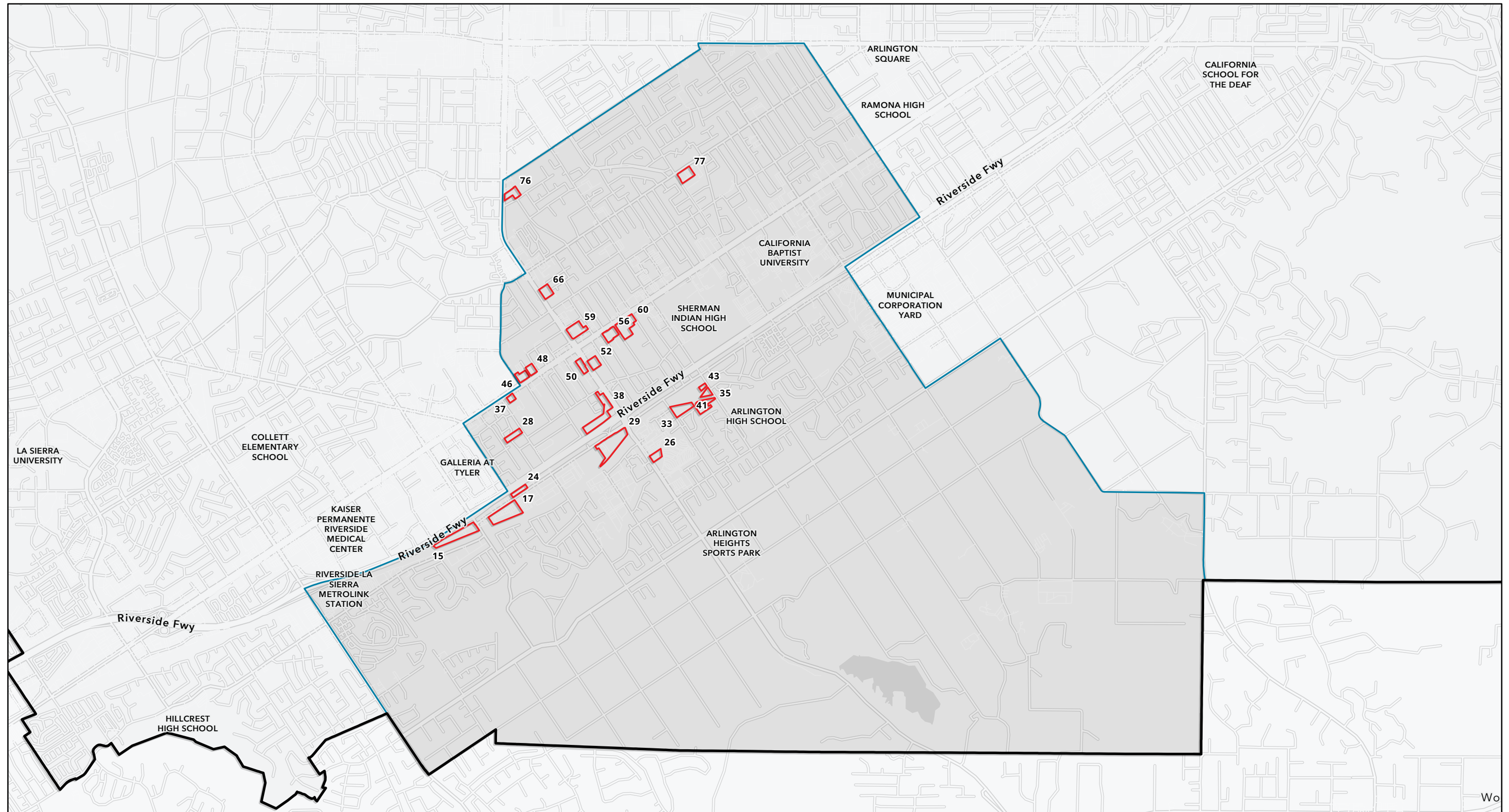
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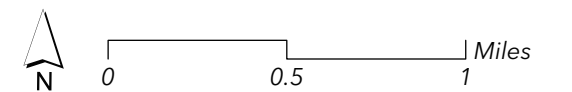
Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies
363	229092025	3165 Washington St	4	1933	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	27	Moderate Income	No	No							1		1	1	3	Y

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - 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		
15	387	138110023	None	Ward 5	0.51	0	Non-Vacant	UDEV	C	MU-V	CR	Rezoned Residential	MU-V	20	10	Moderate Income	No	No															
15	388	138110025	3390 Tyler St	Ward 5	2.11	1981	Non-Vacant	RET	C	MU-V	CR	Rezoned Residential	MU-V	20	42	Moderate Income	No	No				Y				1	1	1	2	Y	Meets at least 2 factors	Known commercial vacancy/turnover	
15	411	138110028	3396 Tyler St	Ward 5	1.41	1984	Non-Vacant	RET	C	MU-V	CR	Rezoned Residential	MU-V	20	28	Moderate Income	No	No				Y				1	1	1	1	Y	Meets at least 2 factors	Known commercial vacancy/turnover	
15	448	138110022	3380 Tyler St	Ward 5	2.84	1981	Non-Vacant	RET	C	MU-V	CR	Rezoned Residential	MU-V	20	56	Moderate Income	No	No				Y				1	1	1	1	Y	Meets at least 2 factors	Known commercial vacancy/turnover	
17	389	234160075	10170 Indiana Ave	Ward 5	8.15	1986	Non-Vacant	RET	C	MU-V	CR	Rezoned Residential	MU-V	20	163	Moderate Income	No	No				Y				1	1	1	1	Y	Meets at least 2 factors	Known commercial vacancy/turnover	
24	399	234064013	10031 Indiana Ave	Ward 5	1.47	1989	Non-Vacant	RET	C	MU-V	CR	Rezoned Residential	MU-V	20	29	Moderate Income	No	No	Y							1	1	1	1	Y	Vacant		
26	409	233150012	3131 Van Buren Blvd	Ward 5	0.87	1951	Non-Vacant	SFRD	VHDR	VHDR	R-4	No Zone Change	R-4	35	30	Lower Income	No	Yes	Y							1	1	1	1	Y	Vacant		
26	439	233190007	3101 Van Buren Blvd	Ward 5	0.93	1958	Non-Vacant	SFRD	VHDR	VHDR	R-4	No Zone Change	R-4	35	31	Lower Income	No	Yes	Y							1	1	1	1	Y	Vacant		
28	410	234050021	None	Ward 5	0.98	0	Vacant	UDEV	MHDR	VHDR	R-1-7000	Residential Upzone	R-4	35	34	Lower Income	No	No								1	1	1	2	Y	Meets at least 2 factors		
28	462	234050022	3644 Harrison St	Ward 5	1.04	1903	Non-Vacant	SFRD	MHDR	VHDR	R-1-7000	Residential Upzone	R-4	35	35	Lower Income	No	No								1	2	1	2	Y	Meets at least 2 factors		
29	384	234250004	None	Ward 5	0.58	1929	Vacant	UDEV	B/OP	MU-V	BMP	Rezoned Residential	MU-V	20	11	Moderate Income	No	No								1	1	1	3	Y	Meets at least 2 factors		
29	386	234250031	None	Ward 5	0.15	0	Vacant	UDEV	B/OP	MU-V	BMP	Rezoned Residential	MU-V	20	2	Moderate Income	No	No				Y				1	1	1	0	Y	Developer Interest		
