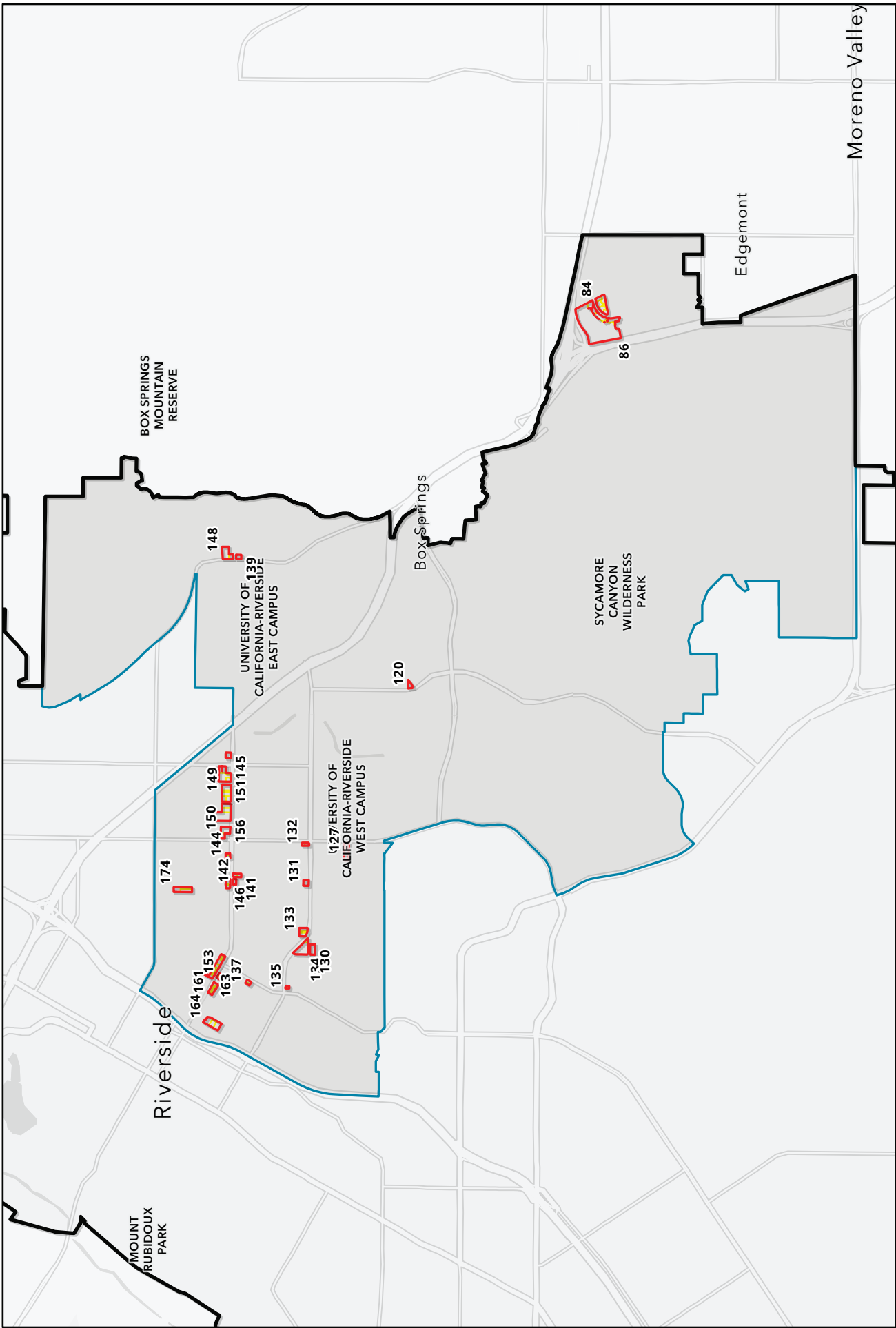


OPPORTUNITY SITES

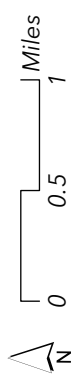
Riverside RHNA Housing Element Update: Ward 2 - Opportunity Sites



