

Residential Sites Inventory - Ward 6

Site ID	APN	Site Address	Lot Acreage	Current Zoning	Proposed Zoning	Proposed Density (DU/Acre)	Potential Unit Count	Income Level
9	135230003	3559 Buchanan St	5.22	R-1-7000	R-3-2500	20	103	Moderate Income
10	132020022	11880 Magnolia Ave	0.71	BMP	MU-U-TA	45	32	Lower Income
11	132020033	11510 Magnolia Ave	4.83	R-1-7000	MU-U-TA	45	217	Lower Income
14	138470015	3740 Park Sierra Dr	1.15	CR	MU-U-TA	45	51	Lower Income
	138470016	3700 Park Sierra Dr	0.92	CR	MU-U-TA	45	41	Lower Income
	138470018	None	0.93	CR	MU-U-TA	45	41	Lower Income
	138470019	3610 Park Sierra Dr	1.29	CR	MU-U-TA	45	58	Lower Income
	138470020	3630 Park Sierra Dr	1.15	MU-U	MU-U-TA	45	51	Lower Income
	138470023	3693 La Sierra Ave	1.31	MU-U	MU-U-TA	45	58	Lower Income
	138470024	None	0.55	MU-U	MU-U-TA	45	24	Lower Income
	138470035	None	3.56	MU-U	MU-U-TA	45	160	Lower Income
16	142293028	None	1.35	MU-V	MU-V-TA	30	40	Lower Income
18	138051029	3765 Nye Ave	0.46	R-1-7000	R-4	35	15	Lower Income
	138051030	3749 Nye Ave	0.22	R-1-7000	R-4	35	6	Lower Income
19	138052009	3654 Nye Ave	0.48	R-1-7000	R-4	35	15	Lower Income
	138052010	None	0.48	R-1-7000	R-4	35	16	Lower Income
	138052011	3624 Nye Ave	0.48	R-1-7000	R-4	35	15	Lower Income
	138052012	None	0.48	R-1-7000	R-4	35	16	Lower Income
	138052013	None	0.48	R-1-7000	R-4	35	16	Lower Income
	138052014	3625 Polk St	0.48	R-1-7000	R-4	35	15	Lower Income
	138052015	3637 Polk St	0.48	R-1-7000	R-4	35	15	Lower Income
	138052016	3663 Polk St	0.48	R-1-7000	R-4	35	16	Lower Income
	138052017	3667 Polk St	0.48	R-1-7000	MU-V-TA	30	14	Lower Income
	138052018	3685 Polk St	0.48	R-1-7000	MU-V-TA	30	13	Lower Income
	138052019	None	0.48	R-1-7000	MU-V-TA	30	14	Lower Income
	138052020	3719 Polk St	0.37	R-1-7000	MU-V-TA	30	10	Lower Income
	138052021	3731 Polk St	0.37	R-1-7000	MU-V-TA	30	10	Lower Income
	138052022	3735 Polk St	0.37	R-1-7000	MU-V-TA	30	10	Lower Income
	138052023	3747 Polk St	0.31	R-1-7000	MU-V-TA	30	8	Lower Income
	138052024	None	0.17	R-1-7000	MU-V-TA	30	5	Lower Income
	138052027	10650 Magnolia Ave	0.39	CR	MU-U-TA	45	17	Lower Income
	138052028	10662 Magnolia Ave	0.22	CR	MU-U-TA	45	10	Lower Income
138052032	None	0.28	R-1-7000	MU-V-TA	30	8	Lower Income	
138052033	10600 Magnolia Ave	0.71	CR	MU-U-TA	45	31	Lower Income	
23	143300014	10705 Magnolia Ave	0.71	CR	MU-U-TA	45	31	Lower Income
25	143290004	10683 Magnolia Ave	1.05	MU-V	MU-U-TA	45	47	Lower Income
	143290006	10611 Magnolia Ave	0.83	MU-V	MU-U-TA	45	37	Lower Income
	143290007	10595 Magnolia Ave	0.33	MU-V	MU-U-TA	45	15	Lower Income
	143290008	10587 Magnolia Ave	0.33	MU-V	MU-U-TA	45	15	Lower Income
	143290010	10555 Magnolia Ave	0.32	MU-V	MU-U-TA	45	14	Lower Income
	143290011	None	0.16	MU-V	MU-U-TA	45	7	Lower Income
	143290015	10557 Magnolia Ave	0.96	MU-V	MU-U-TA	45	43	Lower Income
	143290017	10625 Magnolia Ave	0.75	MU-V	MU-U-TA	45	33	Lower Income
	143290018	None	0.20	MU-V	MU-U-TA	45	9	Lower Income
	143290019	10685 Magnolia Ave	0.45	MU-V	MU-U-TA	45	20	Lower Income
143290022	None	0.79	CR	MU-U-TA	45	35	Lower Income	

Residential Sites Inventory - Ward 6

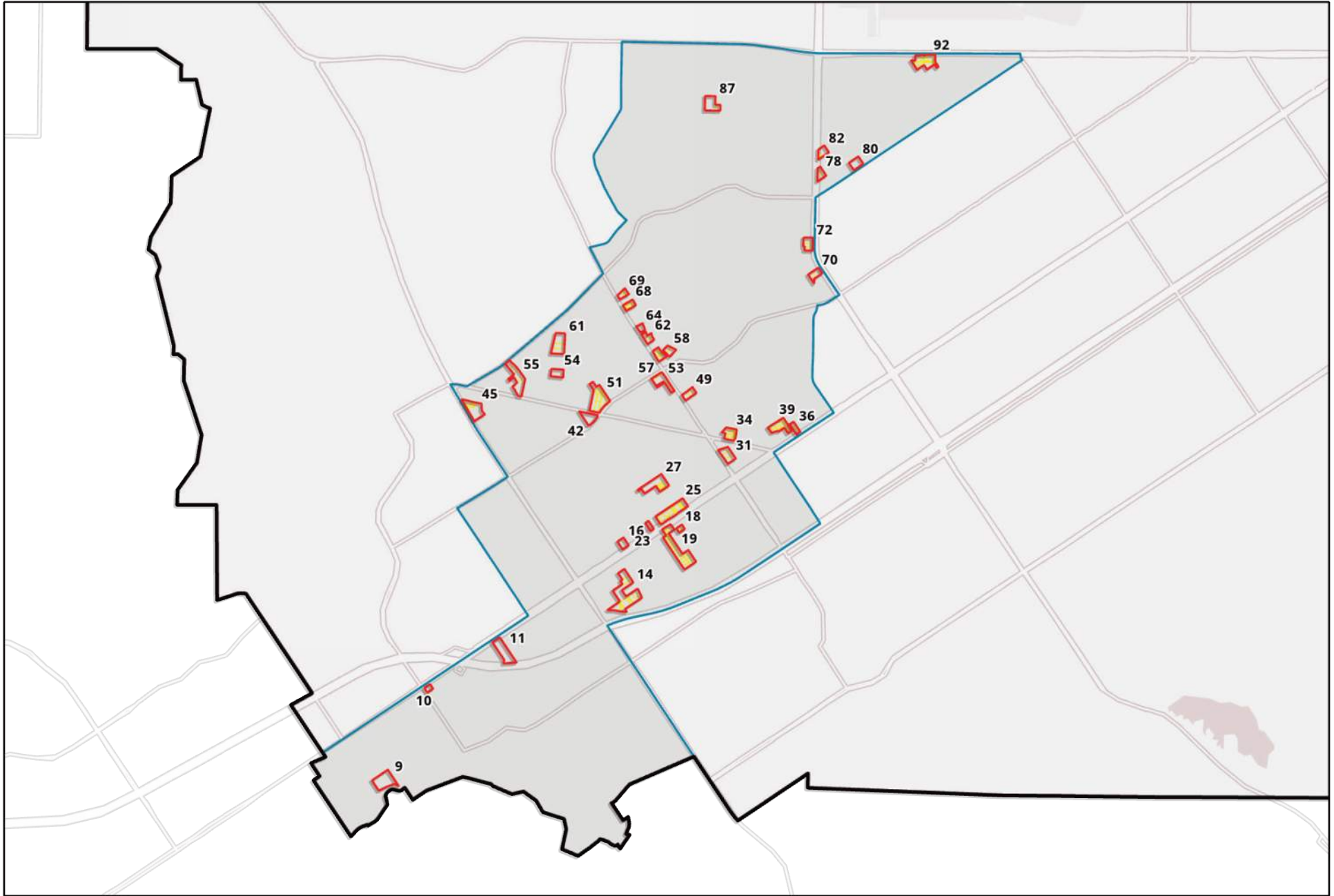
Site ID	APN	Site Address	Lot Acreage	Current Zoning	Proposed Zoning	Proposed Density (DU/Acre)	Potential Unit Count	Income Level
27	143270014	None	3.86	R-1-7000	MU-V-TA	30	115	Lower Income
	143280028	None	0.25	R-1-7000	MU-V-TA	30	7	Lower Income
	143280029	None	0.37	R-1-7000	MU-V-TA	30	11	Lower Income
	143280030	None	0.13	R-1-7000	MU-V-TA	30	3	Lower Income
	143280031	None	0.25	R-1-7000	MU-V-TA	30	7	Lower Income
31	145220014	None	0.96	CR	MU-U-TA	45	43	Lower Income
	145220024	3863 Tyler St	0.95	CR	MU-U-TA	45	42	Lower Income
	145220025	3939 Tyler St	0.97	CR	MU-U-TA	45	43	Lower Income
34	145210004	3956 Purdy St	0.62	CG	MU-U-TA	45	27	Lower Income
	145210005	None	0.40	CG	MU-U-TA	45	17	Lower Income
	145210006	None	0.20	CG	MU-U-TA	45	8	Lower Income
	145210013	10225 Hole Ave	0.19	CG	MU-U-TA	45	8	Lower Income
	145210014	10233 Hole Ave	0.39	CG	MU-U-TA	45	17	Lower Income
	145210015	10241 Hole Ave	0.38	CG	MU-U-TA	45	16	Lower Income
	145210033	None	0.22	CG	MU-U-TA	45	9	Lower Income
36	145210036	10221 Hole Ave	0.20	CG	MU-U-TA	45	9	Lower Income
	145272001	9971 Magnolia Ave	0.29	R-1-7000	MU-U-TA	45	12	Lower Income
	145272002	None	0.16	CR	MU-U-TA	45	7	Lower Income
	145272003	3839 Dawes St	0.31	R-1-7000	MU-U-TA	45	12	Lower Income
	145272023	3851 Dawes St	0.34	R-1-7000	MU-U-TA	45	14	Lower Income
39	145233001	3887 Megginson Ln	0.14	R-1-7000	R-4	35	3	Lower Income
	145233009	3875 Megginson Ln	0.41	R-3-2000	R-4	35	12	Lower Income
	145233011	3871 Megginson Ln	0.41	R-3-2000	R-4	35	12	Lower Income
	145271007	3832 Dawes St	0.18	R-1-7000	R-4	35	6	Lower Income
	145271008	3838 Dawes St	0.18	R-1-7000	R-4	35	5	Lower Income
	145271011	None	0.15	R-1-7000	R-4	35	4	Lower Income
	145271014	3868 Dawes St	0.61	R-1-7000	R-4	35	20	Lower Income
	145271015	3880 Dawes St	0.75	R-1-7000	R-4	35	25	Lower Income
	145271016	3898 Dawes St	0.25	R-1-7000	R-4	35	7	Lower Income
	145271021	3846 Dawes St	0.22	R-1-7000	R-4	35	6	Lower Income
42	145271022	None	0.23	R-1-7000	R-4	35	8	Lower Income
	143332002	None	2.42	R-3-1500	R-3-1500	25	60	Moderate Income
45	146261001	4781 La Sierra Ave	0.35	MU-V	MU-V	20	6	Moderate Income
	146261006	4745 La Sierra Ave	0.23	MU-V	MU-V	20	4	Moderate Income
	146261014	11050 Whitford Ave	0.33	MU-V	MU-V	20	6	Moderate Income
	146261019	4671 La Sierra Ave	0.16	MU-V	MU-V	20	3	Moderate Income
	146261019	4671 La Sierra Ave	3.52	MU-V	MU-V	20	70	Moderate Income
	146261019	4671 La Sierra Ave	0.16	MU-V	MU-V	20	3	Moderate Income
49	145092002	10272 Selkirk Ave	0.46	R-1-7000	MU-V	20	9	Moderate Income
	145092003	None	0.46	R-1-7000	MU-V	20	9	Moderate Income
	145092014	None	0.81	CR	MU-V	20	16	Moderate Income