29	390	234250011	9584 Indiana Ave	Ward 5	0.19	1958	Vacant	UDEV	B/OP	MU-V	BMP	Rezoned Residential	MU-V	20	3	Moderate Income	No	No				Y				1	1	1	1	Y	Developer Interest		
29	394	234250003	None	Ward 5	0.15	1926	Vacant	UDEV	B/OP	MU-V	BMP	Rezoned Residential	MU-V	20	3	Moderate Income	No	No								1	1	1	3	Y	Meets at least 2 factors		
29	395	234250009	9608 Indiana Ave	Ward 5	0.22	1930	Vacant	UDEV	B/OP	MU-V	BMP	Rezoned Residential	MU-V	20	4	Moderate Income	No	No	Y			Y				1	1	1	1	Y	Vacant		
29	396	234250013	9568 Indiana Ave	Ward 5	0.09	1940	Vacant	UDEV	B/OP	MU-V	BMP	Rezoned Residential	MU-V	20	1	Moderate Income	No	No				Y				1	1	1	1	Y	Developer Interest		
29	402	234250020	9640 Indiana Ave	Ward 5	1.04	1905	Non-Vacant	REX	B/OP	MU-V	BMP	Rezoned Residential	MU-V	20	20	Moderate Income	No	No	Y							1	1	1	1	Y	Vacant		
29	414	234250008	9618 Indiana Ave	Ward 5	0.17	1939	Non-Vacant	SFRD	B/OP	MU-V	BMP	Rezoned Residential	MU-V	20	3	Moderate Income	No	No								1	1	1	2	Y	Meets at least 2 factors		
29	422	234250030	None	Ward 5	0.14	0	Vacant	UDEV	B/OP	MU-V	BMP	Rezoned Residential	MU-V	20	2	Moderate Income	No	No	Y			Y				1	1	1	0	Y	Vacant		
29	424	234250029	None	Ward 5	0.14	0	Vacant	UDEV	B/OP	MU-V	BMP	Rezoned Residential	MU-V	20	84	Moderate Income	No	No	Y			Y				1	1	1	0	Y	Vacant		
29	427	234250007	None	Ward 5	0.74	0	Non-Vacant	UDEV	B/OP	MU-V	BMP	Rezoned Residential	MU-V	20	14	Moderate Income	No	No	Y			Y				1	1	1	0	Y	Vacant		
29	434	234250017	9574 Indiana Ave	Ward 5	1.36	0	Vacant	UDEV	B/OP	MU-V	BMP	Rezoned Residential	MU-V	20	27	Moderate Income	No	No								1	1	1	2	Y	Developer Interest		
29	436	234250010	9590 Indiana Ave	Ward 5	0.14	1935	Vacant	UDEV	B/OP	MU-V	BMP	Rezoned Residential	MU-V	20	2	Moderate Income	No	No				Y				1	1	1	1	Y	Developer Interest		
29	455	234250006	9628 Indiana Ave	Ward 5	0.22	1924	Non-Vacant	SFRD	B/OP	MU-V	BMP	Rezoned Residential	MU-V	20	4	Moderate Income	No	No								1	1	1	2	Y	Meets at least 2 factors		
33	437	233170005	None	Ward 5	3.76	0	Non-Vacant	UDEV	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	94	Moderate Income	No	Yes	Y														
35	393	233180014	3198 Jackson St	Ward 5	2.23	1926	Non-Vacant	SFRD	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	53	Moderate Income	No	Yes								1	1	1	3	Y	Meets at least 2 factors		
35	443	233180017	3176 Jackson St	Ward 5	1.23	1919	Non-Vacant	SFRD	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	29	Moderate Income	No	Yes	Y														
37	385	234080006	9856 Magnolia Ave	Ward 5	0.37	0	Non-Vacant	REX	MU-U	MU-U	CR	Rezoned Residential	MU-U-TA	45	16	Moderate Income	No	Yes						Y									