Site in Focus

Ward

City Boundary



Opportunity Sites Inventory Table

Site ID	Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use Code	General Plan Land Use Code	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	4th Cycle 5th Cycle	
																RHNA	RHNA
84	169	291460049	2585 Canyon Springs Pky	Ward 2	0.92	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	41	Lower Income	No	No
84	173	291460046	2555 Canyon Springs Pky	Ward 2	0.88	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	39	Lower Income	No	No
84	197	291460045	None	Ward 2	0.61	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	27	Lower Income	No	No
84	223	291460047	None	Ward 2	1.00	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	45	Lower Income	No	No
84	237	291460048	None	Ward 2	0.61	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	27	Lower Income	No	No
86	188	291460032	None	Ward 2	1.50	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	67	Lower Income	No	No
86	198	291460050	None	Ward 2	1.01	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	45	Lower Income	No	No
86	229	291460053	2550 Canyon Springs Pky	Ward 2	25.71	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	1,157	Moderate Income	No	No
86	241	291460015	6211 Canyon Springs Pky	Ward 2	1.39	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	62	Lower Income	No	No
86	252	291460051	None	Ward 2	0.77	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	34	Lower Income	No	No
120	175	253210051	None	Ward 2	0.65	0	Vacant	UDEV	HDR	R-3-1500	Residential Upzone	R-4	35	22	Lower Income	Yes	No
127	172	221250027	4731 Chicago Ave	Ward 2	2.16	1959	Non-Vacant	SFRD	MDR	PF	Rezoned Residential	R-4	35	75	Lower Income	No	No
130	218	221200025	None	Ward 2	1.48	0	Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	20	29	Moderate Income	No	No
131	256	221153033	1909 Martin Luther King Bl	Ward 2	0.84	1941	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	15	Moderate Income	No	No
132	222	221172056	4479 Chicago Ave	Ward 2	0.36	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	7	Moderate Income	No	No
132	232	221172055	4455 Chicago Ave	Ward 2	0.23	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No	No
133	161	221132017	None	Ward 2	0.73	0	Vacant	MISC	MDR	R-1-7000	Residential Upzone	MU-V	20	13	Moderate Income	No	No
133	203	221132018	2191 Martin Luther King Bl	Ward 2	0.78	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	15	Moderate Income	No	No
133	208	221132019	2225 Martin Luther King Bl	Ward 2	0.16	1929	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No	No
133	228	221132012	None	Ward 2	0.16	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No	No
134	213	221133004	None	Ward 2	0.28	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	20	5	Moderate Income	No	No
134	255	221133002	3243 Pennsylvania Ave	Ward 2	3.37	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	67	Moderate Income	No	No
135	215	221084005	2656 14Th St	Ward 2	0.11	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	2	Moderate Income	No	No
135	246	221084004	2666 14Th St	Ward 2	0.13	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	3	Moderate Income	No	No
137	191	211213010	2743 11Th St	Ward 2	0.19	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	4	Moderate Income	No	No
137	200	211213012	2719 11Th St	Ward 2	0.33	0	Vacant	POW	MDR	R-1-7000	Residential Upzone	R-3-1500	25	8	Moderate Income	No	No
139	249	253112001	220 W Big Springs Rd	Ward 2	0.38	1977	Non-Vacant	EDU	HDR	R-3-1500	No Zone Change	R-3-1500	25	13	Moderate Income	No	No
141	178	221061002	3870 Ottawa Ave	Ward 2	0.38	0	Vacant	UDEV	MU-V	R-3-1500	Residential Upzone	MU-U-TA	45	17	Moderate Income	No	No