Residential Sites Inventory - Ward 6

Site ID	APN	Site Address	Lot Acreage	Current Zoning	Proposed Zoning	Proposed Density (DU/Acre)	Potential Unit Count	Income Level
51	143080019	4412 Mobley Ave	0.21	R-3-1500	R-3-1500	25	4	Moderate Income
	143080020	10585 Hole Ave	1.63	R-3-1500	R-3-1500	25	39	Moderate Income
	143080021	10591 Hole Ave	0.61	R-3-1500	R-3-1500	25	14	Moderate Income
	143080022	10583 Hole Ave	0.94	R-3-1500	R-3-1500	25	22	Moderate Income
	143080024	None	0.06	R-3-1500	R-3-1500	25	1	Moderate Income
	143080029	4420 Mobley Ave	0.25	R-3-1500	R-3-1500	25	5	Moderate Income
	143080030	None	1.23	R-3-1500	R-3-1500	25	30	Moderate Income
	143080032	10561 Hole Ave	0.50	R-3-1500	R-3-1500	25	12	Moderate Income
	143080033	None	0.98	R-3-1500	R-3-1500	25	24	Moderate Income
143080034	4430 Mobley Ave	0.46	R-3-1500	R-3-1500	25	10	Moderate Income	
53	143140001	None	0.15	O	MU-V	20	3	Moderate Income
	143140022	4290 Tyler St	0.23	O	MU-V	20	4	Moderate Income
	143140053	None	0.61	O	MU-V	20	12	Moderate Income
	143356007	None	0.24	R-1-7000	MU-V	20	4	Moderate Income
	143356008	None	0.13	R-1-7000	MU-V	20	2	Moderate Income
	143356009	None	1.78	R-1-7000	MU-V	20	35	Moderate Income
54	143356010	None	0.26	R-1-7000	MU-V	20	5	Moderate Income
	143040012	4618 Jones Ave	1.84	R-3-1500	R-3-1500	25	46	Moderate Income
55	143020004	4729 Mitchell Ave	1.62	R-3-1500	R-3-1500	25	39	Moderate Income
	143020007	None	0.84	R-3-1500	R-3-1500	25	20	Moderate Income
	143020010	10762 Wells Ave	0.79	R-3-1500	R-3-1500	25	18	Moderate Income
	143051001	None	2.45	R-3-1500	R-3-1500	25	61	Moderate Income
57	145021001	4432 Tomlinson Ave	0.25	R-1-7000	MU-V	20	3	Moderate Income
	145021002	None	0.19	R-1-7000	MU-V	20	3	Moderate Income
	145021003	None	0.31	R-1-7000	MU-V	20	5	Moderate Income
	145021004	4422 Tomlinson Ave	0.20	R-1-7000	MU-V	20	3	Moderate Income
	145021005	4413 Tyler St	0.49	R-1-7000	MU-V	20	9	Moderate Income
58	145021006	10251 Adobe Ave	0.39	R-1-7000	MU-V	20	3	Moderate Income
	145022003	None	0.87	R-1-7000	R-3-2500	20	17	Moderate Income
61	145022009	None	0.57	R-1-7000	R-3-2500	20	11	Moderate Income
	143030009	None	2.06	R-1-7000	R-3-2500	20	41	Moderate Income
	143040015	4678 Jones Ave	1.28	R-1-7000	R-3-2500	20	24	Moderate Income
62	143040016	4698 Jones Ave	1.18	R-1-7000	R-3-2500	20	22	Moderate Income
	147333009	None	0.52	R-1-7000	MU-V	20	10	Moderate Income
	147333011	None	0.59	R-1-7000	MU-V	20	11	Moderate Income
64	147333012	4487 Tyler St	0.39	R-1-7000	MU-V	20	6	Moderate Income
	147332023	None	0.90	O	MU-V	20	17	Moderate Income
68	147282018	None	0.47	R-3-1500	R-3-1500	25	10	Moderate Income
	147282021	4639 Tyler St	0.47	R-3-1500	R-3-1500	25	10	Moderate Income
	147282022	4643 Tyler St	0.48	R-3-1500	R-3-1500	25	11	Moderate Income
69	147282011	10270 Mull Ave	0.33	R-3-1500	R-3-1500	25	8	Moderate Income
	147282014	None	0.53	R-3-1500	R-3-1500	25	13	Moderate Income
	147282015	10278 Mull Ave	0.29	R-3-1500	R-3-1500	25	6	Moderate Income
70	145162006	4330 Van Buren Blvd	1.00	CR	MU-V	20	20	Moderate Income
	145162021	None	0.77	CR	MU-V	20	15	Moderate Income

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Opportunity Sites



City Boundary

Ward

Opportunity Parcel

Site in Focus



0 0.5 1 Miles

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 9



- City Boundary
- Site in Focus
- Opportunity Parcel



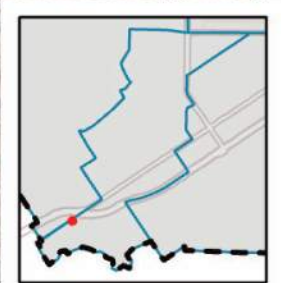
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
610	135230003	3559 Buchanan St	6	5.22	1912	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	103	Moderate Income	No	No

