

OPPORTUNITY SITES

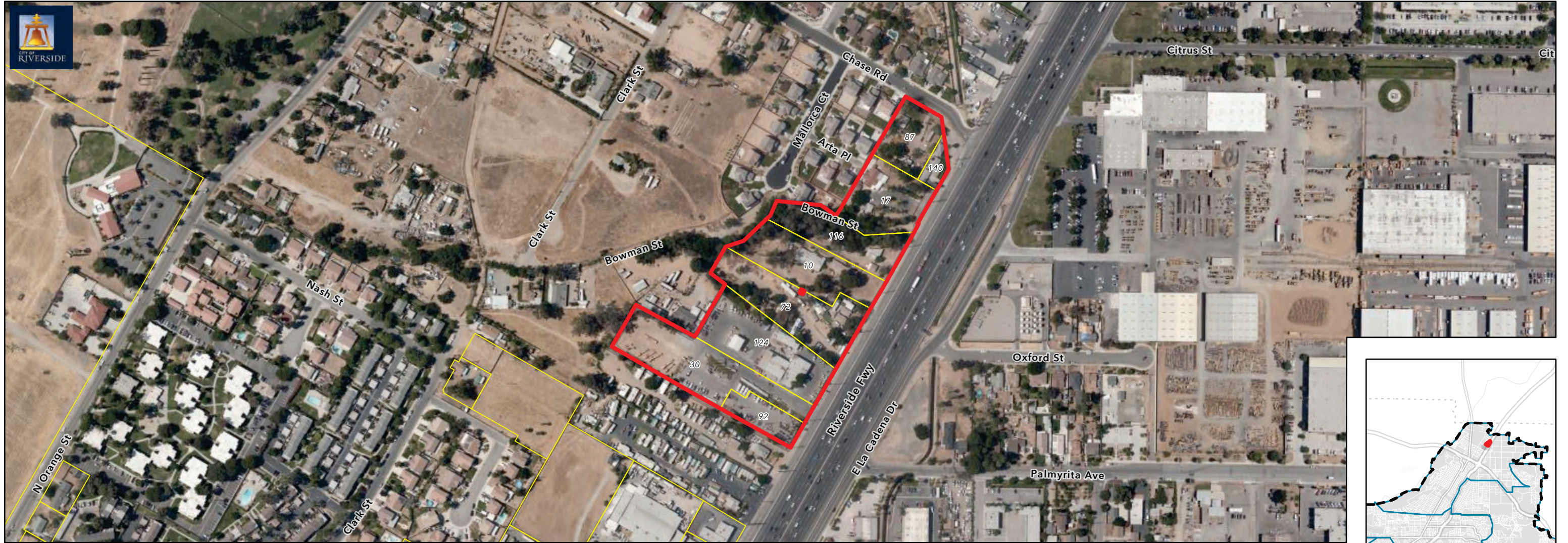


 City Boundary
 Site in Focus
 Opportunity Parcel

Scale: 1:1,200

| 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 |
|-----------|-----------|--------------|------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|-----------------|-----------------------|----------------|----------------|----------------|--------------------|---------------|-----------------------------|---------------------|--------------------------------|------------|------------|------------|---------------|-------------|-----------|
| 23 | 206220001 | 1224 Main St | 1 | 1965 | Non-Vacant | POW | NSP-MHDR | NSP-MHDR | No Zone Change | NSP-MHDR | 11 | 24 | Above Moderate Income | No | No | | | Y | | | | 1 | | | | 1 | Y |