37	421	234080040	9878 Magnolia Ave	Ward 5	0.61	1987	Non-Vacant	LOD	MU-U	MU-U	CR	Rezoned Residential	MU-U-TA	45	27	Lower Income	No	No							Y								
38	412	234150046	3510 Van Buren Blvd	Ward 5	2.78	0	Non-Vacant	SFRD	MU-V	MU-V	MU-V	No Zone Change	MU-V	20	55	Moderate Income	No	Yes				Y				1	1	1	1	Y	Developer Interest		
38	416	234140019	None	Ward 5	3.37	0	Vacant	UDEV	MU-V	MU-V	MU-V	No Zone Change	MU-V	20	67	Moderate Income	No	Yes				Y											
38	417	234150040	3570 Van Buren Blvd	Ward 5	0.53	1959	Non-Vacant	REX	MU-V	MU-V	MU-V	No Zone Change	MU-V	20	10	Moderate Income	No	Yes								1	1	1	3	Y	Meets at least 2 factors		
38	435	234150041	3564 Van Buren Blvd	Ward 5	0.81	0	Non-Vacant	MED	MU-V	MU-V	MU-V	No Zone Change	MU-V	20	16	Moderate Income	No	Yes								1	1	1	2	Y	Meets at least 2 factors		
41	383	233180010	3284 Jackson St	Ward 5	1.12	1928	Non-Vacant	SFRD	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	27	Moderate Income	No	Yes								1	1	1	2	Y	Meets at least 2 factors		
43	438	233180004	3324 Jackson St	Ward 5	0.61	1954	Non-Vacant	SFRD	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	14	Moderate Income	No	Yes								1	1	1	2	Y	Meets at least 2 factors		
46	381	145280047	9781 Magnolia Ave	Ward 5	0.86	1980	Non-Vacant	RET	MU-U	MU-U	CG	Rezoned Residential	MU-U-TA	45	38	Lower Income	No	No	Y							1	1	1	1	Y	Vacant		
46	404	145280031	9777 Magnolia Ave	Ward 5	0.60	1980	Non-Vacant	RET	MU-U	MU-U	CG	Rezoned Residential	MU-U-TA	45	26	Lower Income	No	No	Y							1	1	1	1	Y	Vacant		
46	463	145280030	9741 Magnolia Ave	Ward 5	0.56	1978	Non-Vacant	RET	MU-U	MU-U	CG	Rezoned Residential	MU-U-TA	45	25	Lower Income	No	No							Y		1	1	1	1	Y	Vacant	
48	429	145280001	9707 Magnolia Ave	Ward 5	1.13	1960	Non-Vacant	OFF	MU-U	MU-U	CG	Rezoned Residential	MU-U-TA	45	50	Lower Income	No	No				Y				1	1	1	1	Y	Known commercial vacancy/turnover		
48	447	145280002	3840 Myers St	Ward 5	0.45	1939	Non-Vacant	OFF	MHDR	MU-U	O	Rezoned Residential	MU-U-TA	45	20	Moderate Income	No	No				Y				1	1	1	1	Y	Known commercial vacancy/turnover		
50	400	234112041	3736 Van Buren Blvd	Ward 5	0.24	0	Vacant	UDEV	MU-V	MU-V	CR	Rezoned Residential	MU-V-TA	30	7	Moderate Income	No	No	Y														
50	405	234112043	3736 Van Buren Blvd	Ward 5	0.38	0	Vacant	UDEV	MU-V	MU-V	CR	Rezoned Residential	MU-V-TA	30	11	Moderate Income	No	No									1	1	1	2	Y	Meets at least 2 factors	
50	420	234112042	3732 Van Buren Blvd	Ward 5	0.29	0	Vacant	UDEV	MU-V	MU-V	CR	Rezoned Residential	MU-V-TA	30	8	Moderate Income	No	No									1	1	1	2	Y	Meets at least 2 factors	