Residential Sites Inventory - Ward 6

Site ID	APN	Site Address	Lot Acreage	Current Zoning	Proposed Zoning	Proposed Density (DU/Acre)	Potential Unit Count	Income Level
72	145082035	4490 Van Buren Blvd	0.61	R-3-1500	R-3-1500	25	14	Moderate Income
	145082037	4510 Van Buren Blvd	0.95	R-3-1500	R-3-1500	25	22	Moderate Income
	145082038	4500 Van Buren Blvd	0.67	R-3-1500	R-3-1500	25	15	Moderate Income
78	191050001	5175 Van Buren Blvd	0.55	R-1-7000	MU-V	20	10	Moderate Income
	191050021	5111 Van Buren Blvd	0.89	R-1-7000	MU-V	20	16	Moderate Income
80	191060024	9191 Colorado Ave	5.82	R-1-7000	MU-V	20	39	Moderate Income
82	191040036	5325 Van Buren Blvd	0.23	R-1-7000	MU-V	20	4	Moderate Income
	191040037	5375 Van Buren Blvd	1.37	R-1-7000	MU-V	20	27	Moderate Income
87	151111034	None	2.89	R-3-1500	R-3-2500	20	57	Moderate Income
	151111046	None	0.58	R-3-1500	R-3-1500	25	14	Moderate Income
92	191150006	6818 Arlington Ave	0.26	R-1-7000	MU-V	20	4	Moderate Income
	191150007	None	0.23	R-1-7000	MU-V	20	4	Moderate Income
	191150008	None	0.26	R-1-7000	MU-V	20	5	Moderate Income
	191150009	6758 Arlington Ave	0.74	R-1-7000	MU-V	20	13	Moderate Income
	191150010	None	0.56	R-1-7000	MU-V	20	11	Moderate Income
	191150014	4843 Monroe St	0.26	R-1-7000	MU-V	20	4	Moderate Income
	191150015	4831 Monroe St	0.55	R-1-7000	MU-V	20	10	Moderate Income
	191150016	None	1.35	R-1-7000	MU-V	20	26	Moderate Income
	191150017	None	0.18	R-1-7000	MU-V	20	3	Moderate Income
191150031	6836 Arlington Ave	0.71	CR	MU-V	20	14	Moderate Income	
Total			114.87				3198	
Total Parcels	150							
Total Sites	35							

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 10



City Boundary
 Site in Focus
 Opportunity Parcel

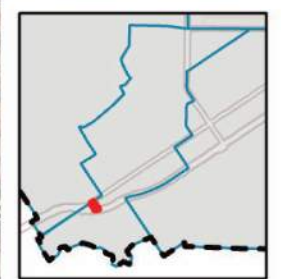


0 200 400 800 Feet

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
567	13202022	11880 Magnolia Ave	6	0.71	0	Non-Vacant	UDEV	C	BMP	Rezoned Residential	MU-U-TA	60	32	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 11



City Boundary
 Site in Focus
 Opportunity Parcel

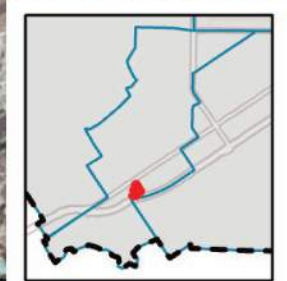


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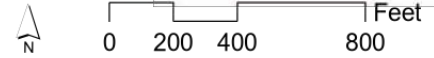
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
598	132020033	11510 Magnolia Ave	6	4.83	0	Non-Vacant	UDEV	MU-V	R-1-7000	Residential Upzone	MU-U-TA	60	217	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 14



 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
474	138470019	3610 Park Sierra Dr	6	1.29	1982	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	60	58	Lower Income	No	No
488	138470020	3630 Park Sierra Dr	6	1.15	1982	Non-Vacant	OFF	MU-U	MU-U	No Zone Change	MU-U-TA	60	51	Lower Income	No	No
505	138470016	3700 Park Sierra Dr	6	0.92	1985	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	60	41	Lower Income	No	No
544	138470015	3740 Park Sierra Dr	6	1.15	1985	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	60	51	Lower Income	No	No
577	138470018	None	6	0.93	0	Non-Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	60	41	Lower Income	No	No
578	138470035	None	6	3.56	0	Non-Vacant	RET	MU-U	MU-U	No Zone Change	MU-U-TA	60	160	Lower Income	No	No
586	138470024	None	6	0.55	0	Vacant	UDEV	MU-U	MU-U	No Zone Change	MU-U-TA	60	24	Lower Income	No	No
599	138470023	3693 La Sierra Ave	6	1.31	0	Vacant	UDEV	MU-U	MU-U	No Zone Change	MU-U-TA	60	58	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 16



City Boundary
 Site in Focus
 Opportunity Parcel

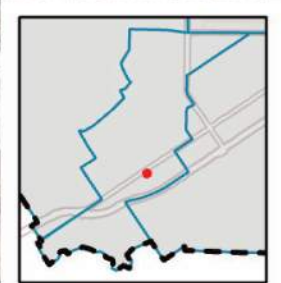


0 200 400 800 Feet

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
573	142293028	None	6	1.35	0	Vacant	UDEV	MU-V	MU-V	No Zone Change	MU-V-TA	40	40	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 18



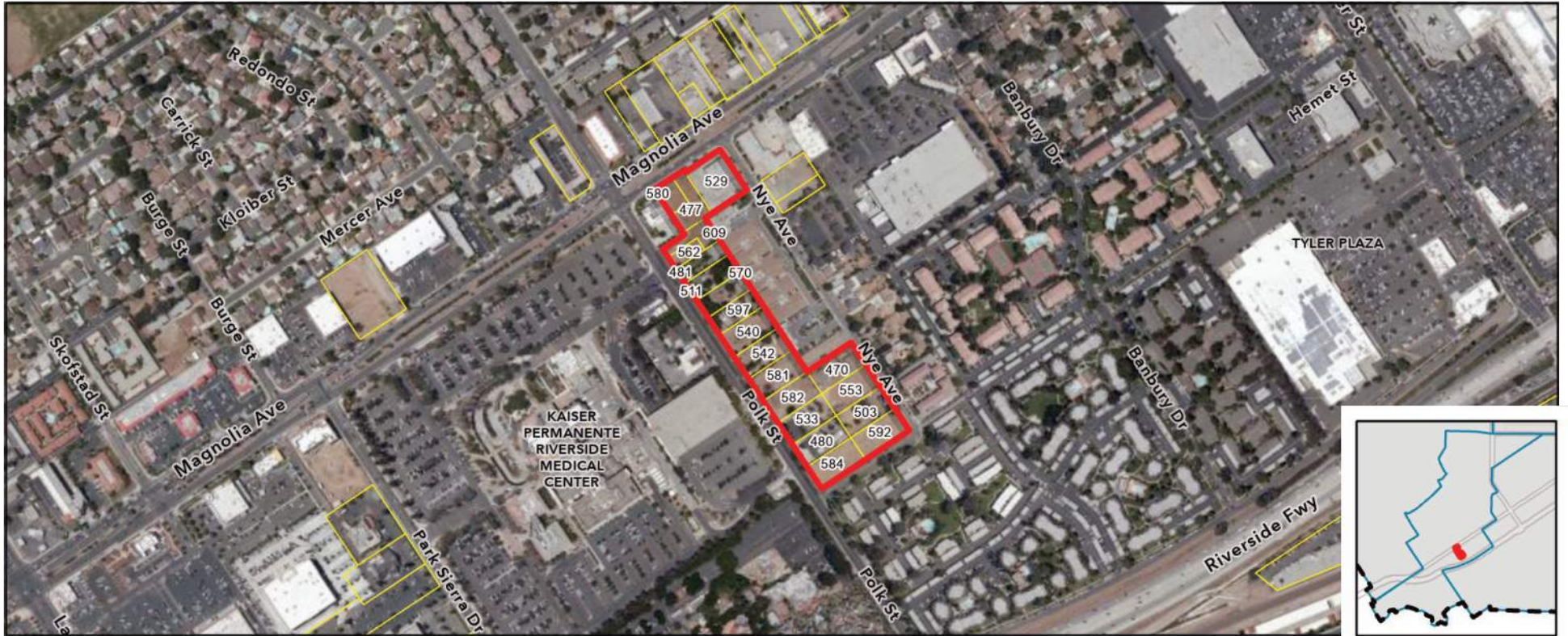
City Boundary Site in Focus Opportunity Parcel



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
538	138051029	3765 Nye Ave	6	0.46	0	Non-Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	R-4	40	15	Moderate Income	No	No
565	138051030	3749 Nye Ave	6	0.22	0	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	40	6	Moderate Income	No	No

OPPORTUNITY SITES

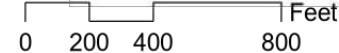
Riverside RHNA Housing Element Update: Ward 6 - Site 19