141	187	221061005	1886 University Ave	Ward 2	0.39	1980	Non-Vacant	RESX	MU-V	CR	Rezoned Residential	MU-U-TA	45	17	Moderate Income	No	No
142	214	221052002	1910 University Ave	Ward 2	0.48	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	45	21	Moderate Income	No	No
144	177	211183023	1795 University Ave	Ward 2	0.40	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-U-TA	45	18	Moderate Income	No	No
144	242	211183024	1775 University Ave	Ward 2	0.23	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No
145	234	250250020	1255 University Ave	Ward 2	0.78	1979	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	45	35	Lower Income	No	No
146	166	211176018	None	Ward 2	0.18	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	45	8	Moderate Income	No	No
146	181	211176017	1947 University Ave	Ward 2	0.34	1991	Non-Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	45	15	Moderate Income	No	No
146	209	211176020	1911 University Ave	Ward 2	0.55	1951	Non-Vacant	LOD	MU-N	CR	Rezoned Residential	MU-U-TA	45	24	Lower Income	No	No
148	224	251253015	3796 Watkins Dr	Ward 2	0.51	1981	Non-Vacant	RESX	C	CR	Rezoned Residential	MU-V	20	10	Moderate Income	No	No
148	233	251253014	177 Big Springs Rd	Ward 2	2.16	1964	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	43	Moderate Income	No	No
149	179	250190011	1443 University Ave	Ward 2	0.37	0	Non-Vacant	RET	MU-U	CR	Rezoned Residential	MU-U-TA	45	16	Moderate Income	No	No
149	196	250190010	1435 University Ave	Ward 2	1.39	1950	Non-Vacant	MFR	MU-U	CR	Rezoned Residential	MU-U-TA	45	62	Lower Income	No	No
149	207	250190029	1445 University Ave	Ward 2	1.04	1979	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	45	46	Lower Income	No	No
149	212	250190039	1485 University Ave	Ward 2	0.73	1976	Non-Vacant	RET	MU-U	CR	Rezoned Residential	MU-U-TA	45	32	Lower Income	No	No
149	225	250190034	None	Ward 2	0.60	0	Non-Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	45	26	Lower Income	No	No
150	180	250170039	1651 University Ave	Ward 2	1.74	1973	Non-Vacant	RET	MU-U	CR	Rezoned Residential	MU-U-TA	45	78	Lower Income	No	No
150	211	250170011	3750 Chicago Ave	Ward 2	0.58	0	Vacant	UDEV	MU-U	MU-U	No Zone Change	MU-U-TA	45	25	Lower Income	No	Yes
151	192	250190008	1365 University Ave	Ward 2	0.54	1962	Non-Vacant	RESX	MU-U	MU-U	No Zone Change	MU-U-TA	45	24	Lower Income	No	Yes
151	193	250190042	None	Ward 2	2.26	1977	Non-Vacant	RESX	MU-U	MU-U	No Zone Change	MU-U-TA	45	101	Lower Income	No	Yes
151	220	250190006	1345 University Ave	Ward 2	0.22	1966	Non-Vacant	OFF	MU-U	MU-U	No Zone Change	MU-U-TA	45	9	Moderate Income	No	Yes
151	250	250190036	3767 Iowa Ave	Ward 2	0.60	1963	Non-Vacant	RESX	MU-U	MU-U	No Zone Change	MU-U-TA	45	26	Lower Income	No	Yes
151	258	250190038	3735 Iowa Ave	Ward 2	0.52	1990	Non-Vacant	LOD	MU-U	MU-U	No Zone Change	MU-U-TA	45	23	Lower Income	No	Yes
153	171	21132005	2810 University Ave	Ward 2	0.23	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No
153	254	211132024	2860 University Ave	Ward 2	0.32	0	Non-Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	45	14	Moderate Income	No	No
153	259	211132004	None	Ward 2	0.14	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	45	6	Moderate Income	No	No
156	206	250170036	1575 University Ave	Ward 2	4.28	1947	Non-Vacant	RET	B/OP	CR	Rezoned Residential	MU-U-TA	45	192	Lower Income	No	No
156	210	250170040	1521 University Ave	Ward 2	1.02	1960	Non-Vacant	RET	MU-U	MU-U	No Zone Change	MU-U-TA	45	45	Lower Income	No	Yes
156	244	250170005	1555 University Ave	Ward 2	1.03	1959	Non-Vacant	RET	MU-U	MU-U	No Zone Change	MU-U-TA	45	46	Lower Income	No	Yes