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Scale: 1:3,600

| 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 | |
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| 10 | 246251008 | 889 W La Cadena Dr | 1 | 0 | Non-Vacant | SFRD | NSP-FMU | NSP-FMU | No Zone Change | NSP-FMU | 37 | 48 | Lower Income | No | No | | | Y | | | | | | | | 1 | 1 | Y |
| 17 | 246252009 | | 1 | 0 | Non-Vacant | | NSP-FMU | NSP-FMU | No Zone Change | NSP-FMU | 37 | 40 | Lower Income | No | No | | | | | | | | | | 1 | 1 | 2 | Y |
| 30 | 246251004 | 955 W La Cadena Dr | 1 | 0 | Non-Vacant | RET | NSP-FMU | NSP-FMU | No Zone Change | NSP-FMU | 37 | 64 | Lower Income | No | No | Y | | | | | | | | | | 0 | Y | |
| 72 | 246251006 | 905 W La Cadena Dr | 1 | 0 | Non-Vacant | SFRD | NSP-FMU | NSP-FMU | No Zone Change | NSP-FMU | 37 | 57 | Lower Income | No | No | | | | | | | | | | 1 | 1 | 2 | Y |
| 87 | 246252004 | | 1 | 0 | Non-Vacant | | NSP-FMU | NSP-FMU | No Zone Change | NSP-FMU | 37 | 27 | Lower Income | No | No | | | | | | | | | | 1 | 1 | 2 | Y |
| 92 | 246251003 | 961 W La Cadena Dr | 1 | 0 | Non-Vacant | RET | NSP-FMU | NSP-FMU | No Zone Change | NSP-FMU | 37 | 17 | Moderate Income | No | No | | | | | | | | | | 1 | 1 | 2 | Y |
| 116 | 246251009 | 873 W La Cadena Dr | 1 | 0 | Non-Vacant | MFR | NSP-FMU | NSP-FMU | No Zone Change | NSP-FMU | 37 | 38 | Lower Income | No | No | | | Y | | | | | | | | 1 | 1 | Y |
| 124 | 246251005 | 929 W La Cadena Dr | 1 | 1966 | Non-Vacant | RET | NSP-FMU | NSP-FMU | No Zone Change | NSP-FMU | 37 | 57 | Lower Income | No | No | Y | | | | | | 1 | | | | 1 | Y | |
| 140 | 246252005 | | 1 | 0 | Non-Vacant | | NSP-FMU | NSP-FMU | No Zone Change | NSP-FMU | 37 | 7 | Moderate Income | No | No | | | | | | | | | | 1 | 1 | 2 | Y |