City Boundary

Site in Focus

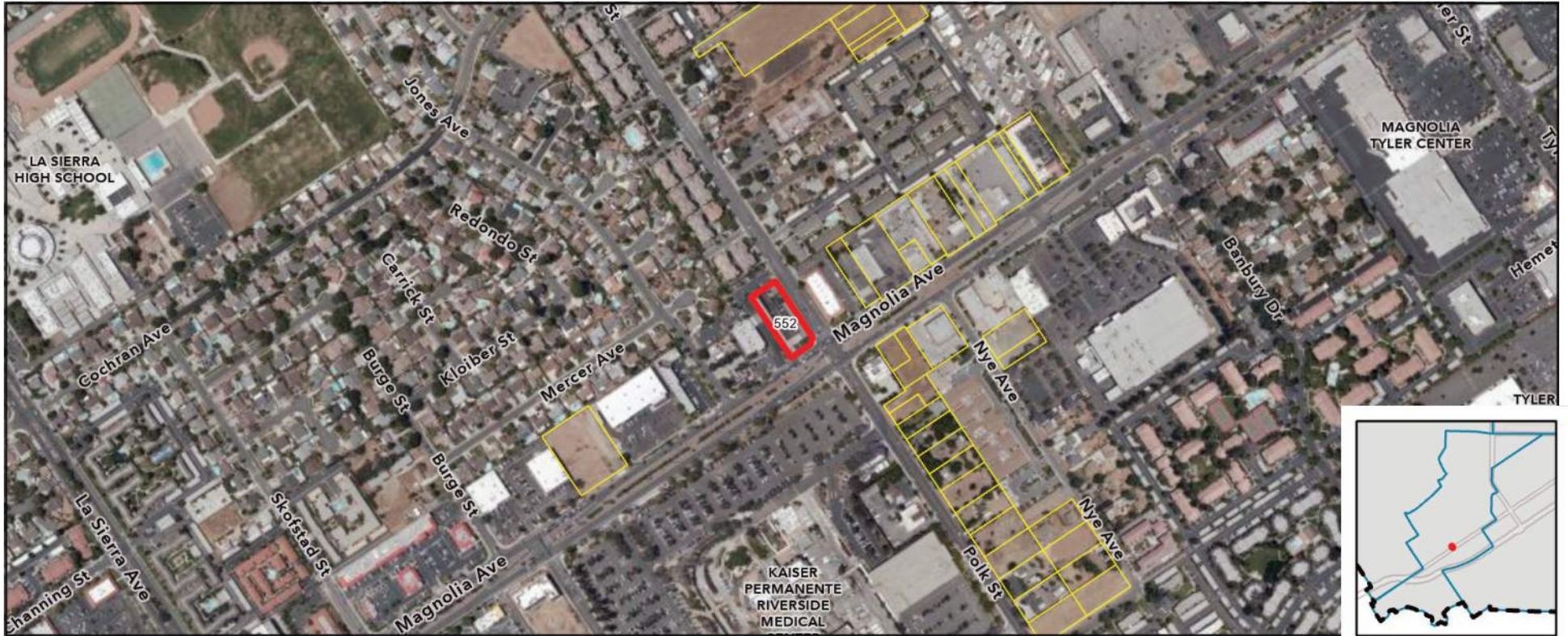
Opportunity Parcel



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
470	138052009	3654 Nye Ave	6	0.48	1960	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	40	15	Moderate Income	No	No
477	138052027	10650 Magnolia Ave	6	0.39	0	Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	60	17	Moderate Income	No	No
480	138052014	3625 Polk St	6	0.48	1965	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	40	15	Moderate Income	No	No
481	138052023	3747 Polk St	6	0.31	1963	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	8	Moderate Income	No	No
503	138052011	3624 Nye Ave	6	0.48	1959	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	40	15	Moderate Income	No	No
511	138052022	3735 Polk St	6	0.37	1952	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	10	Moderate Income	No	No
529	138052033	10600 Magnolia Ave	6	0.71	1985	Non-Vacant	MED	MU-U	CR	Rezoned Residential	MU-U-TA	60	31	Lower Income	No	No
533	138052015	3637 Polk St	6	0.48	1960	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	40	15	Moderate Income	No	No
540	138052019	None	6	0.48	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	14	Moderate Income	No	No
542	138052018	3685 Polk St	6	0.48	1934	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	13	Moderate Income	No	No
553	138052010	None	6	0.48	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	R-4	40	16	Moderate Income	No	No
562	138052024	None	6	0.17	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	5	Moderate Income	No	No
570	138052021	3731 Polk St	6	0.37	1946	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	10	Moderate Income	No	No
580	138052028	10662 Magnolia Ave	6	0.22	0	Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	60	10	Moderate Income	No	No
581	138052017	3667 Polk St	6	0.48	0	Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	14	Moderate Income	No	No
582	138052016	3663 Polk St	6	0.48	0	Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	40	16	Moderate Income	No	No
584	138052013	None	6	0.48	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	R-4	40	16	Moderate Income	No	No
592	138052012	None	6	0.48	0	Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	40	16	Moderate Income	No	No
597	138052020	3719 Polk St	6	0.37	1964	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	10	Moderate Income	No	No
609	138052032	None	6	0.28	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	8	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 23



 City Boundary
 Site in Focus
 Opportunity Parcel



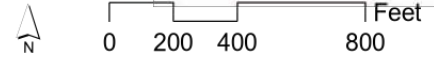
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
552	143300014	10705 Magnolia Ave	6	0.71	1983	Non-Vacant	LOD	MU-V	CR	Rezoned Residential	MU-U-TA	60	31	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 25



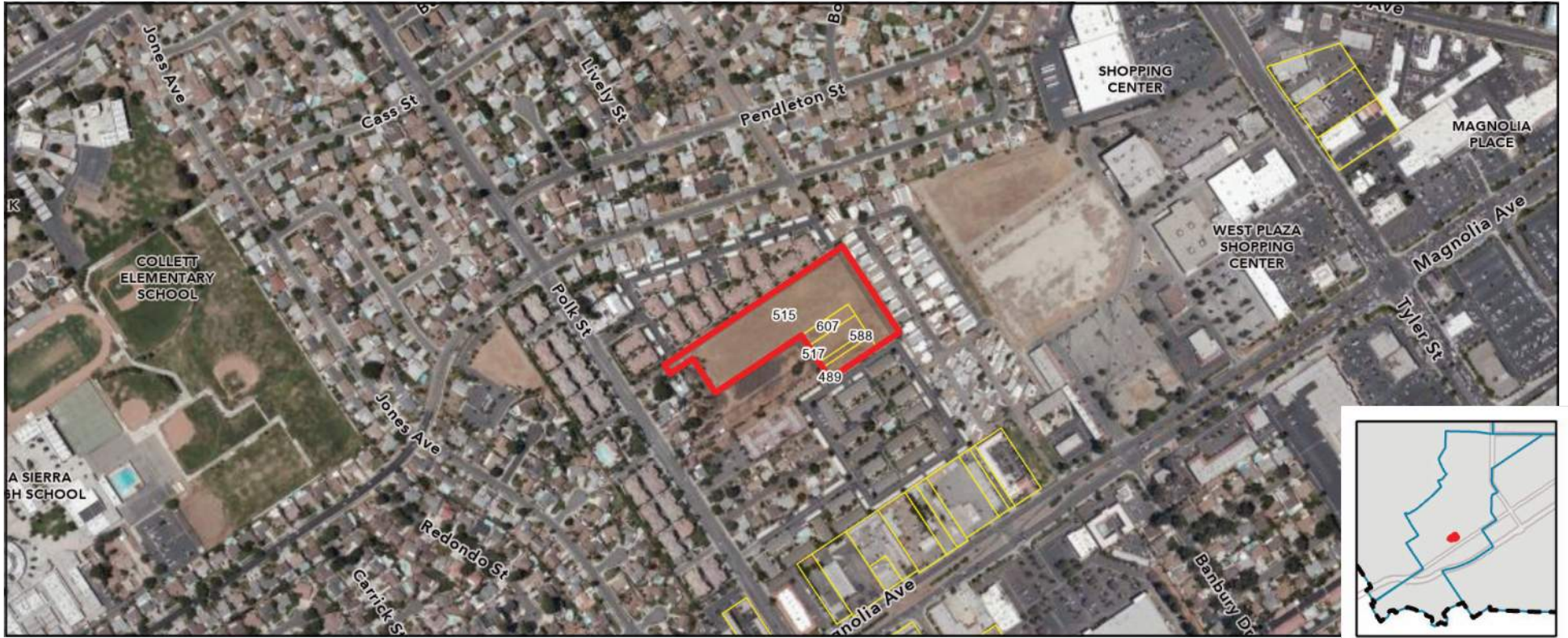
City Boundary Site in Focus Opportunity Parcel



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
473	143290006	10611 Magnolia Ave	6	0.83	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	60	37	Lower Income	No	Yes
516	143290010	10555 Magnolia Ave	6	0.32	1955	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	60	14	Moderate Income	No	Yes
521	143290004	10683 Magnolia Ave	6	1.05	0	Non-Vacant	MED	MU-V	MU-V	Residential Upzone	MU-U-TA	60	47	Lower Income	No	Yes
526	143290018	None	6	0.2	0	Non-Vacant	RESX	MU-V	MU-V	Residential Upzone	MU-U-TA	60	9	Moderate Income	No	Yes
527	143290007	10595 Magnolia Ave	6	0.33	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	60	15	Moderate Income	No	Yes
571	143290015	10557 Magnolia Ave	6	0.96	1960	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	60	43	Lower Income	No	Yes
587	143290008	10587 Magnolia Ave	6	0.33	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	60	15	Moderate Income	No	Yes
591	143290017	10625 Magnolia Ave	6	0.75	1983	Non-Vacant	LOD	MU-V	MU-V	Residential Upzone	MU-U-TA	60	33	Lower Income	No	Yes
612	143290019	10685 Magnolia Ave	6	0.45	1952	Non-Vacant	MED	MU-V	MU-V	Residential Upzone	MU-U-TA	60	20	Moderate Income	No	Yes
613	143290011	None	6	0.16	0	-	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	60	7	Moderate Income	No	No
589	143290022	None	6	0.79	0	Non-Vacant	-	MU-V	CR	Rezoned Residential	MU-U-TA	60	35	Lower Income	No	No