Opportunity Sites Inventory Table

Site ID	Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use Code	General Plan Land Use Code	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	4th Cycle 5th Cycle	
																RHNA	RHNA
161	167	211122005	2980 University Ave	Ward 2	0.23	0	Non-Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No
161	201	211122025	2908 University Ave	Ward 2	0.32	0	Non-Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-U-TA	45	14	Moderate Income	No	No
161	204	211122009	2942 University Ave	Ward 2	0.23	0	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No
161	216	211122007	2956 University Ave	Ward 2	0.27	1921	Non-Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-U-TA	45	11	Moderate Income	No	No
161	217	211122011	None	Ward 2	0.19	0	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	8	Moderate Income	No	No
161	219	211122008	2944 University Ave	Ward 2	0.19	1940	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	8	Moderate Income	No	No
161	235	211122006	None	Ward 2	0.23	0	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No
163	164	211131023	2791 University Ave	Ward 2	0.23	0	Vacant	SFRD	MU-N	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No
163	165	211131022	2771 University Ave	Ward 2	0.23	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No
163	168	211131032	2831 University Ave	Ward 2	0.21	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	45	9	Moderate Income	No	No
163	183	211131001	2882 Mission Inn Ave	Ward 2	0.23	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-U-TA	45	10	Moderate Income	No	No
163	186	211131021	2731 University Ave	Ward 2	0.46	0	Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	45	20	Moderate Income	No	No
163	195	211131020	2711 University Ave	Ward 2	0.69	1960	Non-Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	45	30	Lower Income	No	No
163	205	211131031	2871 University Ave	Ward 2	0.38	0	Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	45	16	Moderate Income	No	No
163	227	211131017	2585 University Ave	Ward 2	0.23	0	Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No
163	230	211131024	2811 University Ave	Ward 2	0.23	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No
163	243	211131019	2651 University Ave	Ward 2	0.23	1980	Non-Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No
163	251	211131026	2851 University Ave	Ward 2	0.23	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No
163	253	211131018	2617 University Ave	Ward 2	0.23	0	Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No
164	226	215143011	None	Ward 2	1.40	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	45	62	Lower Income	No	No
164	231	215153010	4040 Vine St	Ward 2	1.14	1995	Non-Vacant	EDU	C	CR	Rezoned Residential	MU-U-TA	45	51	Lower Income	No	No
164	260	215143010	None	Ward 2	0.91	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	45	40	Lower Income	No	No
174	182	211111060	None	Ward 2	0.89	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	21	Moderate Income	No	Yes
174	236	211111040	1959 W Linden St	Ward 2	1.01	1937	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	23	Moderate Income	No	Yes
174	245	211111041	1955 W Linden St	Ward 2	0.50	1936	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	11	Moderate Income	No	Yes



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	
169	291460049	2585 Canyon Springs Pky	Ward 2	0.92	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	41	Lower Income	No	No	
173	291460046	2555 Canyon Springs Pky	Ward 2	0.88	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	39	Lower Income	No	No	
197	291460045	None	Ward 2	0.61	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	27	Lower Income	No	No	
223	291460047	None	Ward 2	1	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	45	Lower Income	No	No	
237	291460048	None	Ward 2	0.61	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	27	Lower Income	No	No	



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
188	291460052	None	Ward 2	1.5	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	67	Lower Income	No	No
198	291460050	None	Ward 2	1.01	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	45	Lower Income	No	No
229	291460053	2550 Canyon Springs Pky	Ward 2	25.71	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	1157	Moderate Income	No	No
241	291460015	6211 Canyon Springs Pky	Ward 2	1.39	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	62	Lower Income	No	No
252	291460051	None	Ward 2	0.77	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	45	34	Lower Income	No	No

