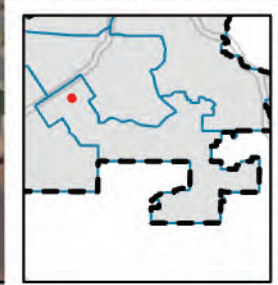


OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 73

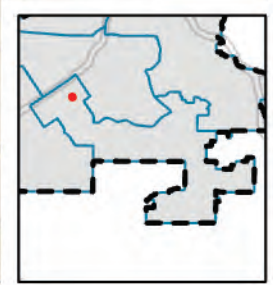


City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

| 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 |
|-----------|-----------|--------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|-----------------|----------------|----------------|
| 362 | 230351016 | None | 4 | 1.45 | 0 | Vacant | SFRD | HDR | R-3-1500 | No Zone Change | R-3-1500 | 29.04 | 36 | Moderate Income | No | Yes |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 74



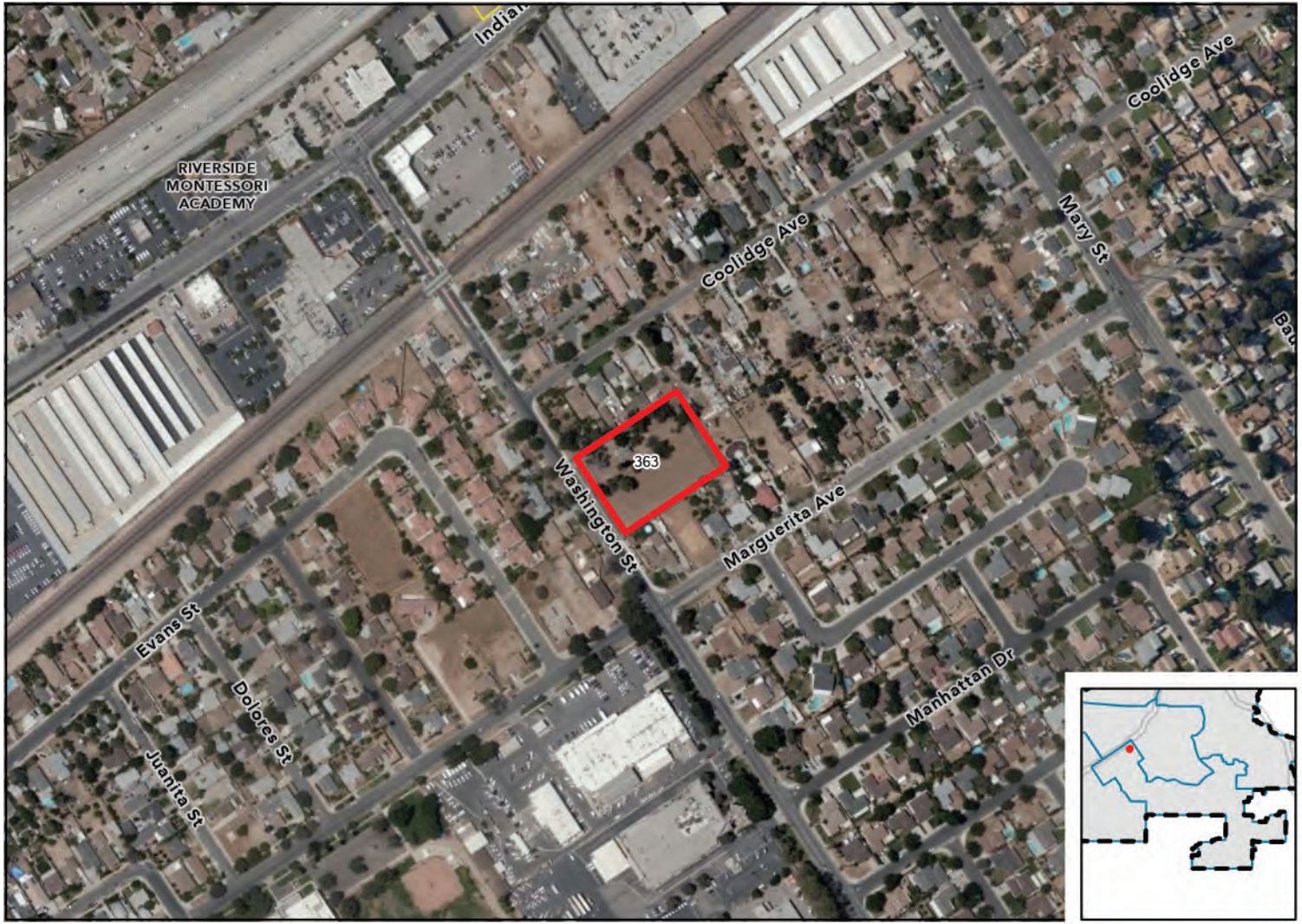
City Boundary
 Site in Focus
 Opportunity Parcel



| 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 |
|-----------|-----------|--------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|-----------------|----------------|----------------|
| 348 | 230360006 | None | 4 | 0.19 | 0 | Non-Vacant | SFRD | HDR | R-3-1500 | No Zone Change | R-3-1500 | 29.04 | 4 | Moderate Income | No | Yes |
| 349 | 230360004 | None | 4 | 0.18 | 0 | Non-Vacant | SFRD | HDR | R-3-1500 | No Zone Change | R-3-1500 | 29.04 | 4 | Moderate Income | No | Yes |
| 350 | 230360010 | None | 4 | 0.62 | 0 | Non-Vacant | SFRD | HDR | R-3-1500 | No Zone Change | R-3-1500 | 29.04 | 15 | Moderate Income | No | Yes |
| 351 | 230360005 | None | 4 | 0.18 | 0 | Non-Vacant | SFRD | HDR | R-3-1500 | No Zone Change | R-3-1500 | 29.04 | 4 | Moderate Income | No | Yes |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 79