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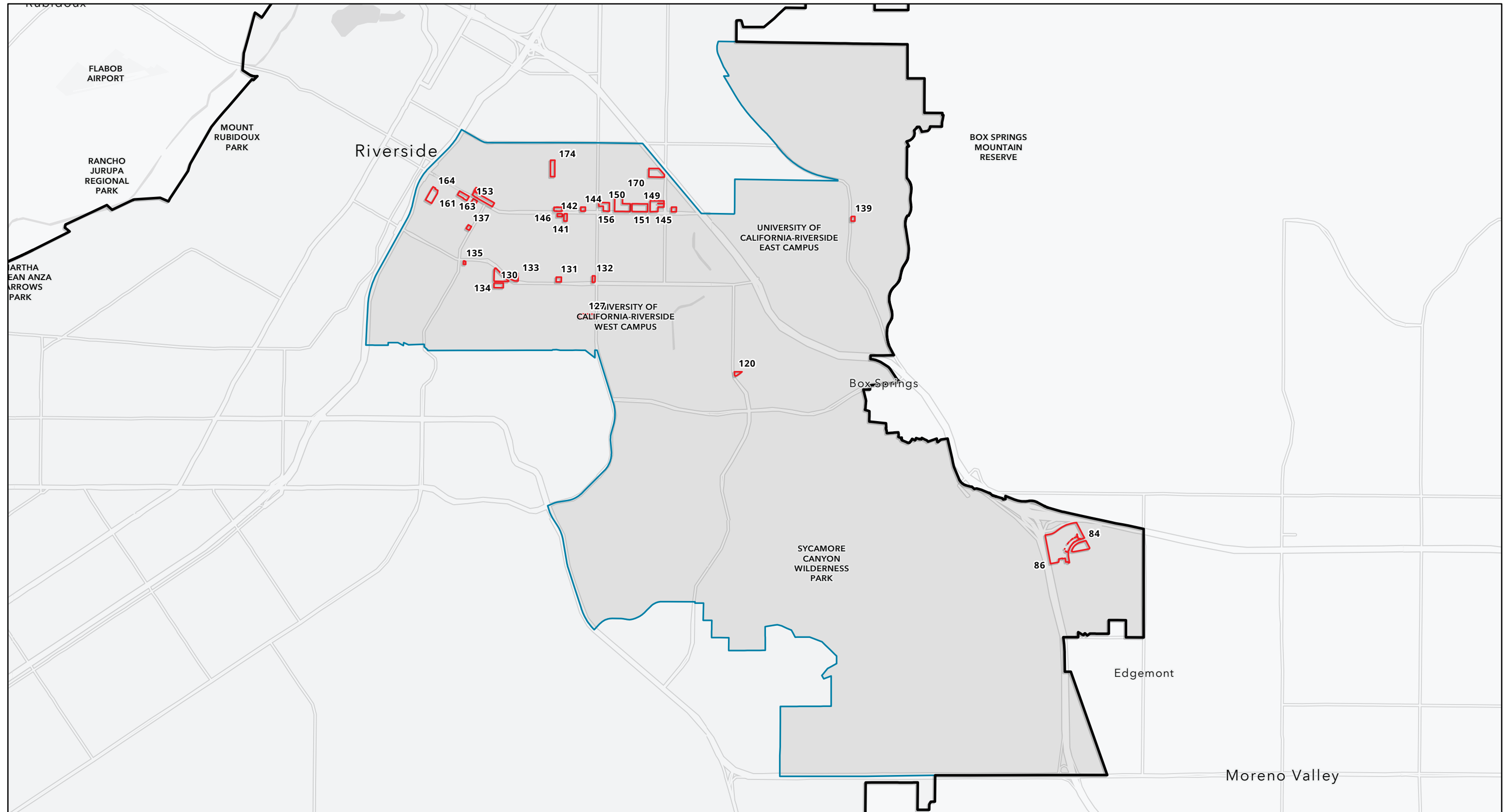
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| 705 | 209130003 | None | 1 | 0 | Non-Vacant | UDEV | B/OP | BMP | Rezoned Residential | MU-V | 20 | 71 | Moderate Income | No | No | | | | | | | | 1 | 1 | | 2 | Y |

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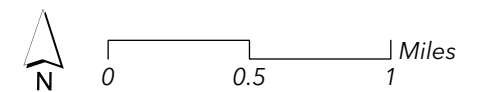
Riverside RHNA Housing Element Update: Ward 2 - Opportunity Sites