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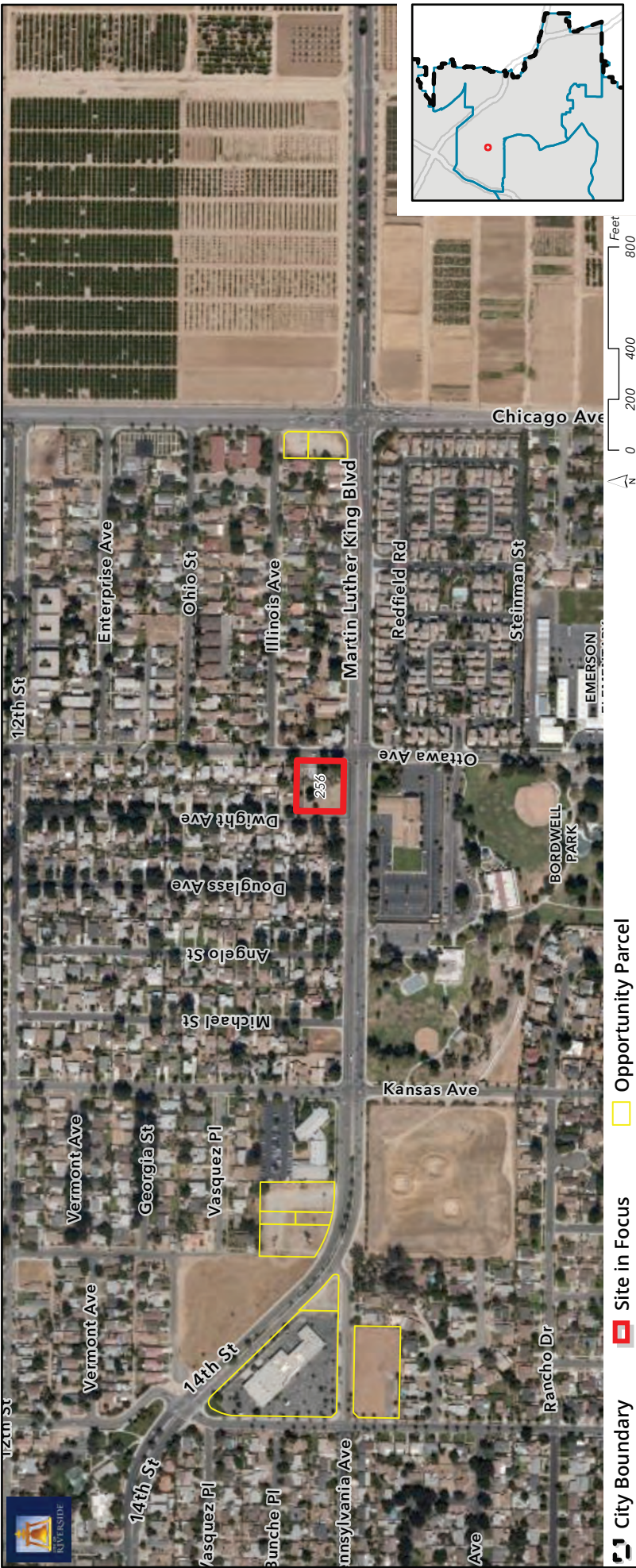
City Boundary		Site in Focus				Opportunity Parcel						
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)
175	253210051	None	Ward 2	0.65	0	Vacant	UDEV	HDR	R-3-1500	Residential Upzone	R-4	35
									Potential Units	22	Income Level	Lower Income
											RHNA 4th Cycle	Yes
											RHNA 5th Cycle	No



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle		
172	221250027	4731 Chicago Ave	Ward 2	2.16	1959	Non-Vacant	SFRD	MDR	PF	Rezoned Residential	R-4	35	75	Lower Income	No	No		



City Boundary		Site in Focus		Opportunity Parcel												
																
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant 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
218	221200025	None	Ward 2	1.48	0	Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	20	29	Moderate Income	No	No



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
256	221153033	1909 Martin Luther King Blvd	Ward 2	0.84	1941	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	15	Moderate Income	No	No