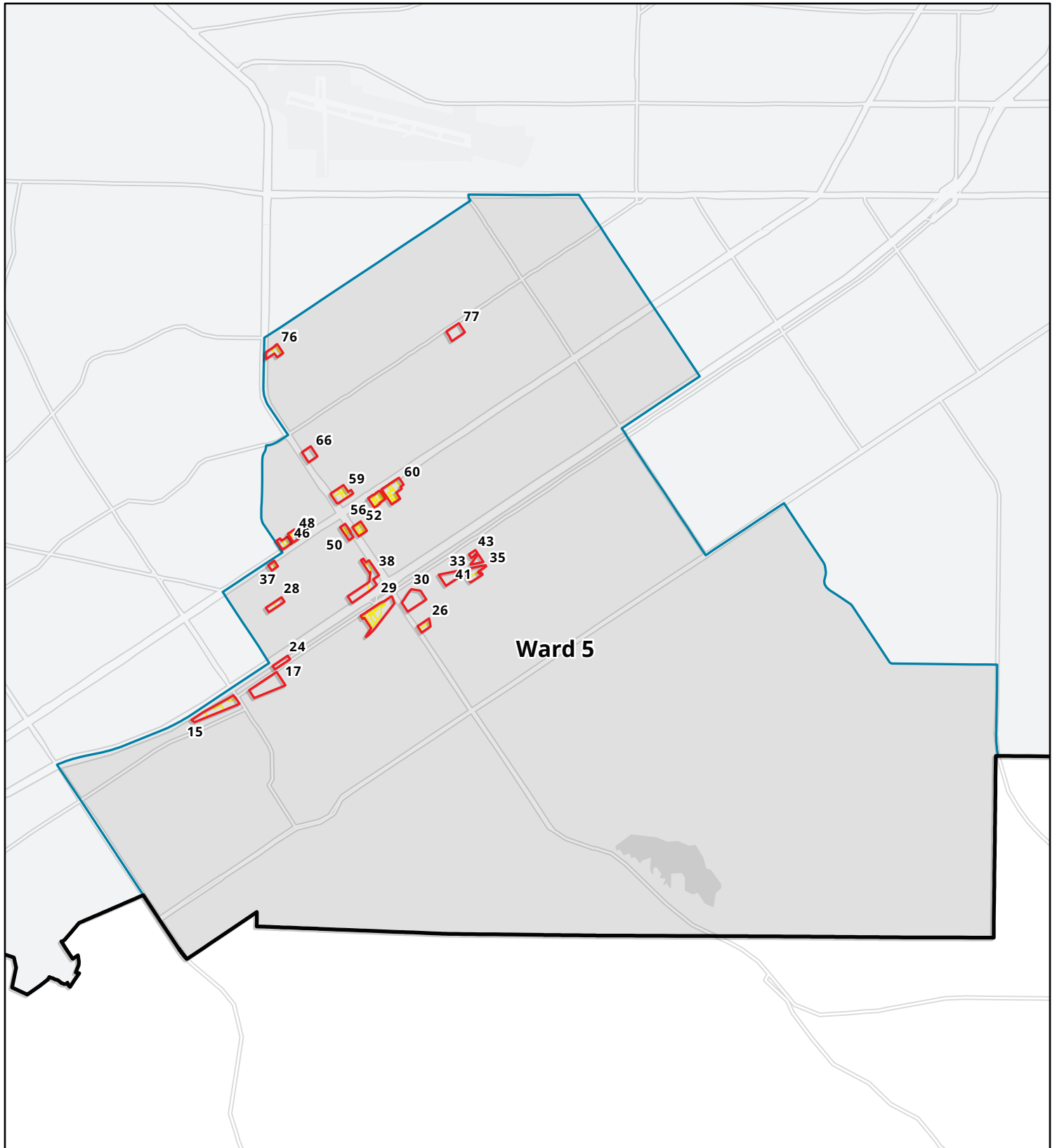


City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

| 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 |
|-----------|-----------|--------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|-----------------|----------------|----------------|
| 363 | 229092025 | 3165 Washington St | 4 | 1.43 | 1933 | Non-Vacant | SFRD | MDR | R-1-7000 | Residential Upzone | R-3-2500 | 17.424 | 27 | Moderate Income | No | No |