50	456	234112063	None	Ward 5	0.66	1987	Non-Vacant	RET	MU-V	MU-V	CR	Rezoned Residential	MU-V-TA	30	19	Lower Income	No	No								1	1	1	1	Y	Adjacent/Contiguous Sites - consolidation opportunities		
50	459	234112040	3722 Van Buren Blvd	Ward 5	0.25	1960	Non-Vacant	RET	MU-V	MU-V	CR	Rezoned Residential	MU-V-TA	30	7	Moderate Income	No	No							Y		1	1	1	1	Y	Adjacent/Contiguous Sites - consolidation opportunities	
52	391	233022051	None	Ward 5	0.64	0	Non-Vacant	UDEV	MU-V	MU-V	CR	Rezoned Residential	MU-V-TA	30	19	Lower Income	No	No	Y														
52	392	233022014	None	Ward 5	0.54	0	Non-Vacant	UDEV	MU-V	MU-V	CR	Rezoned Residential	MU-V-TA	30	16	Lower Income	No	No									1	1	1	2	Y	Meets at least 2 factors	
52	407	233022080	3729 Van Buren Blvd	Ward 5	0.39	0	Non-Vacant	SFRD	MU-V	MU-V	CR	Rezoned Residential	MU-V-TA	30	11	Moderate Income	No	No									1	1	1	1	Y	Adjacent/Contiguous Sites - consolidation opportunities	
52	415	233022018	None	Ward 5	0.10	0	Vacant	UDEV	MU-V	MU-V	CR	Rezoned Residential	MU-V-TA	30	2	Moderate Income	No	No									1	1	1	2	Y	Meets at least 2 factors	
52	431	233022070	3693 Van Buren Blvd	Ward 5	0.14	0	Vacant	UDEV	MU-V	MU-V	CR	Rezoned Residential	MU-V-TA	30	4	Moderate Income	No	No									1	1	1	2	Y	Meets at least 2 factors	
52	460	233022074	3689 Van Buren Blvd	Ward 5	0.40	0	Non-Vacant	SFRD	MU-V	MU-V	CR	Rezoned Residential	MU-V-TA	30	11	Moderate Income	No	No									1	1	1	2	Y	Meets at least 2 factors	
56	382	233031012	None	Ward 5	0.19	0	Non-Vacant	RET	MU-U	MU-U	MU-U	Residential Upzone	MU-U-TA	45	8	Moderate Income	No	Yes									1	1	1	2	Y	Meets at least 2 factors	
56	397	233031005	9340 Magnolia Ave	Ward 5	0.12	1959	Non-Vacant	RET	MU-U	MU-U	MU-U	Residential Upzone	MU-U-TA	45	5	Moderate Income	No	Yes								1	1	1	2	Y	Meets at least 2 factors		
56	398																																

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387	138110023	None	5	0	Non-Vacant	UDEV	C	CR	Rezoned Residential	MU-V	20	10	Moderate Income	No	No								1	1		2	Y
388	138110025	3390 Tyler St	5	1981	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	42	Moderate Income	No	No				Y			1			1	Y	
411	138110028	3396 Tyler St	5	1984	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	28	Moderate Income	No	No				Y			1			1	Y	
448	138110022	3380 Tyler St	5	1981	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	56	Moderate Income	No	No				Y			1			1	Y	

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389	234160075	10170 Indiana Ave	5	1986	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	163	Moderate Income	No	No				Y			1				1	Y

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399	234064013	10031 Indiana Ave	5	1989	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	29	Moderate Income	No	No	Y						1				1	Y