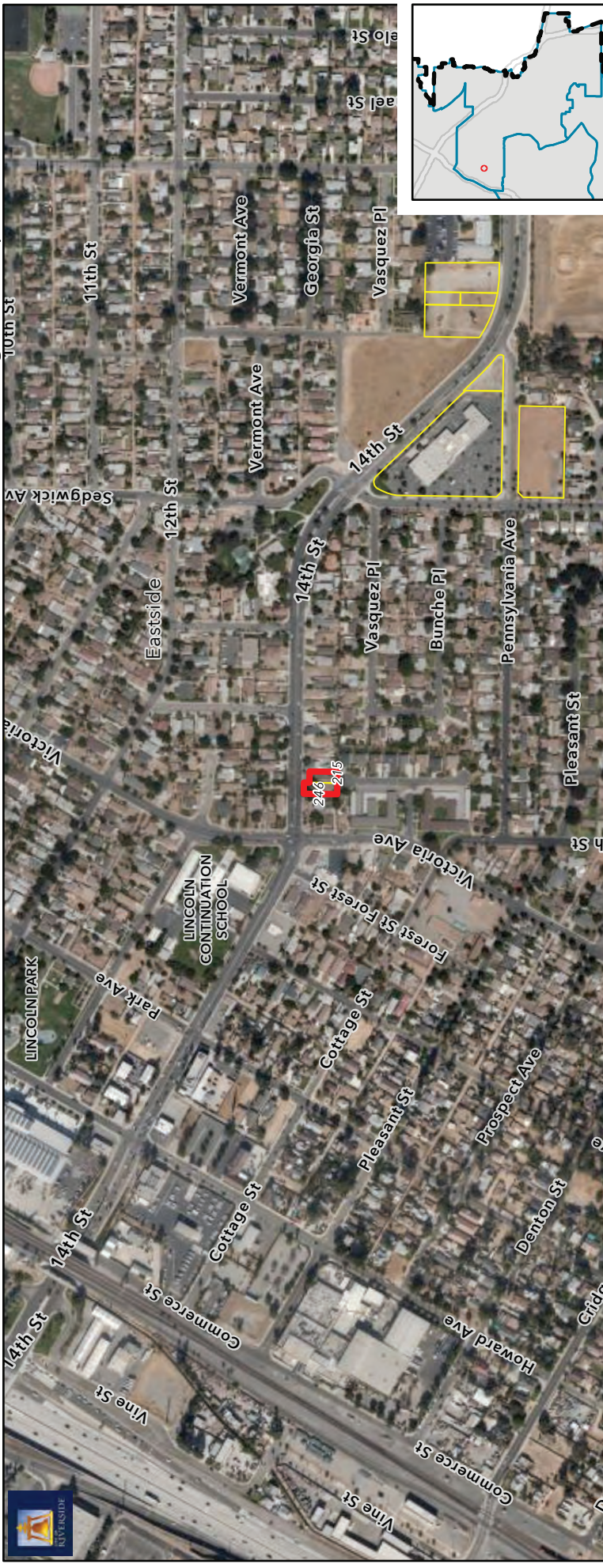
City Boundary			Site in Focus			Opportunity Parcel										
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
222	221172056	4479 Chicago Ave	Ward 2	0.36	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	7	Moderate Income	No	No
232	221172055	4455 Chicago Ave	Ward 2	0.23	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No	No



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
161	221132017	None	Ward 2	0.73	0	Vacant	MISC	MDR	R-1-7000	Residential Upzone	MU-V	20	13	Moderate Income	No	No
203	221132018	2191 Martin Luther King Blvd	Ward 2	0.78	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	15	Moderate Income	No	No
208	221132019	2225 Martin Luther King Blvd	Ward 2	0.16	1929	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No	No
228	221132012	None	Ward 2	0.16	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No	No



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
213	221133004	None	Ward 2	0.28	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	20	5	Moderate Income	No	No
255	221133002	2343 Pennsylvania Ave	Ward 2	3.37	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	67	Moderate Income	No	No



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
215	221084005	2656 14Th St	Ward 2	0.11	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	2	Moderate Income	No	No
246	221084004	2666 14Th St	Ward 2	0.13	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	3	Moderate Income	No	No