OPPORTUNITY SITES

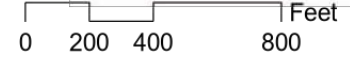
Riverside RHNA Housing Element Update: Ward 6 - Site 27



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
489	143280031	None	6	0.25	0	Vacant	UDEV	MU-V	R-1-7000	Residential Upzone	MU-V-TA	40	7	Moderate Income	No	No
515	143270014	None	6	3.86	0	Vacant	UDEV	MU-V	R-1-7000	Residential Upzone	MU-V-TA	40	115	Lower Income	No	No
517	143280029	None	6	0.37	0	Vacant	UDEV	MU-V	R-1-7000	Residential Upzone	MU-V-TA	40	11	Moderate Income	No	No
588	143280030	None	6	0.13	0	Vacant	UDEV	MU-V	R-1-7000	Residential Upzone	MU-V-TA	40	3	Moderate Income	No	No
607	143280028	None	6	0.25	0	Vacant	UDEV	MU-V	R-1-7000	Residential Upzone	MU-V-TA	40	7	Moderate Income	No	No

OPPORTUNITY SITES

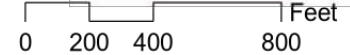
Riverside RHNA Housing Element Update: Ward 6 - Site 31



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
528	145220024	3863 Tyler St	6	0.95	1980	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	60	42	Lower Income	No	No
560	145220025	3939 Tyler St	6	0.97	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	60	43	Lower Income	No	No
579	145220014		6	0.96	0	Non-Vacant		C	CR	Rezoned Residential	MU-U-TA	60	43	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 34



City Boundary

Site in Focus

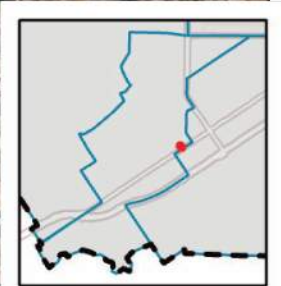
Opportunity Parcel



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
469	145210033	None	6	0.22	0	Vacant	UDEV	PF	CG	Rezoned Residential	MU-U-TA	60	9	Moderate Income	No	No
475	145210014	10233 Hole Ave	6	0.39	0	Non-Vacant	SFRD	C	CG	Rezoned Residential	MU-U-TA	60	17	Moderate Income	No	No
478	145210006	None	6	0.2	0	Vacant	UDEV	PF	CG	Rezoned Residential	MU-U-TA	60	8	Moderate Income	No	No
494	145210004	3956 Purdy St	6	0.62	1951	Non-Vacant	SFRD	PF	CG	Rezoned Residential	MU-U-TA	60	27	Lower Income	No	No
498	145210036	10221 Hole Ave	6	0.2	1967	Non-Vacant	RET	C	CG	Rezoned Residential	MU-U-TA	60	9	Moderate Income	No	No
547	145210005	None	6	0.4	0	Vacant	UDEV	PF	CG	Rezoned Residential	MU-U-TA	60	17	Moderate Income	No	No
561	145210013	10225 Hole Ave	6	0.19	0	Non-Vacant	UDEV	C	CG	Rezoned Residential	MU-U-TA	60	8	Moderate Income	No	No
614	145210015	10241 Hole Ave	6	0.38	1987	Non-Vacant	RET	C	CG	Rezoned Residential	MU-U-TA	60	16	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 36



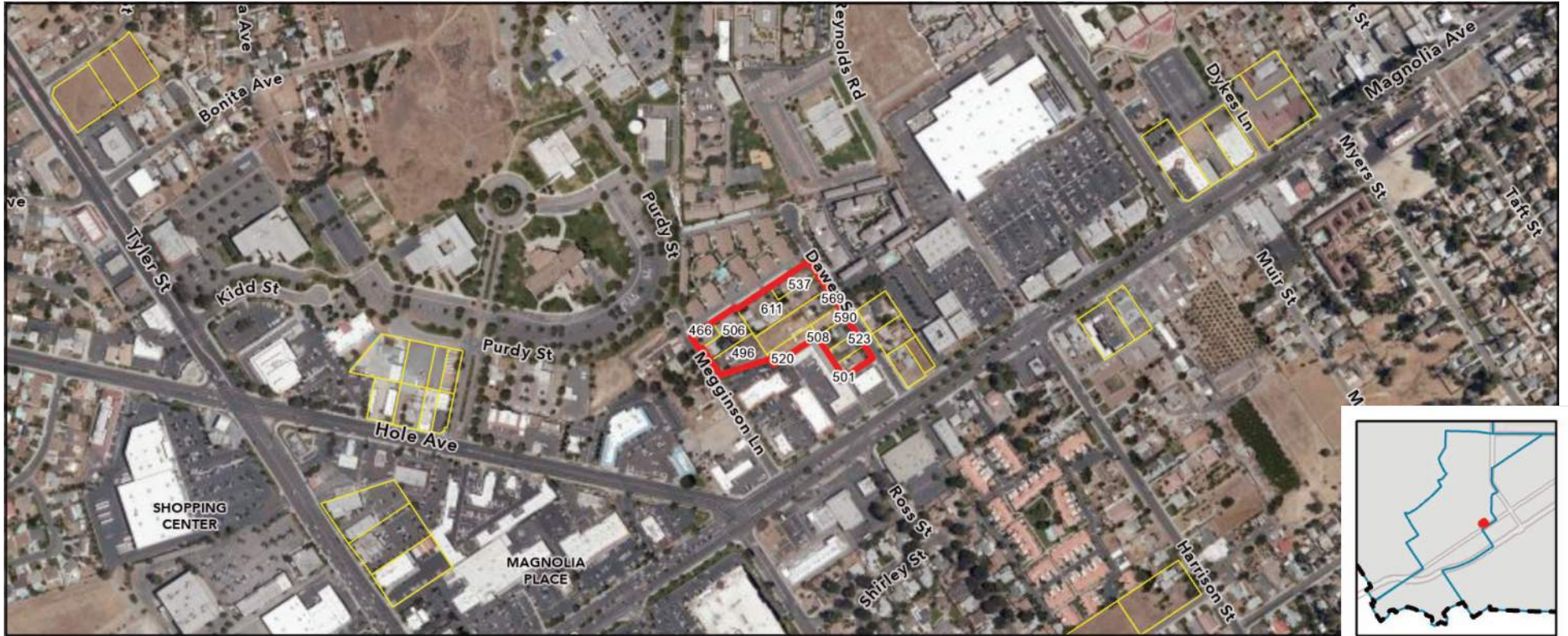
 City Boundary
 Site in Focus
 Opportunity Parcel



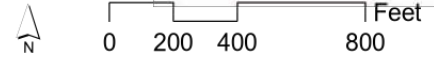
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
472	145272001	9971 Magnolia Ave	6	0.29	1947	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-U-TA	60	12	Moderate Income	No	No
536	145272003	3839 Daves St	6	0.31	1948	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-U-TA	60	12	Moderate Income	No	No
583	145272002	None	6	0.16	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-U-TA	60	7	Moderate Income	No	No
605	145272023	3851 Daves St	6	0.34	1944	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-U-TA	60	14	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 39



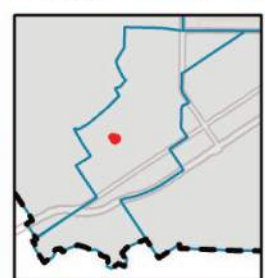
City Boundary
 Site in Focus
 Opportunity Parcel



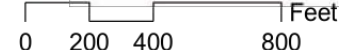
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
466	145233001	3887 Megginson Ln	6	0.14	1954	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	40	3	Moderate Income	No	No
496	145233009	3875 Megginson Ln	6	0.41	1985	Non-Vacant	SFRD	C	R-3-2000	Residential Upzone	R-4	40	12	Moderate Income	No	No
501	145271007	3832 Dawes St	6	0.18	1947	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	40	6	Moderate Income	No	No
506	145233011	3871 Megginson Ln	6	0.41	1962	Non-Vacant	SFRD	C	R-3-2000	Residential Upzone	R-4	40	12	Moderate Income	No	No
508	145271021	3846 Dawes St	6	0.22	1947	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	40	6	Moderate Income	No	No
520	145271022	None	6	0.23	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	40	8	Moderate Income	No	No
523	145271008	3838 Dawes St	6	0.18	1948	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	40	5	Moderate Income	No	No
537	145271016	3898 Dawes St	6	0.25	0	Non-Vacant	MFR	C	R-1-7000	Residential Upzone	R-4	40	7	Moderate Income	No	No
569	145271014	3868 Dawes St	6	0.61	1930	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	40	20	Lower Income	No	No
590	145271011	None	6	0.15	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	40	4	Moderate Income	No	No
611	145271015	3880 Dawes St	6	0.75	1960	Non-Vacant	MFR	C	R-1-7000	Residential Upzone	R-4	40	25	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 42