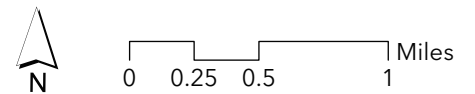
OPPORTUNITY SITES

Riverside RHNA Housing Element Update - Ward 5 Sites



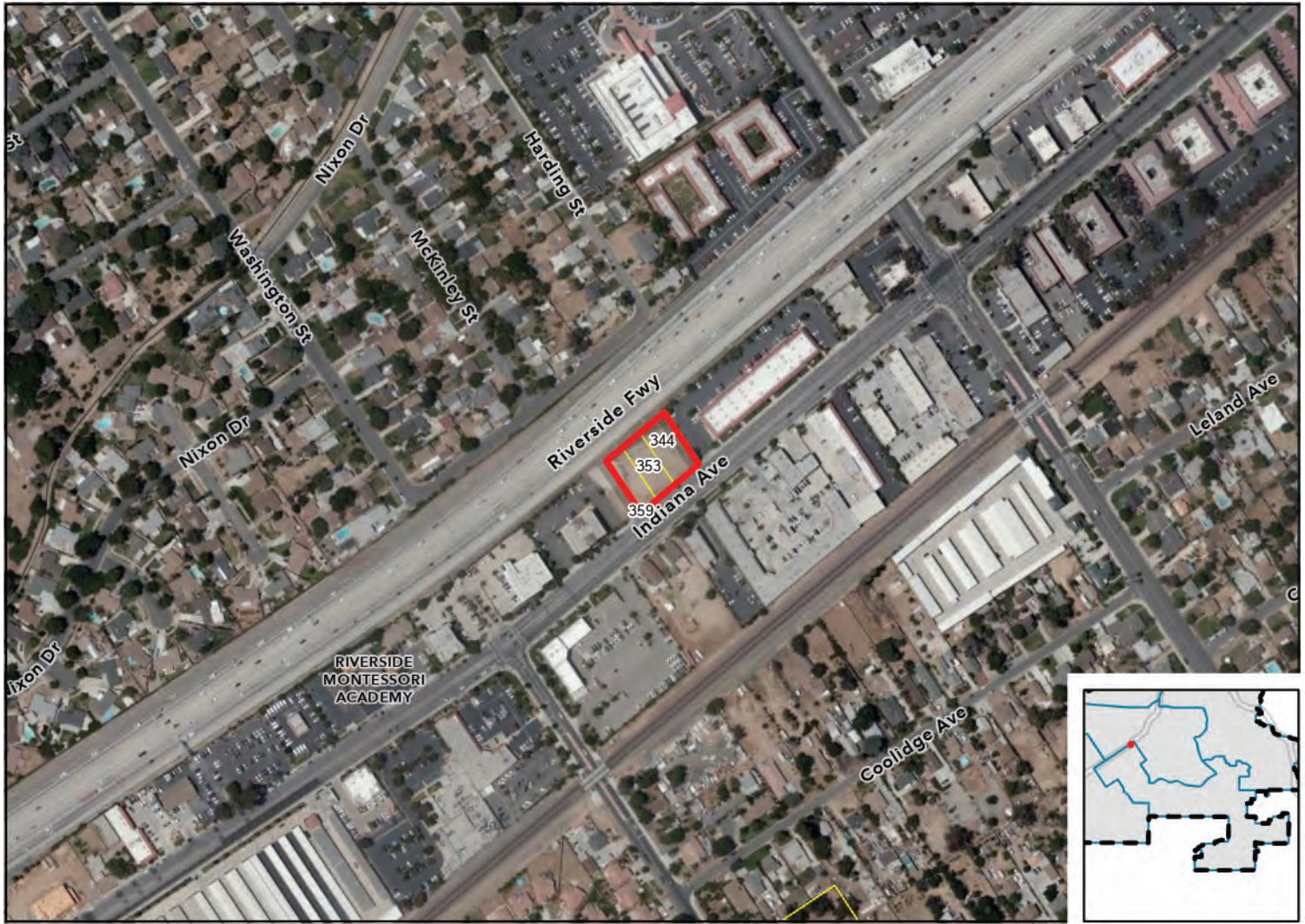
City Boundary
Wards

Site in Focus
Opportunity Parcel



OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 85



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 |
|-----------|-----------|------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|-----------------|----------------|----------------|
| 344 | 229035016 | 7017 Indiana Ave | 4 | 0.26 | 1928 | Non-Vacant | UDEV | O | O | Rezoned Residential | MU-V | 30 | 5 | Moderate Income | No | No |
| 353 | 229035015 | 7029 Indiana Ave | 4 | 0.19 | 1943 | Non-Vacant | UDEV | O | O | Rezoned Residential | MU-V | 30 | 3 | Moderate Income | No | No |
| 359 | 229035014 | 7035 Indiana Ave | 4 | 0.17 | 1950 | Vacant | UDEV | O | O | Rezoned Residential | MU-V | 30 | 3 | Moderate Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 15



 City Boundary
 Site in Focus
 Opportunity Parcel

N
 0 100 200 400 600 Feet

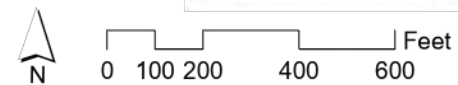
| Parcel ID | APN | Site Address | Ward | Lot Acreage | Year Built | Vacant Lot Type | Existing Land Use | General Plan Land Use | Current Zoning | Zoning Change Category | Proposed Zoning | Proposed Density (DU/Acre) | Realistic Unit Count | Income Level | 4th Cycle RHNA | 5th Cycle RHNA |
|-----------|-----------|---------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|-----------------|----------------|----------------|
| 387 | 138110023 | None | 5 | 0.51 | 0 | Non-Vacant | UDEV | C | CR | Rezoned Residential | MU-V | 30 | 10 | Moderate Income | No | No |
| 388 | 138110025 | 3390 Tyler St | 5 | 2.11 | 1981 | Non-Vacant | RET | C | CR | Rezoned Residential | MU-V | 30 | 42 | Moderate Income | No | No |
| 411 | 138110028 | 3396 Tyler St | 5 | 1.41 | 1984 | Non-Vacant | RET | C | CR | Rezoned Residential | MU-V | 30 | 28 | Moderate Income | No | No |
| 448 | 138110022 | 3380 Tyler St | 5 | 2.84 | 1981 | Non-Vacant | RET | C | CR | Rezoned Residential | MU-V | 30 | 56 | Moderate Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 17



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 |
|-----------|-----------|-------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|-----------------|----------------|----------------|
| 389 | 234160075 | 10170 Indiana Ave | 5 | 8.15 | 1986 | Non-Vacant | RET | C | CR | Rezoned Residential | MU-V | 30 | 163 | Moderate Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 24



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 |
|-----------|-----------|-------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|-----------------|----------------|----------------|
| 399 | 234064013 | 10031 Indiana Ave | 5 | 1.47 | 1989 | Non-Vacant | RET | C | CR | Rezoned Residential | MU-V | 30 | 29 | Moderate Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 26



City Boundary
 Site in Focus
 Opportunity Parcel



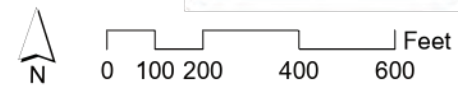
| Parcel ID | APN | Site Address | Ward | Lot Acreage | Year Built | Vacant Lot Type | Existing Land Use | General Plan Land Use | Current Zoning | Zoning Change Category | Proposed Zoning | Proposed Density (DU/Acre) | Realistic Unit Count | Income Level | 4th Cycle RHNA | 5th Cycle RHNA |
|-----------|-----------|---------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|--------------|----------------|----------------|
| 409 | 233150012 | 3131 Van Buren Blvd | 5 | 0.87 | 1951 | Non-Vacant | SFRD | VHDR | R-4 | No Zone Change | R-4 | 40 | 30 | Lower Income | No | No |
| 439 | 233190007 | 3101 Van Buren Blvd | 5 | 0.93 | 1958 | Non-Vacant | SFRD | VHDR | R-4 | No Zone Change | R-4 | 40 | 31 | Lower Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 28



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 |
|-----------|-----------|------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|--------------|----------------|----------------|
| 410 | 234050021 | None | 5 | 0.98 | 0 | Vacant | UDEV | MHDR | R-1-7000 | Residential Upzone | R-4 | 40 | 34 | Lower Income | No | No |
| 462 | 234050022 | 3644 Harrison St | 5 | 1.04 | 1903 | Non-Vacant | SFRD | MHDR | R-1-7000 | Residential Upzone | R-4 | 40 | 35 | Lower Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 29



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 |
|-----------|-----------|------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|-----------------|----------------|----------------|
| 384 | 234250004 | None | 5 | 0.58 | 1929 | Vacant | UDEV | B/OP | BMP | Rezoned Residential | MU-V | 30 | 11 | Moderate Income | No | No |
| 390 | 234250011 | 9584 Indiana Ave | 5 | 0.19 | 1958 | Vacant | UDEV | B/OP | BMP | Rezoned Residential | MU-V | 30 | 3 | Moderate Income | No | No |
| 394 | 234250003 | None | 5 | 0.15 | 1926 | Vacant | UDEV | B/OP | BMP | Rezoned Residential | MU-V | 30 | 3 | Moderate Income | No | No |
| 395 | 234250009 | 9608 Indiana Ave | 5 | 0.22 | 1930 | Vacant | UDEV | B/OP | BMP | Rezoned Residential | MU-V | 30 | 4 | Moderate Income | No | No |
| 396 | 234250013 | 9568 Indiana Ave | 5 | 0.09 | 1940 | Vacant | UDEV | B/OP | BMP | Rezoned Residential | MU-V | 30 | 1 | Moderate Income | No | No |
| 402 | 234250020 | 9640 Indiana Ave | 5 | 1.04 | 1905 | Non-Vacant | RESX | B/OP | BMP | Rezoned Residential | MU-V | 30 | 20 | Moderate Income | No | No |
| 414 | 234250008 | 9618 Indiana Ave | 5 | 0.17 | 1939 | Non-Vacant | SFRD | B/OP | BMP | Rezoned Residential | MU-V | 30 | 3 | Moderate Income | No | No |
| 427 | 234250007 | None | 5 | 0.74 | 0 | Non-Vacant | UDEV | B/OP | BMP | Rezoned Residential | MU-V | 30 | 14 | Moderate Income | No | No |
| 434 | 234250012 | 9574 Indiana Ave | 5 | 1.36 | 0 | Vacant | UDEV | B/OP | BMP | Rezoned Residential | MU-V | 30 | 27 | Moderate Income | No | No |
| 436 | 234250010 | 9590 Indiana Ave | 5 | 0.14 | 1935 | Vacant | UDEV | B/OP | BMP | Rezoned Residential | MU-V | 30 | 2 | Moderate Income | No | No |
| 455 | 234250006 | 9628 Indiana Ave | 5 | 0.22 | 1924 | Non-Vacant | SFRD | B/OP | BMP | Rezoned Residential | MU-V | 30 | 4 | Moderate Income | No | No |
| 386 | 234250031 | | 5 | 0.15 | 0 | Vacant | | B/OP | BMP | Rezoned Residential | MU-V | 30 | 2 | Moderate Income | No | No |
| 422 | 234250030 | | 5 | 0.14 | 0 | Vacant | | B/OP | BMP | Rezoned Residential | MU-V | 30 | 2 | Moderate Income | No | No |
| 424 | 234250029 | | 5 | 4.24 | 0 | Vacant | | B/OP | BMP | Rezoned Residential | MU-V | 30 | 84 | Moderate Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 30