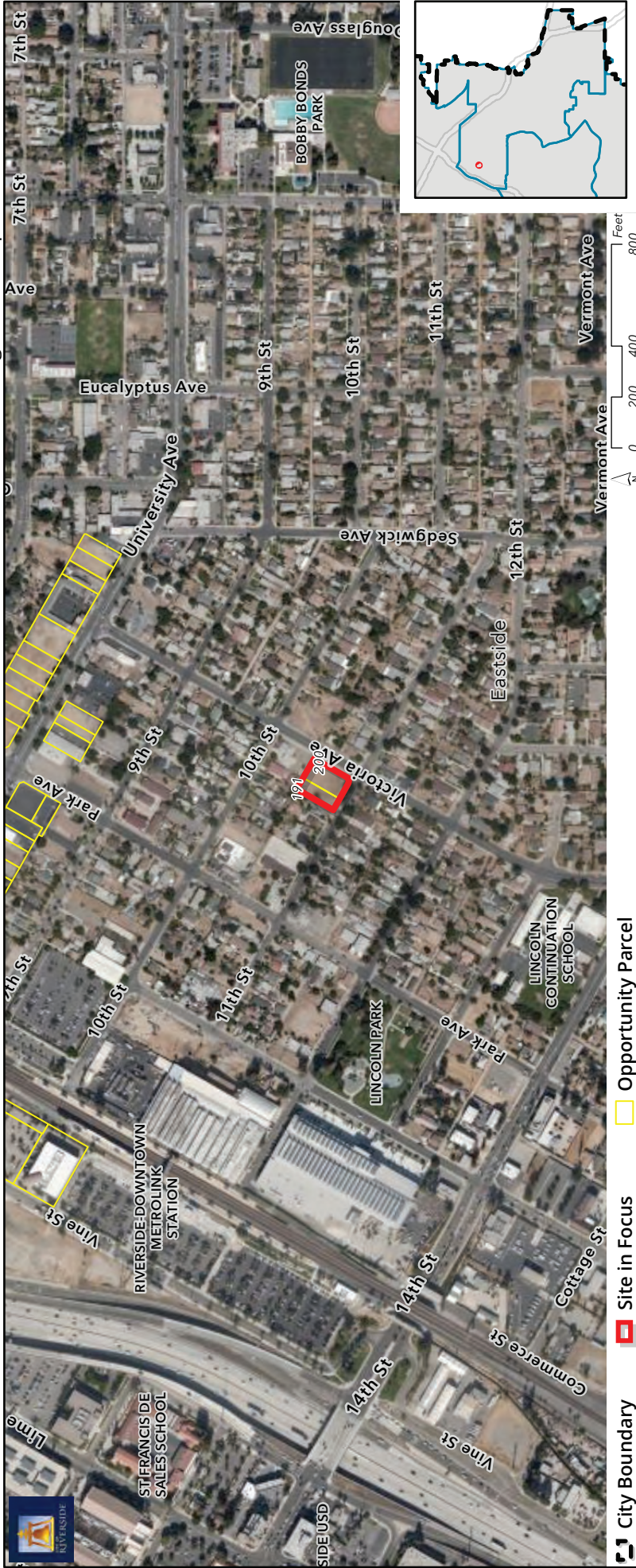




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City Boundary			Site in Focus			Opportunity Parcel										
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
191	211213010	2743 11Th St	Ward 2	0.19	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	4	Moderate Income	No	No
200	211213012	2719 11Th St	Ward 2	0.33	0	Vacant	POW	MDR	R-1-7000	Residential Upzone	R-3-1500	25	8	Moderate Income	No	No



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
249	253112001	220 W Big Springs Rd	Ward 2	0.58	1977	Non-Vacant	EDU	HDR	R-3-1500	No Zone Change	R-3-1500	25	13	Moderate Income	No	No



City Boundary Site in Focus Opportunity Parcel

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant 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
178	221061002	3870 Ottawa Ave	Ward 2	0.38	0	Vacant	UDEV	MU-V	R-3-1500	Residential Upzone	MU-U-TA	45	17	Moderate Income	No	No
187	221061005	1886 University Ave	Ward 2	0.39	1980	Non-Vacant	RESX	MU-V	CR	Rezoned Residential	MU-U-TA	45	17	Moderate Income	No	No