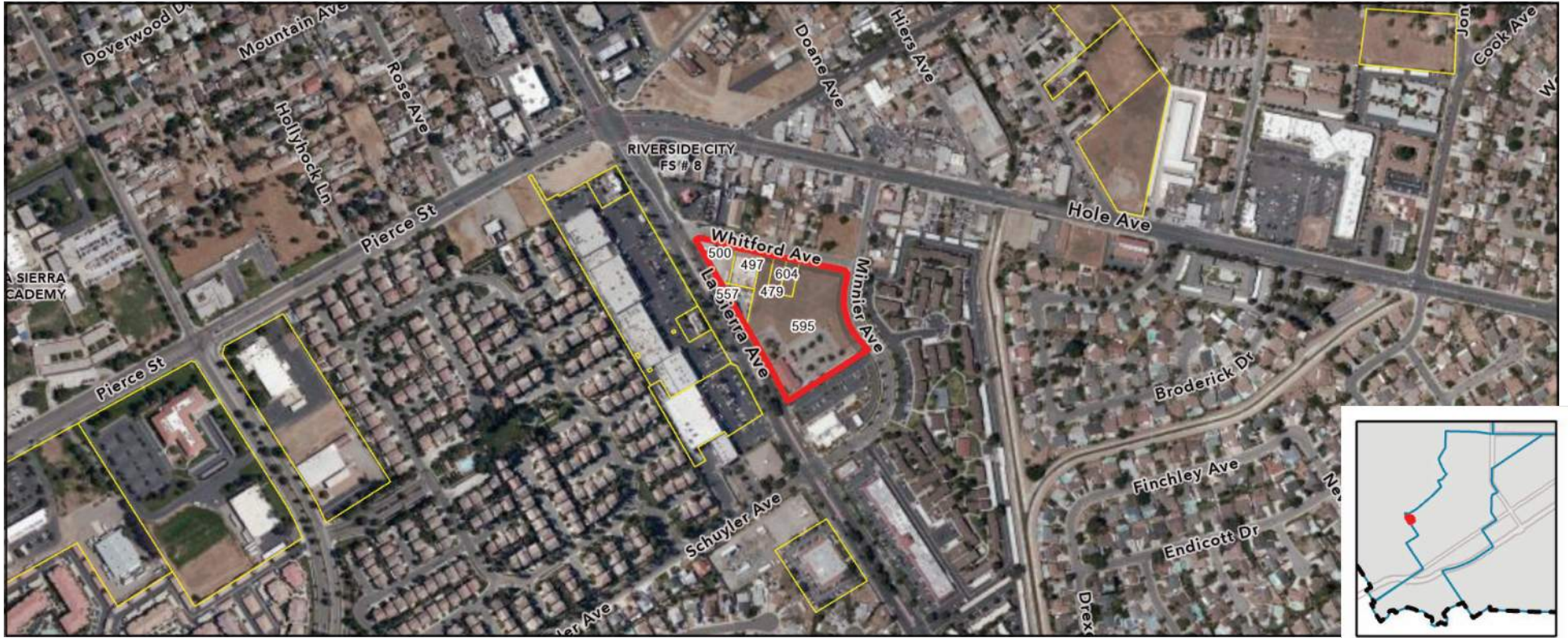
- City Boundary
- Site in Focus
- Opportunity Parcel



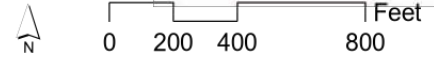
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
545	143332002	None	6	2.42	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	60	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 45



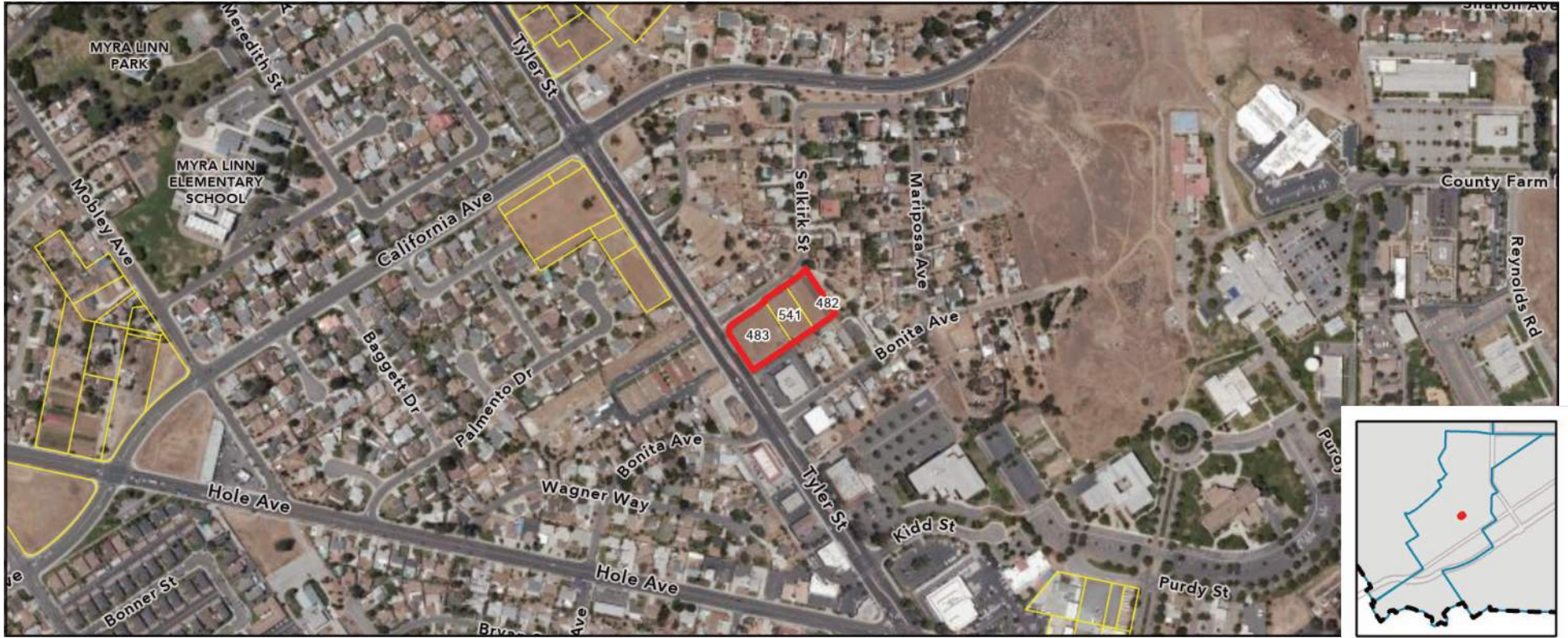
 City Boundary
 Site in Focus
 Opportunity Parcel



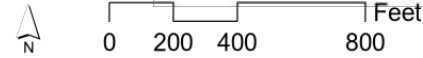
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
479	146261019	4671 La Sierra Ave	6	0.16	0	Vacant	OFF	MU-V	MU-V	No Zone Change	MU-V	30	3	Moderate Income	No	Yes
497	146261014	11050 Whitford Ave	6	0.33	1981	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	30	6	Moderate Income	No	Yes
500	146261001	4781 La Sierra Ave	6	0.35	1952	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	30	6	Moderate Income	No	Yes
557	146261006	4745 La Sierra Ave	6	0.23	0	Non-Vacant	SFRD	MU-V	MU-V	No Zone Change	MU-V	30	4	Moderate Income	No	Yes
595	146261019	4671 La Sierra Ave	6	3.52	0	Non-Vacant	OFF	MU-V	MU-V	No Zone Change	MU-V	30	70	Moderate Income	No	Yes
604	146261019	4671 La Sierra Ave	6	0.16	0	Vacant	OFF	MU-V	MU-V	No Zone Change	MU-V	30	3	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 49



City Boundary Site in Focus Opportunity Parcel



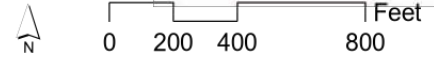
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
482	145092003	None	6	0.46	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	9	Moderate Income	No	No
483	145092014	None	6	0.81	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	30	16	Moderate Income	No	No
541	145092002	10272 Selkirk Ave	6	0.46	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	9	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 51