 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 |
|-----------|-----------|---------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|-----------------|----------------|----------------|
| 441 | 233150019 | 3315 Van Buren Blvd | 5 | 5.97 | 0 | Non-Vacant | LIND | I | I | Rezoned Residential | MU-V | 30 | 119 | Moderate Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 33



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 |
|-----------|-----------|--------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|-----------------|----------------|----------------|
| 437 | 233170005 | | 5 | 3.76 | 0 | Non-Vacant | UDEV | HDR | R-3-1500 | No Zone Change | R-3-1500 | 29.04 | 94 | Moderate Income | No | Yes |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 35



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

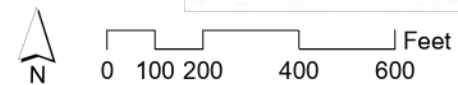
| Parcel ID | APN | Site Address | Ward | Lot Acreage | Year Built | Vacant Lot Type | Existing Land Use | General Plan Land Use | Current Zoning | Zoning Change Category | Proposed Zoning | Proposed Density (DU/Acre) | Realistic Unit Count | Income Level | 4th Cycle RHNA | 5th Cycle RHNA |
|-----------|-----------|-----------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|-----------------|----------------|----------------|
| 393 | 233180014 | 3198 Jackson St | 5 | 2.23 | 1926 | Non-Vacant | SFRD | HDR | R-3-1500 | No Zone Change | R-3-1500 | 29.04 | 53 | Moderate Income | No | Yes |
| 443 | 233180017 | 3176 Jackson St | 5 | 1.23 | 1919 | Non-Vacant | SFRD | HDR | R-3-1500 | No Zone Change | R-3-1500 | 29.04 | 29 | Moderate Income | No | Yes |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 37



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 |
|-----------|-----------|-------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|--------------|----------------|----------------|
| 385 | 234080006 | 9856 Magnolia Ave | 5 | 0.37 | 0 | Non-Vacant | RESX | MU-V | CR | Rezoned Residential | MU-U-TA | 60 | 16 | Lower Income | No | No |
| 421 | 234080040 | 9878 Magnolia Ave | 5 | 0.61 | 1987 | Non-Vacant | LOD | MU-V | CR | Rezoned Residential | MU-U-TA | 60 | 27 | Lower Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 38



City Boundary
 Site in Focus
 Opportunity Parcel

N
 0 100 200 400 600 Feet

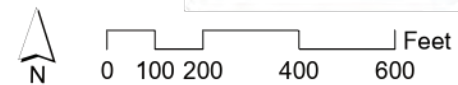
| Parcel ID | APN | Site Address | Ward | Lot Acreage | Year Built | Vacant Lot Type | Existing Land Use | General Plan Land Use | Current Zoning | Zoning Change Category | Proposed Zoning | Proposed Density (DU/Acre) | Realistic Unit Count | Income Level | 4th Cycle RHNA | 5th Cycle RHNA |
|-----------|-----------|---------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|-----------------|----------------|----------------|
| 412 | 234150046 | 3510 Van Buren Blvd | 5 | 2.78 | 0 | Non-Vacant | SFRD | MU-V | MU-V | No Zone Change | MU-V | 30 | 55 | Moderate Income | No | Yes |
| 416 | 234140019 | None | 5 | 3.37 | 0 | Vacant | UDEV | MU-V | MU-V | No Zone Change | MU-V | 30 | 67 | Moderate Income | No | Yes |
| 417 | 234150040 | 3570 Van Buren Blvd | 5 | 0.53 | 1959 | Non-Vacant | RESX | MU-V | MU-V | No Zone Change | MU-V | 30 | 10 | Moderate Income | No | Yes |
| 435 | 234150041 | 3564 Van Buren Blvd | 5 | 0.81 | 0 | Non-Vacant | MED | MU-V | MU-V | No Zone Change | MU-V | 30 | 16 | Moderate Income | No | Yes |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 41