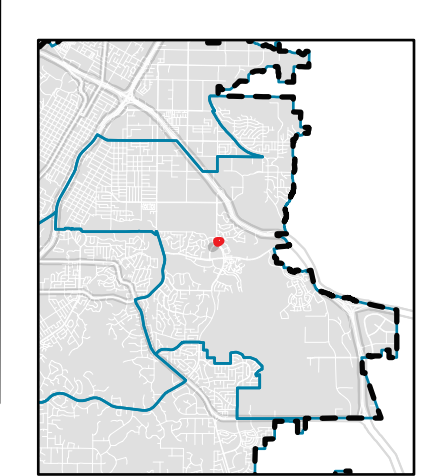
City Boundary

Ward

Site in Focus



OPPORTUNITY SITES

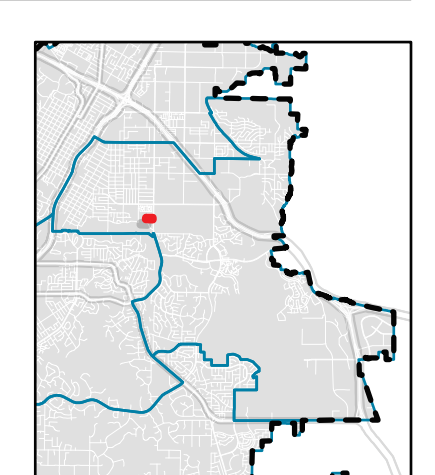
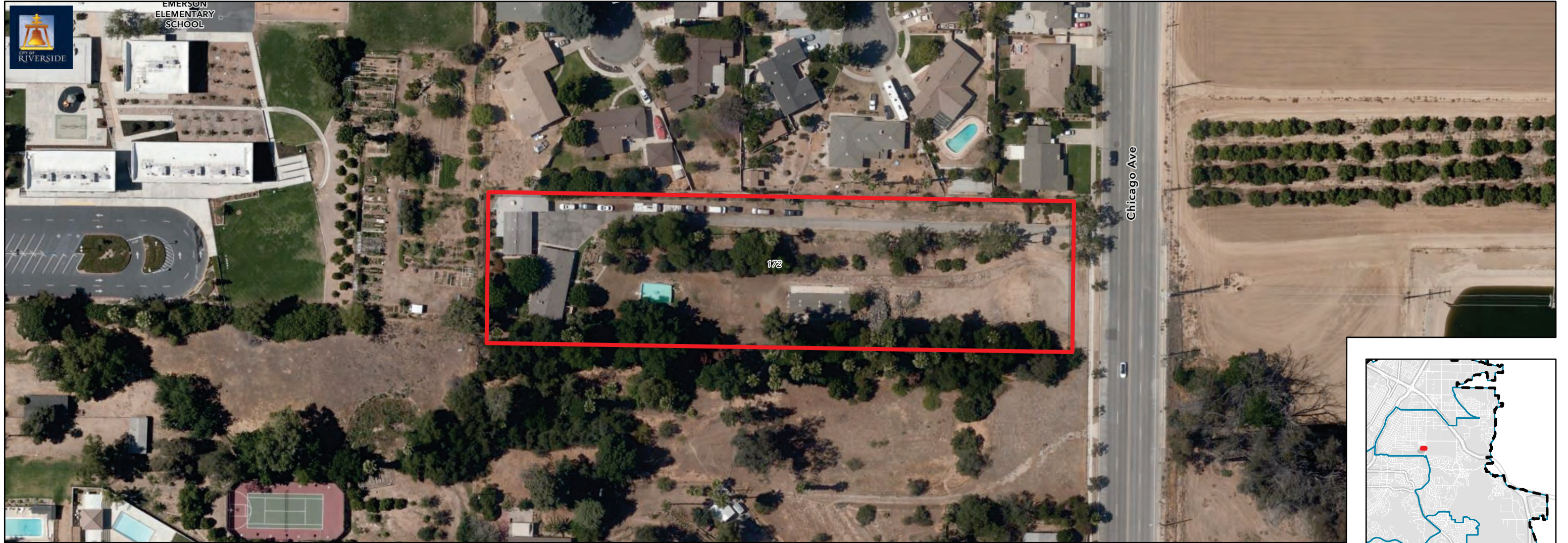


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| 175 | 253210051 | None | 2 | 0 | Vacant | UDEV | HDR | R-3-1500 | No Zone Change | R-3-1500 | 25 | 16 | Moderate Income | Yes | No | | | | | | | | | 1 | 1 | 2 | Y |

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| 172 | 221250027 | 4731 Chicago Ave | 2 | 1959 | Non-Vacant | SFRD | MDR | PF | Rezoned Residential | R-4 | 35 | 75 | Lower Income | No | No | | | | | | | 1 | | 1 | | 2 | Y |

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| 218 | 221200025 | None | 2 | 0 | Vacant | SFRD | MDR | R-1-8500 | Residential Upzone | R-3-2500 | 20 | 29 | Moderate Income | No | No | | | | | | | | | 1 | 1 | 2 | Y |