 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
467	143080022	10583 Hole Ave	6	0.94	1945	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	22	Moderate Income	No	Yes
487	143080021	10591 Hole Ave	6	0.61	1993	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	14	Moderate Income	No	Yes
502	143080019	4412 Mobley Ave	6	0.21	1898	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	4	Moderate Income	No	Yes
507	143080024	None	6	0.06	0	Non-Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	1	Moderate Income	No	Yes
522	143080020	10585 Hole Ave	6	1.63	1950	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	39	Moderate Income	No	Yes
524	143080032	10561 Hole Ave	6	0.5	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	12	Moderate Income	No	Yes
539	143080030	None	6	1.23	0	Non-Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	30	Moderate Income	No	Yes
564	143080034	4430 Mobley Ave	6	0.46	1948	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	10	Moderate Income	No	Yes
566	143080033	None	6	0.98	0	Non-Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	24	Moderate Income	No	Yes
572	143080029	4420 Mobley Ave	6	0.25	1987	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	5	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 53



 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
485	143140053	None	6	0.61	0	Vacant	UDEV	O	O	Rezoned Residential	MU-V	30	12	Moderate Income	No	No
492	143356010	None	6	0.26	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	30	5	Moderate Income	No	No
532	143356008	None	6	0.13	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	30	2	Moderate Income	No	No
543	143140022	4290 Tyler St	6	0.23	1953	Vacant	SFRD	O	O	Rezoned Residential	MU-V	30	4	Moderate Income	No	No
558	143356007	None	6	0.24	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	30	4	Moderate Income	No	No
568	143140001	None	6	0.15	0	Vacant	UDEV	O	O	Rezoned Residential	MU-V	30	3	Moderate Income	No	No
495	143356009	None	6	1.78	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	30	35	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 54



 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
575	143040012	4618 Jones Ave	6	1.84	1955	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	46	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 55

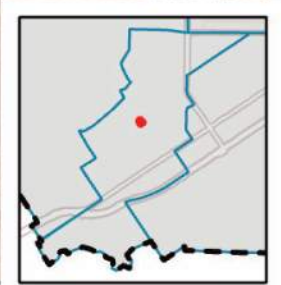
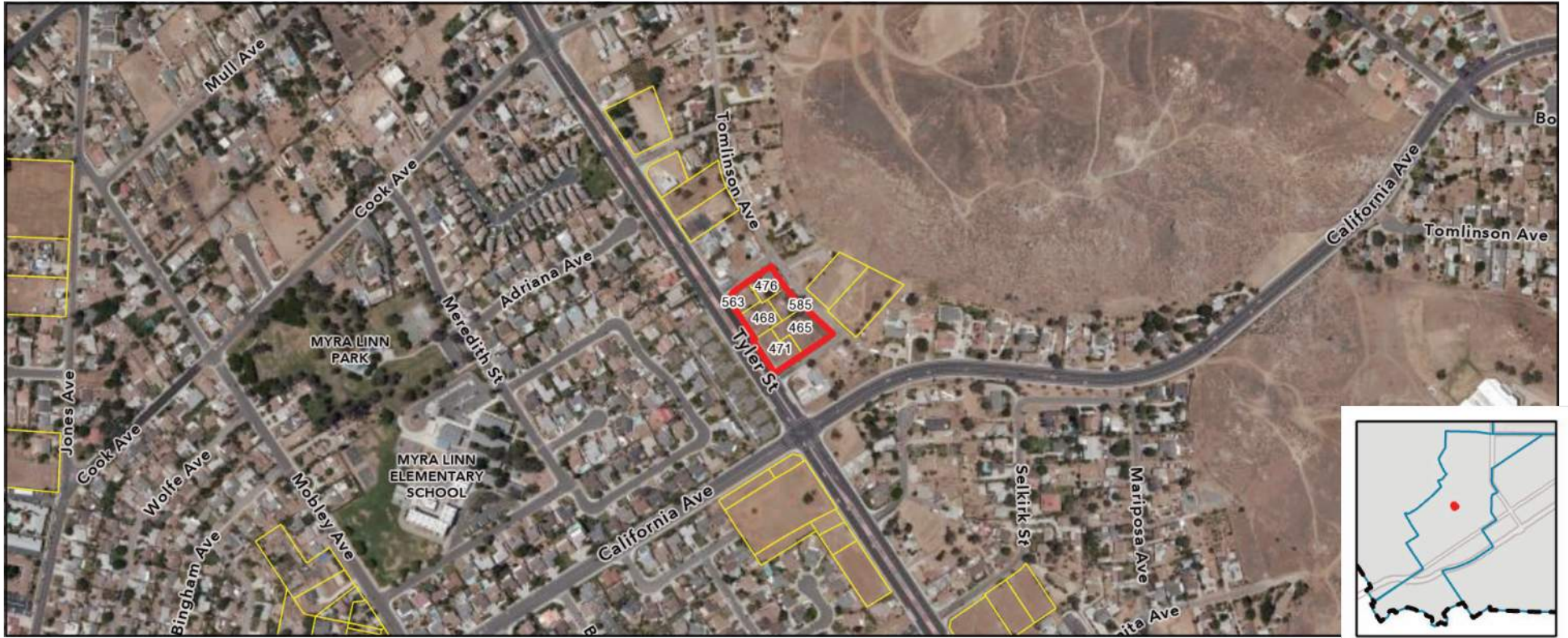


 City Boundary
 Site in Focus
 Opportunity Parcel

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
490	143020010	10762 Wells Ave	6	0.79	1930	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	18	Moderate Income	No	Yes
491	143020004	4729 Mitchell Ave	6	1.62	1952	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	39	Moderate Income	No	Yes
559	143020007	None	6	0.84	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	20	Moderate Income	No	Yes
606	143051001	None	6	2.45	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	61	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 57



 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
465	145021005	4413 Tyler St	6	0.49	0	Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	30	9	Moderate Income	No	No
471	145021006	10251 Adobe Ave	6	0.39	0	Vacant	MFR	O	R-1-7000	Residential Upzone	MU-V	30	3	Moderate Income	No	No
476	145021001	4432 Tomlinson Ave	6	0.25	1942	Non-Vacant	SFRA	O	R-1-7000	Residential Upzone	MU-V	30	3	Moderate Income	No	No
585	145021004	4422 Tomlinson Ave	6	0.2	1942	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	30	3	Moderate Income	No	No
468	145021003		6	0.31	0	Non-Vacant		O	R-1-7000	Residential Upzone	MU-V	30	5	Moderate Income	No	No
563	145021002		6	0.19	0	Non-Vacant		O	R-1-7000	Residential Upzone	MU-V	30	3	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 58



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
484	145022009	None	6	0.57	0	Vacant	SFRD	LDR	R-1-7000	Residential Upzone	R-3-2500	17.424	11	Moderate Income	No	No
601	145022003	None	6	0.87	0	Vacant	UDEV	LDR	R-1-7000	Residential Upzone	R-3-2500	17.424	17	Moderate Income	No	No

OPPORTUNITY SITES

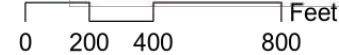
Riverside RHNA Housing Element Update: Ward 6 - Site 61



City Boundary

Site in Focus

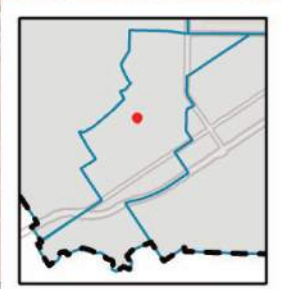
Opportunity Parcel



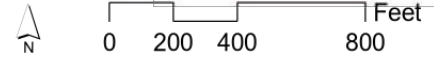
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
519	143040016	4698 Jones Ave	6	1.18	1947	Non-Vacant	SFRD	HDR	R-1-7000	Residential Upzone	R-3-2500	17.424	22	Moderate Income	No	No
551	143040015	4678 Jones Ave	6	1.28	1949	Non-Vacant	SFRD	HDR	R-1-7000	Residential Upzone	R-3-2500	17.424	24	Moderate Income	No	No
556	143030009	None	6	2.06	0	Vacant	SFRD	HDR	R-1-7000	Residential Upzone	R-3-2500	17.424	41	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 62



 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
535	147333009	None	6	0.52	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	30	10	Moderate Income	No	No
594	147333012	4487 Tyler St	6	0.39	1954	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	30	6	Moderate Income	No	No
615	147333011	None	6	0.59	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	30	11	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 64



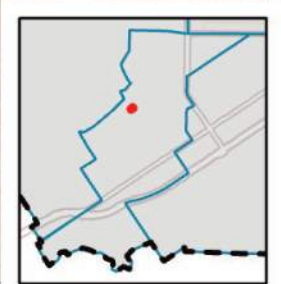
City Boundary
 Site in Focus
 Opportunity Parcel



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
549	147332023	None	6	0.9	1950	Non-Vacant	RET	O	O	Rezoned Residential	MU-V	30	17	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 68



City Boundary
 Site in Focus
 Opportunity Parcel

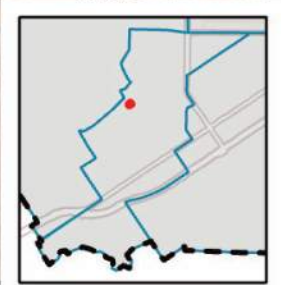


0 200 400 800 Feet

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
514	147282022	4643 Tyler St	6	0.48	1956	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	11	Moderate Income	No	Yes
603	147282021	4639 Tyler St	6	0.47	1956	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	10	Moderate Income	No	Yes
530	147282018		6	0.47	0	Non-Vacant		HDR	R-3-1500	No Zone Change	R-3-1500	29.04	10	Moderate Income	No	Yes