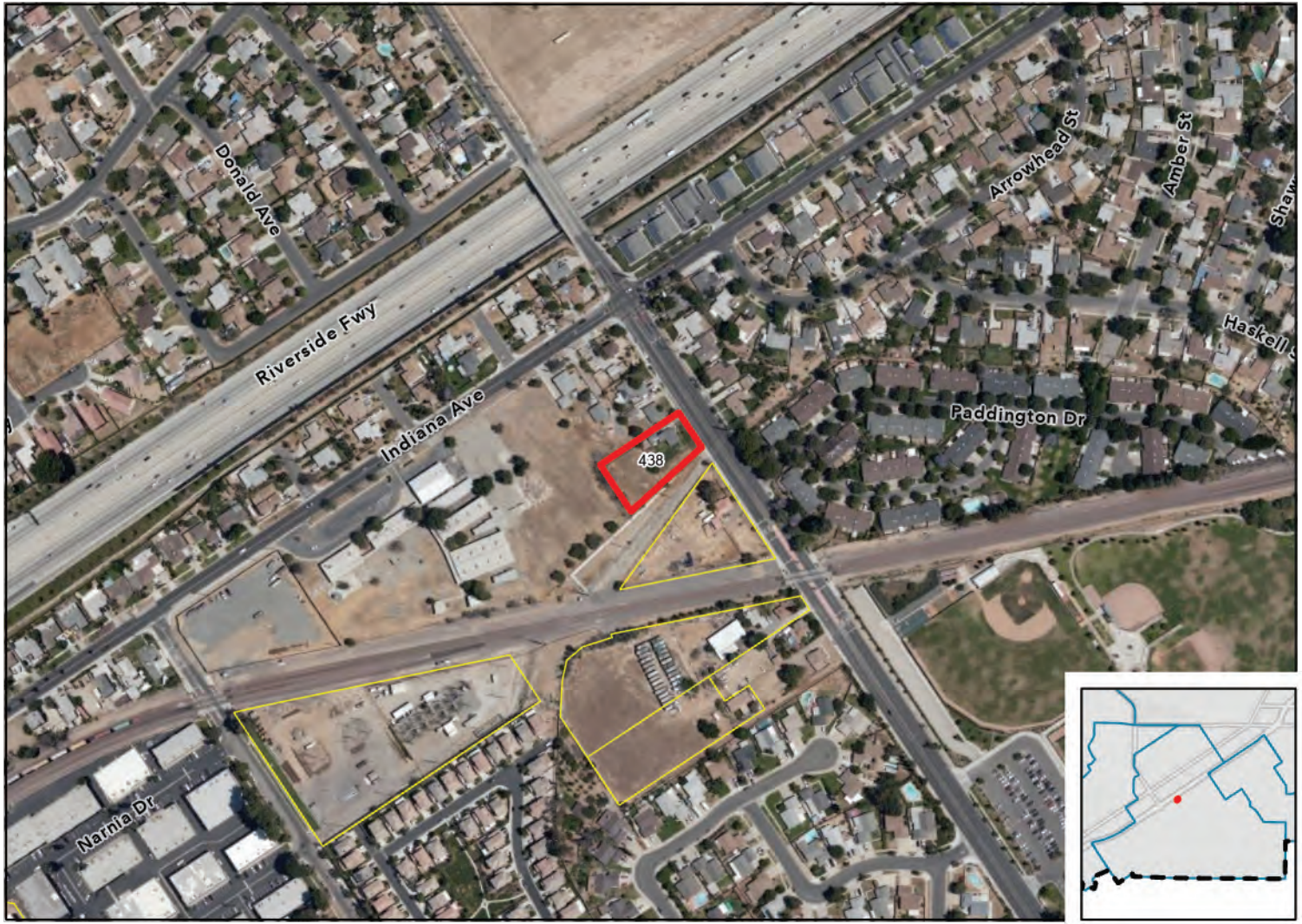
 City Boundary
 Site in Focus
 Opportunity Parcel



| 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 |
|-----------|-----------|-----------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|-----------------|----------------|----------------|
| 383 | 233180010 | 3284 Jackson St | 5 | 1.12 | 1928 | Non-Vacant | SFRD | HDR | R-3-1500 | No Zone Change | R-3-1500 | 29.04 | 27 | Moderate Income | No | Yes |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 43



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 |
|-----------|-----------|-----------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|-----------------|----------------|----------------|
| 438 | 233180004 | 3324 Jackson St | 5 | 0.61 | 1954 | Non-Vacant | SFRD | HDR | R-3-1500 | No Zone Change | R-3-1500 | 29.04 | 14 | Moderate Income | No | Yes |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 46



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 |
|-----------|-----------|-------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|--------------|----------------|----------------|
| 381 | 145280047 | 9781 Magnolia Ave | 5 | 0.86 | 1980 | Non-Vacant | RET | MU-V | CG | Rezoned Residential | MU-U-TA | 60 | 38 | Lower Income | No | No |
| 404 | 145280031 | 9777 Magnolia Ave | 5 | 0.6 | 1980 | Non-Vacant | RET | MU-V | CG | Rezoned Residential | MU-U-TA | 60 | 26 | Lower Income | No | No |
| 463 | 145280030 | 9741 Magnolia Ave | 5 | 0.56 | 1978 | Non-Vacant | RET | MU-V | CG | Rezoned Residential | MU-U-TA | 60 | 25 | Lower Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 48



- 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 |
|-----------|-----------|-------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|--------------|----------------|----------------|
| 429 | 145280001 | 9707 Magnolia Ave | 5 | 1.13 | 1960 | Non-Vacant | OFF | MU-V | CG | Rezoned Residential | MU-U-TA | 60 | 50 | Lower Income | No | No |
| 447 | 145280002 | 3840 Myers St | 5 | 0.45 | 1939 | Non-Vacant | OFF | MHDR | O | Rezoned Residential | MU-U-TA | 60 | 20 | Lower Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 50



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 |
|-----------|-----------|---------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|--------------|----------------|----------------|
| 400 | 234112041 | 3736 Van Buren Blvd | 5 | 0.24 | 0 | Vacant | UDEV | MU-V | CR | Rezoned Residential | MU-V-TA | 40 | 7 | Lower Income | No | No |
| 405 | 234112043 | 3736 Van Buren Blvd | 5 | 0.38 | 0 | Vacant | UDEV | MU-V | CR | Rezoned Residential | MU-V-TA | 40 | 11 | Lower Income | No | No |
| 420 | 234112042 | 3732 Van Buren Blvd | 5 | 0.29 | 0 | Vacant | UDEV | MU-V | CR | Rezoned Residential | MU-V-TA | 40 | 8 | Lower Income | No | No |
| 456 | 234112063 | None | 5 | 0.66 | 1987 | Non-Vacant | RET | MU-V | CR | Rezoned Residential | MU-V-TA | 40 | 19 | Lower Income | No | No |
| 459 | 234112040 | 3722 Van Buren Blvd | 5 | 0.25 | 1960 | Non-Vacant | RET | MU-V | CR | Rezoned Residential | MU-V-TA | 40 | 7 | Lower Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 52



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 |
|-----------|-----------|---------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|--------------|----------------|----------------|
| 407 | 233022080 | 3729 Van Buren Blvd | 5 | 0.39 | 0 | Non-Vacant | SFRD | MU-V | CR | Rezoned Residential | MU-V-TA | 40 | 11 | Lower Income | No | No |
| 415 | 233022018 | None | 5 | 0.1 | 0 | Vacant | UDEV | MU-V | CR | Rezoned Residential | MU-V-TA | 40 | 2 | Lower Income | No | No |
| 431 | 233022070 | 3693 Van Buren Blvd | 5 | 0.14 | 0 | Vacant | UDEV | MU-V | CR | Rezoned Residential | MU-V-TA | 40 | 4 | Lower Income | No | No |
| 460 | 233022074 | 3689 Van Buren Blvd | 5 | 0.4 | 0 | Non-Vacant | SFRD | MU-V | CR | Rezoned Residential | MU-V-TA | 40 | 11 | Lower Income | No | No |
| 391 | 233022051 | | 5 | 0.64 | 0 | Non-Vacant | | MU-V | CR | Rezoned Residential | MU-V-TA | 40 | 19 | Lower Income | No | No |
| 392 | 233022014 | | 5 | 0.54 | 0 | Non-Vacant | | MU-V | CR | Rezoned Residential | MU-V-TA | 40 | 16 | Lower Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 56