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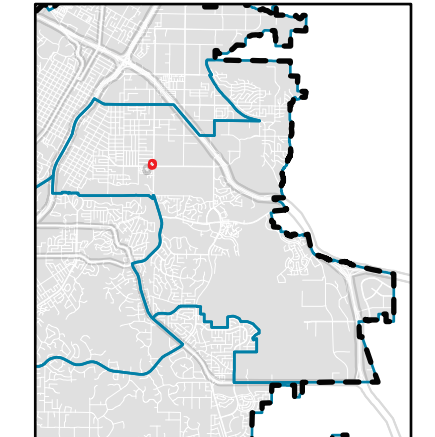
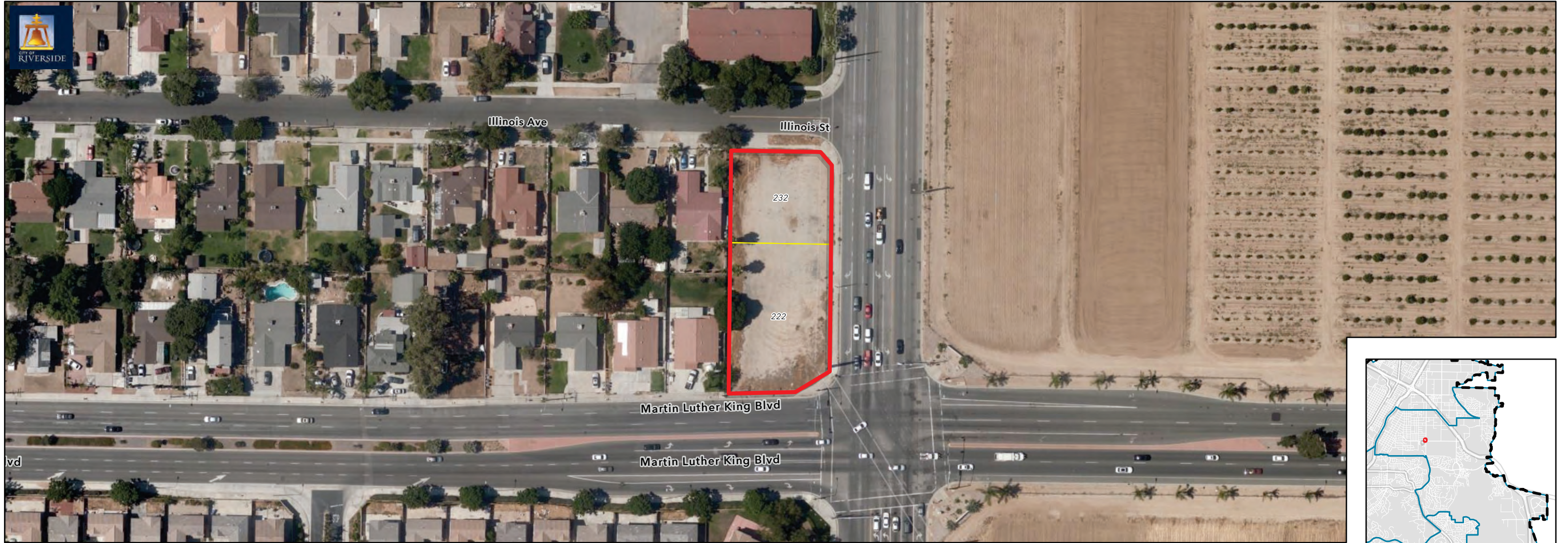


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| 256 | 221153033 | 1909 Martin Luther King Blvd | 2 | 1941 | Non-Vacant | SFRD | MDR | R-1-7000 | Residential Upzone | MU-V | 20 | 15 | Moderate Income | No | No | | | | | | | 1 | | | | 1 | Y |

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| 222 | 221172056 | 4479 Chicago Ave | 2 | 0 | Non-Vacant | SFRD | MDR | R-1-7000 | Residential Upzone | MU-V | 20 | 7 | Moderate Income | No | No | | | | | | | | | | 1 | 1 | 2 | Y |
| 232 | 221172055 | 4455 Chicago Ave | 2 | 0 | Non-Vacant | SFRD | MDR | R-1-7000 | Residential Upzone | MU-V | 20 | 4 | Moderate Income | No | No | | | | | | | | | | 1 | 1 | 2 | Y |