OPPORTUNITY SITES

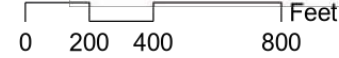
Riverside RHNA Housing Element Update: Ward 6 - Site 69



City Boundary

Site in Focus

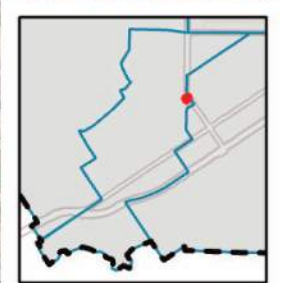
Opportunity Parcel



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
509	147282014	None	6	0.53	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	13	Moderate Income	No	Yes
513	147282015	10278 Mull Ave	6	0.29	1925	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	6	Moderate Income	No	Yes
596	147282011	10270 Mull Ave	6	0.33	1960	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	8	Moderate Income	No	Yes

OPPORTUNITY SITES

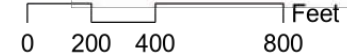
Riverside RHNA Housing Element Update: Ward 6 - Site 70



City Boundary

Site in Focus

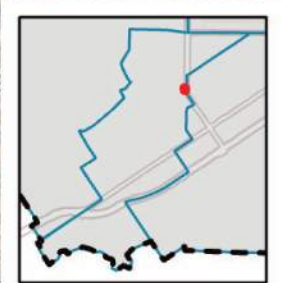
Opportunity Parcel



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
550	145162006	4330 Van Buren Blvd	6	1	1957	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-V	30	20	Moderate Income	No	No
518	145162021		6	0.77	0	Non-Vacant		MU-V	CR	Rezoned Residential	MU-V	30	15	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 72



City Boundary
 Site in Focus
 Opportunity Parcel

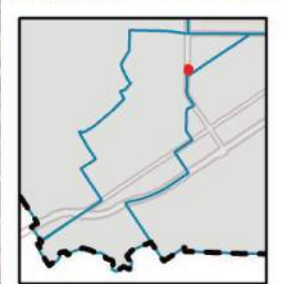
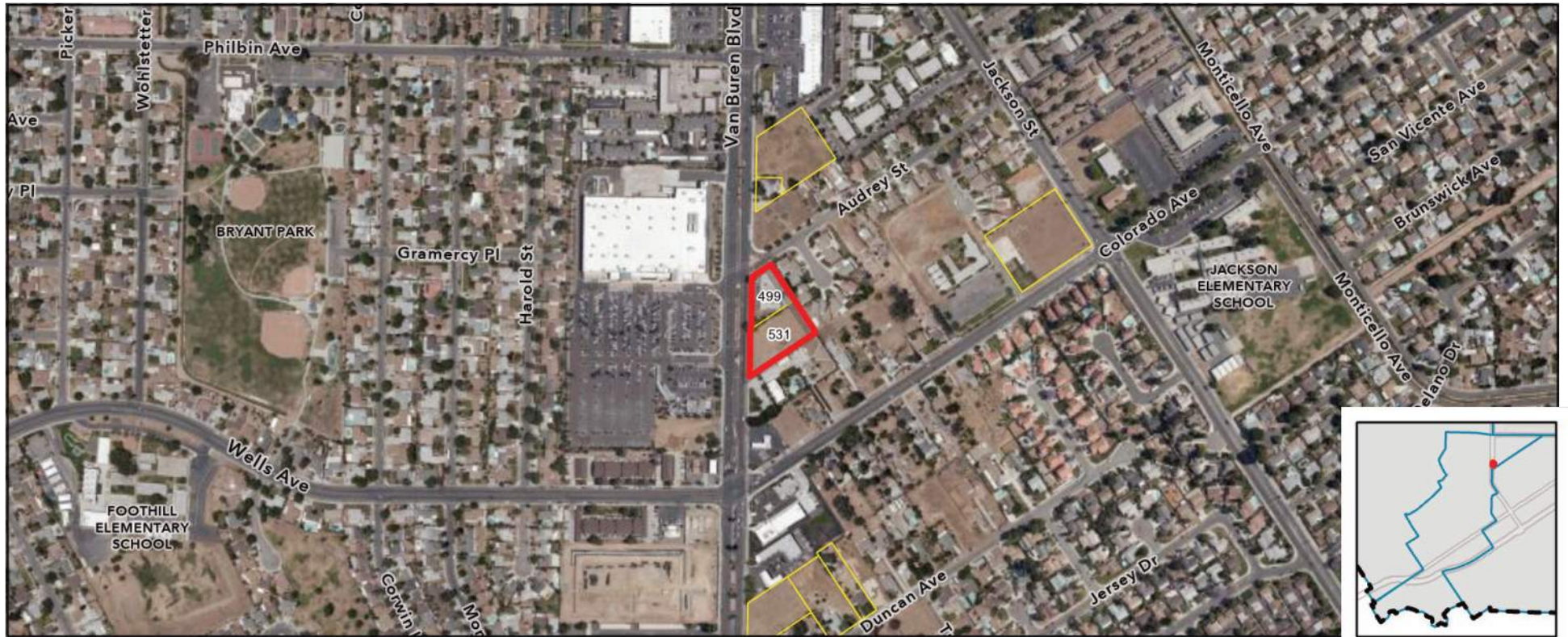


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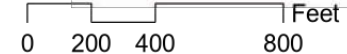
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
574	145082037	4510 Van Buren Blvd	6	0.95	0	Non-Vacant	RET	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	22	Moderate Income	No	Yes
576	145082035	4490 Van Buren Blvd	6	0.61	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	14	Moderate Income	No	Yes
593	145082038	4500 Van Buren Blvd	6	0.67	0	Non-Vacant	RET	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	15	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 78



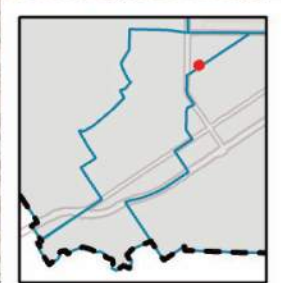
City Boundary
 Site in Focus
 Opportunity Parcel



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
499	191050001	5175 Van Buren Blvd	6	0.55	1939	Non-Vacant	OFF	C	R-1-7000	Residential Upzone	MU-V	30	10	Moderate Income	No	No
531	191050021	5111 Van Buren Blvd	6	0.89	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-V	30	16	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 80



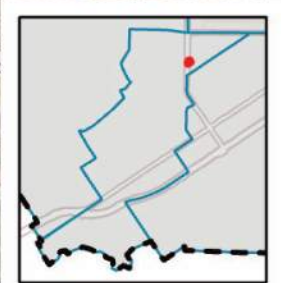
 City Boundary
 Site in Focus
 Opportunity Parcel



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
616	191060024	9191 Colorado Ave	6	5.82	1967	Non-Vacant	POW	PF	R-1-7000	Residential Upzone	MU-V	30	39	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 82



City Boundary
 Site in Focus
 Opportunity Parcel



0 200 400 800 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
493	191040037	5375 Van Buren Blvd	6	1.37	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-V	30	27	Moderate Income	No	No
504	191040036	5325 Van Buren Blvd	6	0.23	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-V	30	4	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 87



City Boundary
 Site in Focus
 Opportunity Parcel

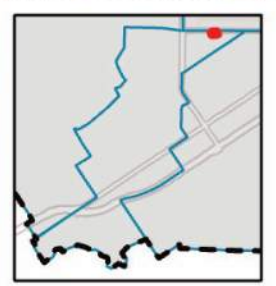


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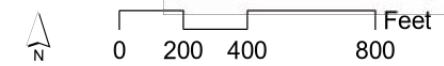
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
600	151111046	None	6	0.58	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	14	Moderate Income	No	Yes
602	151111034	None	6	2.89	0	Vacant	UDEV	HDR	R-3-1500	Residential Upzone	R-3-2500	17.424	57	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 92



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
486	191150010	None	6	0.56	0	Non-Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	30	11	Moderate Income	No	No
510	191150031	6836 Arlington Ave	6	0.71	1951	Vacant	UDEV	O	CR	Rezoned Residential	MU-V	30	14	Moderate Income	No	No
512	191150014	4843 Monroe St	6	0.26	1935	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	4	Moderate Income	No	No
525	191150009	6758 Arlington Ave	6	0.74	1955	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	30	13	Moderate Income	No	No
534	191150015	4831 Monroe St	6	0.55	1946	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	10	Moderate Income	No	No
548	191150017	None	6	0.18	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	30	3	Moderate Income	No	No
554	191150016	None	6	1.35	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	30	26	Moderate Income	No	No
555	191150006	6818 Arlington Ave	6	0.26	1951	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	30	4	Moderate Income	No	No
608	191150008	None	6	0.26	0	Non-Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	30	5	Moderate Income	No	No
546	191150007	None	6	0.23	0	Non-Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	30	4	Moderate Income	No	No