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 |
|-----------|-----------|-------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|--------------|----------------|----------------|
| 382 | 233031012 | None | 5 | 0.19 | 0 | Non-Vacant | RET | MU-V | MU-V | Residential Upzone | MU-U-TA | 60 | 8 | Lower Income | No | Yes |
| 397 | 233031005 | 9340 Magnolia Ave | 5 | 0.12 | 1959 | Non-Vacant | RET | MU-V | MU-V | Residential Upzone | MU-U-TA | 60 | 5 | Lower Income | No | Yes |
| 398 | 233031051 | 9328 Magnolia Ave | 5 | 0.57 | 1989 | Non-Vacant | LOD | MU-V | MU-V | Residential Upzone | MU-U-TA | 60 | 25 | Lower Income | No | Yes |
| 401 | 233031004 | 9342 Magnolia Ave | 5 | 0.24 | 1960 | Non-Vacant | RET | MU-V | MU-V | Residential Upzone | MU-U-TA | 60 | 10 | Lower Income | No | Yes |
| 425 | 233031003 | 9364 Magnolia Ave | 5 | 0.31 | 1961 | Non-Vacant | RET | MU-V | MU-V | Residential Upzone | MU-U-TA | 60 | 13 | Lower Income | No | Yes |
| 432 | 233031010 | 3770 Everest Ave | 5 | 0.15 | 1914 | Non-Vacant | SFRD | MU-V | MU-V | Residential Upzone | MU-U-TA | 60 | 6 | Lower Income | No | Yes |
| 446 | 233031014 | None | 5 | 0.13 | 0 | Non-Vacant | RET | MU-V | MU-V | Residential Upzone | MU-U-TA | 60 | 5 | Lower Income | No | Yes |
| 450 | 233031001 | None | 5 | 0.27 | 0 | Non-Vacant | RET | MU-V | MU-V | Residential Upzone | MU-U-TA | 60 | 12 | Lower Income | No | Yes |
| 453 | 233031002 | None | 5 | 0.03 | 0 | Non-Vacant | RET | MU-V | MU-V | Residential Upzone | MU-U-TA | 60 | 1 | Lower Income | No | No |
| 454 | 233031009 | 3774 Everest Ave | 5 | 0.12 | 0 | Non-Vacant | SFRD | MU-V | MU-V | Residential Upzone | MU-U-TA | 60 | 5 | Lower Income | No | Yes |
| 458 | 233031011 | None | 5 | 0.22 | 0 | Non-Vacant | RET | MDR | CR | Rezoned Residential | MU-U-TA | 60 | 9 | Lower Income | No | No |
| 464 | 233031013 | None | 5 | 0.14 | 0 | Non-Vacant | RET | MU-V | MU-V | Residential Upzone | MU-U-TA | 60 | 6 | Lower Income | No | Yes |
| 433 | 233031053 | None | 5 | 0.15 | 0 | Non-Vacant | RET | MU-V | MU-V | Residential Upzone | MU-U-TA | 60 | 6 | Lower Income | No | Yes |
| 461 | 233031007 | None | 5 | 0.32 | 0 | Non-Vacant | RET | MU-V | MU-V | Residential Upzone | MU-U-TA | 60 | 14 | Lower Income | No | Yes |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 59



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 |
|-----------|-----------|---------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|--------------|----------------|----------------|
| 378 | 191312002 | None | 5 | 0.42 | 0 | Non-Vacant | UDEV | MU-V | MU-V | No Zone Change | MU-V-TA | 40 | 12 | Lower Income | No | No |
| 419 | 191312020 | 3881 Van Buren Blvd | 5 | 0.71 | 1959 | Non-Vacant | RET | MU-V | MU-V | No Zone Change | MU-V-TA | 40 | 21 | Lower Income | No | No |
| 426 | 191312010 | None | 5 | 0.42 | 0 | Non-Vacant | RET | MU-V | MU-V | No Zone Change | MU-V-TA | 40 | 12 | Lower Income | No | No |
| 440 | 191312008 | None | 5 | 0.28 | 0 | Vacant | UDEV | MU-V | O | Rezoned Residential | MU-V-TA | 40 | 8 | Lower Income | No | No |
| 445 | 191312009 | 9431 Miller St | 5 | 0.41 | 0 | Non-Vacant | RET | MU-V | O | Rezoned Residential | MU-V-TA | 40 | 12 | Lower Income | No | No |
| 449 | 191312021 | 3839 Van Buren Blvd | 5 | 1.41 | 1939 | Non-Vacant | RET | MU-V | MU-V | No Zone Change | MU-V-TA | 40 | 42 | Lower Income | No | No |
| 457 | 191312003 | 9426 Hayes St | 5 | 0.41 | 1952 | Non-Vacant | RET | MU-V | O | Rezoned Residential | MU-V-TA | 40 | 12 | Lower Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 60