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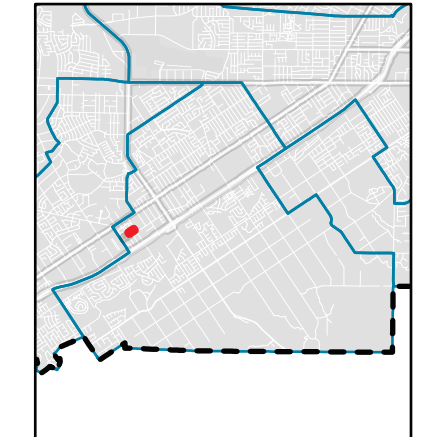


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409	233150012	3131 Van Buren Blvd	5	1951	Non-Vacant	SFRD	VHDR	R-4	No Zone Change	R-4	35	30	Lower Income	No	Yes	Y						1				1	Y
439	233190007	3101 Van Buren Blvd	5	1958	Non-Vacant	SFRD	VHDR	R-4	No Zone Change	R-4	35	31	Lower Income	No	Yes	Y						1				1	Y

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410	234050021	None	5	0	Vacant	UDEV	MHDR	R-1-7000	Residential Upzone	R-4	35	34	Lower Income	No	No										1	1	2	Y
462	234050022	3644 Harrison St	5	1903	Non-Vacant	SFRD	MHDR	R-1-7000	Residential Upzone	R-4	35	35	Lower Income	No	No							1		1	1	2	Y	

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384	234250004	None	5	1929	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	11	Moderate Income	No	No							1	1	1		3	Y
386	234250031		5	0	Vacant		B/OP	BMP	Rezoned Residential	MU-V	20	2	Moderate Income	No	No		Y									0	Y
390	234250011	9584 Indiana Ave	5	1958	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	3	Moderate Income	No	No		Y					1				1	Y
394	234250003	None	5	1926	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	3	Moderate Income	No	No							1	1	1		3	Y
395	234250009	9608 Indiana Ave	5	1930	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	4	Moderate Income	No	No	Y	Y					1				1	Y
396	234250013	9568 Indiana Ave	5	1940	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	1	Moderate Income	No	No		Y					1				1	Y
402	234250020	9640 Indiana Ave	5	1905	Non-Vacant	RESX	B/OP	BMP	Rezoned Residential	MU-V	20	20	Moderate Income	No	No	Y						1				1	Y
414	234250008	9618 Indiana Ave	5	1939	Non-Vacant	SFRD	B/OP	BMP	Rezoned Residential	MU-V	20	3	Moderate Income	No	No							1	1			2	Y
422	234250030		5	0	Vacant		B/OP	BMP	Rezoned Residential	MU-V	20	2	Moderate Income	No	No	Y	Y									0	Y
424	234250029		5	0	Vacant		B/OP	BMP	Rezoned Residential	MU-V	20	84	Moderate Income	No	No	Y	Y									0	Y
427	234250007	None	5	0	Non-Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	14	Moderate Income	No	No	Y										0	Y
434	234250012	9574 Indiana Ave	5	0	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	27	Moderate Income	No	No		Y									0	Y
436	234250010	9590 Indiana Ave	5	1935	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	2	Moderate Income	No	No		Y					1				1	Y
455	234250006	9628 Indiana Ave	5	1924	Non-Vacant	SFRD	B/OP	BMP	Rezoned Residential	MU-V	20	4	Moderate Income	No	No							1	1			2	Y