City Boundary

Site in Focus

Opportunity Parcel

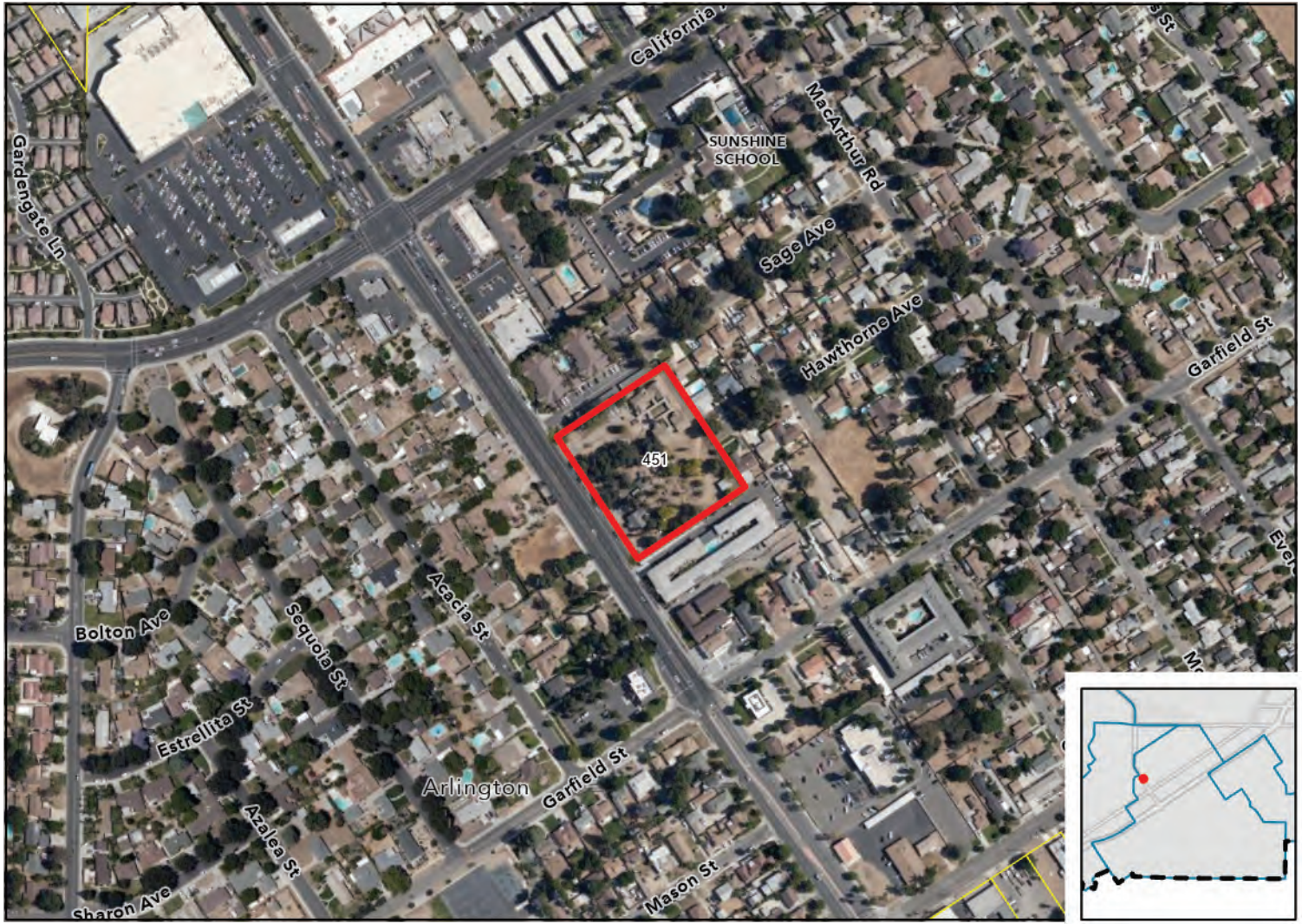


0 100 200 400 600 Feet

| 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 |
|-----------|-----------|------------------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|--------------|----------------|----------------|
| 379 | 233040024 | 9262 Magnolia Ave - Unit B&C | 5 | 0.34 | 0 | Non-Vacant | OFF | MU-V | MU-V | Residential Upzone | MU-U-TA | 60 | 15 | Lower Income | No | Yes |
| 380 | 233040023 | 9216 Magnolia Ave | 5 | 1.5 | 0 | Non-Vacant | RET | MU-V | MU-V | Residential Upzone | MU-U-TA | 60 | 67 | Lower Income | No | Yes |
| 406 | 233040028 | 3751 Everest Ave | 5 | 0.56 | 0 | Vacant | UDEV | MDR | R-1-7000 | Residential Upzone | MU-V-TA | 40 | 16 | Lower Income | No | No |
| 413 | 233040022 | 9204 Magnolia Ave | 5 | 0.66 | 1959 | Non-Vacant | RET | MU-V | MU-V | Residential Upzone | MU-U | 40 | 19 | Lower Income | No | Yes |
| 418 | 233040027 | 3763 Everest Ave | 5 | 0.18 | 0 | Vacant | SFRD | MDR | R-1-7000 | Residential Upzone | MU-U-TA | 60 | 8 | Lower Income | No | No |
| 423 | 233040025 | 9292 Magnolia Ave | 5 | 0.92 | 1964 | Non-Vacant | OFF | MU-V | CR | Rezoned Residential | MU-U-TA | 60 | 41 | Lower Income | No | No |
| 430 | 233040029 | None | 5 | 0.35 | 0 | Vacant | UDEV | MDR | CR | Rezoned Residential | MU-V-TA | 40 | 10 | Lower Income | No | No |
| 442 | 233040030 | 3733 Everest Ave | 5 | 0.45 | 0 | Vacant | UDEV | MDR | R-1-7000 | Residential Upzone | MU-V-TA | 40 | 13 | Lower Income | No | No |
| 444 | 233040026 | 3771 Everest Ave | 5 | 0.73 | 0 | Vacant | SFRD | MDR | R-1-7000 | Residential Upzone | MU-U-TA | 60 | 31 | Lower Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 66

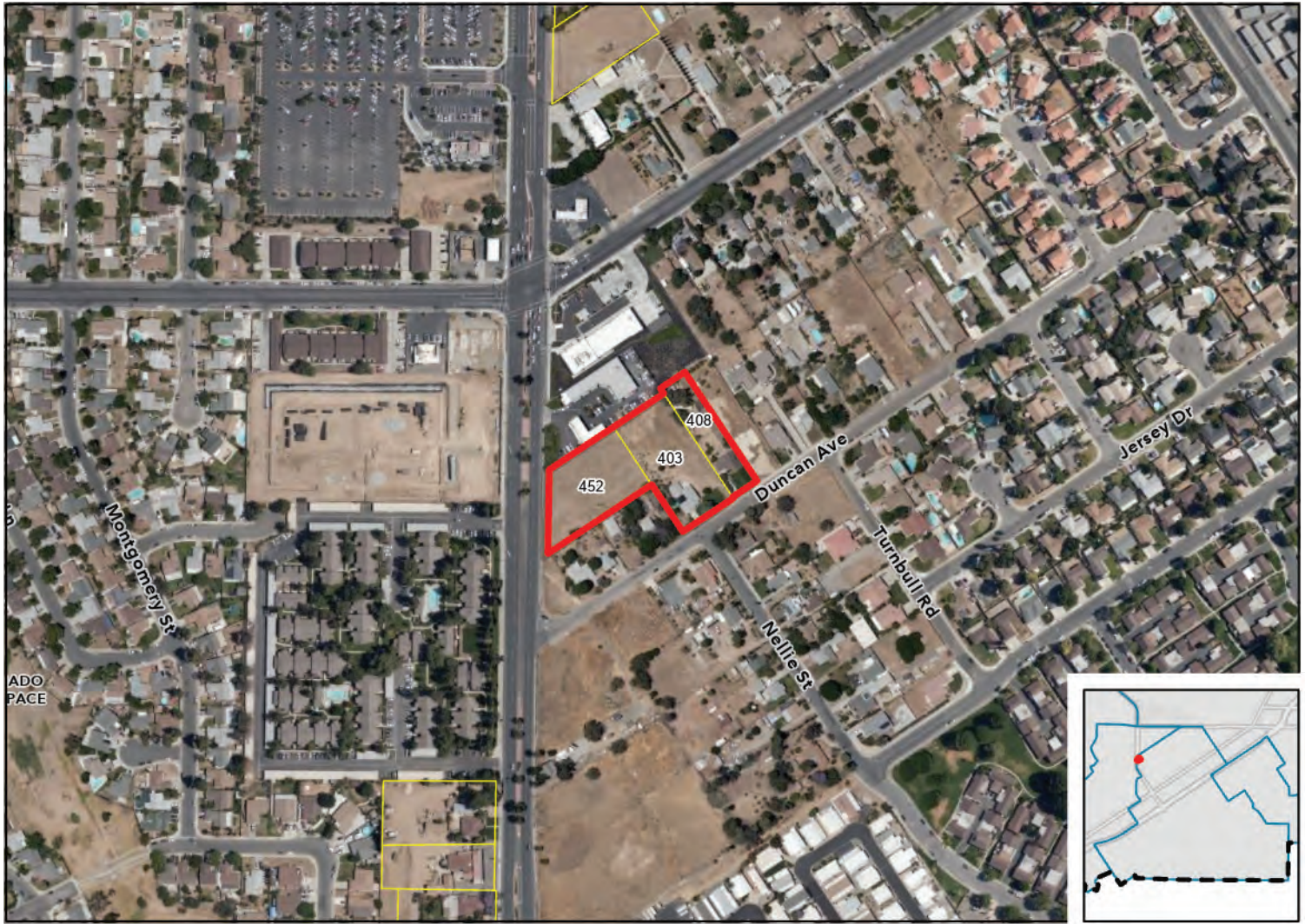


City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

| 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 |
|-----------|-----------|---------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|--------------|----------------|----------------|
| 451 | 191281037 | 4065 Van Buren Blvd | 5 | 2.5 | 1988 | Non-Vacant | LOD | MDR | R-1-7000 | Residential Upzone | MU-V-TA | 40 | 75 | Lower Income | No | No |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 76



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 |
|-----------|-----------|-----------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|-----------------|----------------|----------------|
| 403 | 191200010 | 9341 Duncan Ave | 5 | 1 | 1925 | Non-Vacant | SFRD | HDR | R-3-1500 | No Zone Change | R-3-1500 | 29.04 | 25 | Moderate Income | No | Yes |
| 408 | 191200027 | 9325 Duncan Ave | 5 | 0.51 | 1942 | Non-Vacant | SFRD | HDR | R-3-1500 | No Zone Change | R-3-1500 | 29.04 | 12 | Moderate Income | No | Yes |
| 452 | 191200024 | None | 5 | 0.92 | 0 | Vacant | SFRD | HDR | R-3-1500 | No Zone Change | R-3-1500 | 29.04 | 22 | Moderate Income | No | Yes |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 77

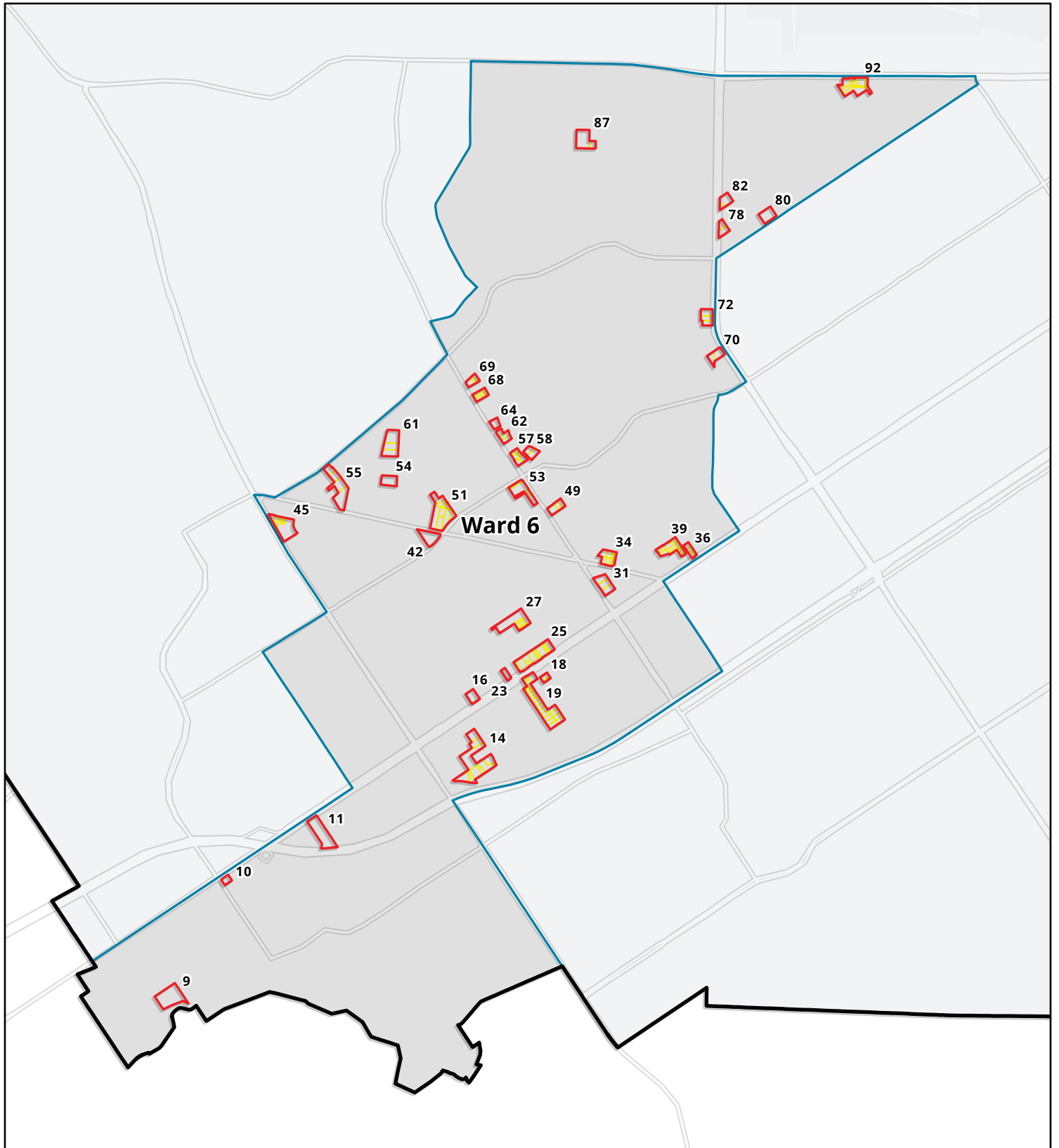


City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

| 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 |
|-----------|-----------|--------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|--------------|----------------|----------------|
| 428 | 193261027 | None | 5 | 3.29 | 0 | Non-Vacant | UDEV | MU-V | MU-V | No Zone Change | MU-V-TA | 40 | 98 | Lower Income | No | No |

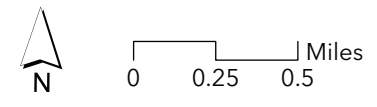
OPPORTUNITY SITES

Riverside RHNA Housing Element Update - Ward 6 Sites



City Boundary
Wards

Site in Focus
Opportunity Parcel

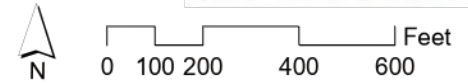


OPPORTUNITY SITES

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 |

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 10



 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 |
|-----------|----------|--------------------|------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|----------------------|--------------|----------------|----------------|
| 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 |