City Boundary Site in Focus Opportunity Parcel

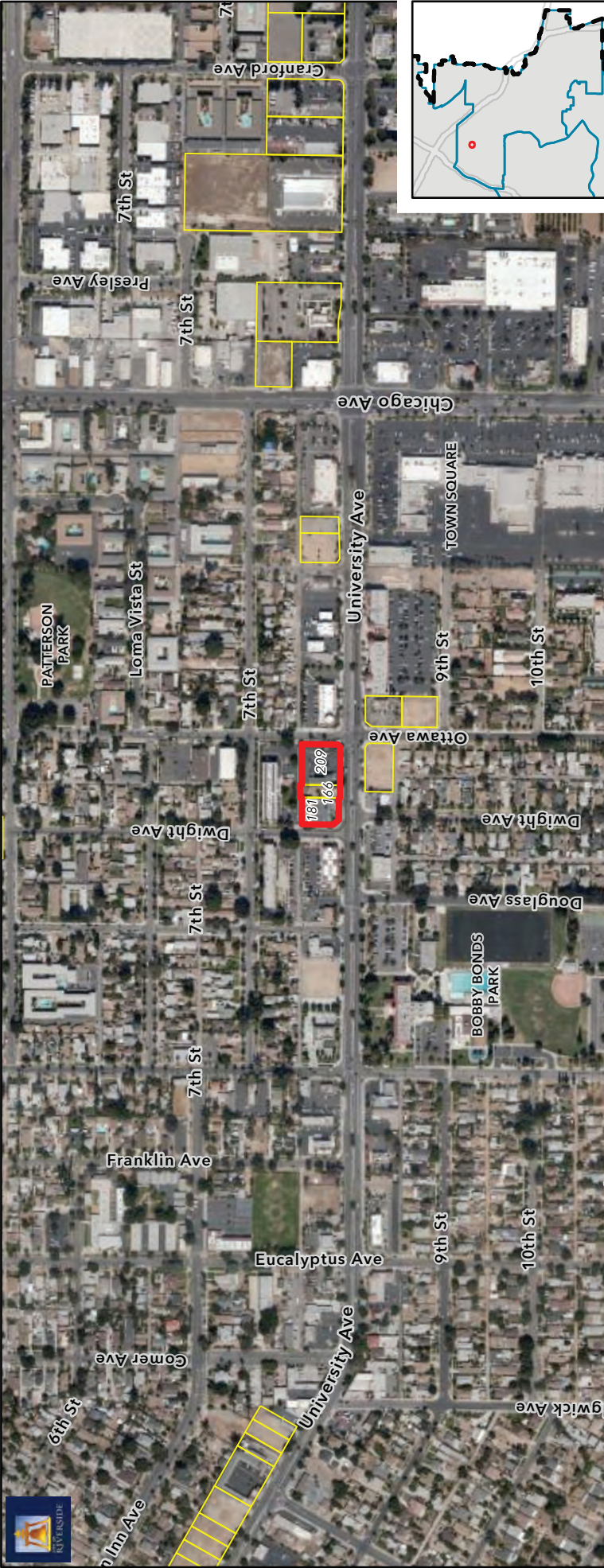
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
214	221052002	1910 University Ave	Ward 2	0.48	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	45	21	Moderate Income	No	No



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
177	211183023	1795 University Ave	Ward 2	0.4	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-U-TA	45	18	Moderate Income	No	No
242	211183024	1775 University Ave	Ward 2	0.23	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
234	250250020	1255 University Ave	Ward 2	0.78	1979	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	45	35	Lower Income	No	No



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
166	211176018	None	Ward 2	0.18	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	45	8	Moderate Income	No	No
181	211176017	1947 University Ave	Ward 2	0.34	1991	Non-Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	45	15	Moderate Income	No	No
209	211176020	1911 University Ave	Ward 2	0.55	1951	Non-Vacant	LOD	MU-N	CR	Rezoned Residential	MU-U-TA	45	24	Lower Income	No	No



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
224	251253015	3796 Watkins Dr	Ward 2	0.51	1981	Non-Vacant	RESX	C	CR	Rezoned Residential	MU-V	20	10	Moderate Income	No	No
233	251253014	177 Big Springs Rd	Ward 2	2.16	1964	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	43	Moderate Income	No	No

OPPORTUNITY SITES



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
179	250190011	1443 University Ave	Ward 2	0.37	0	Non-Vacant	RET	MU-U	CR	Rezoned Residential	MU-U-TA	45	16	Moderate Income	No	No
196	250190010	1435 University Ave	Ward 2	1.39	1950	Non-Vacant	MFR	MU-U	CR	Rezoned Residential	MU-U-TA	45	62	Lower Income	No	No
207	250190029	1445 University Ave	Ward 2	1.04	1979	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	45	46	Lower Income	No	No
212	250190039	1485 University Ave	Ward 2	0.73	1976	Non-Vacant	RET	MU-U	CR	Rezoned Residential	MU-U-TA	45	32	Lower Income	No	No
225	250190034	None	Ward 2	0.6	0	Non-Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	45	26	Lower Income	No	No



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
180	250170039	1651 University Ave	Ward 2	1.74	1973	Non-Vacant	RET	MU-U	CR	Rezoned Residential	MU-U-TA	45	78	Lower Income	No	No
211	250170011	3750 Chicago Ave	Ward 2	0.58	0	Vacant	UDEV	MU-U	MU-U	No Zone Change	MU-U-TA	45	25	Lower Income	No	Yes

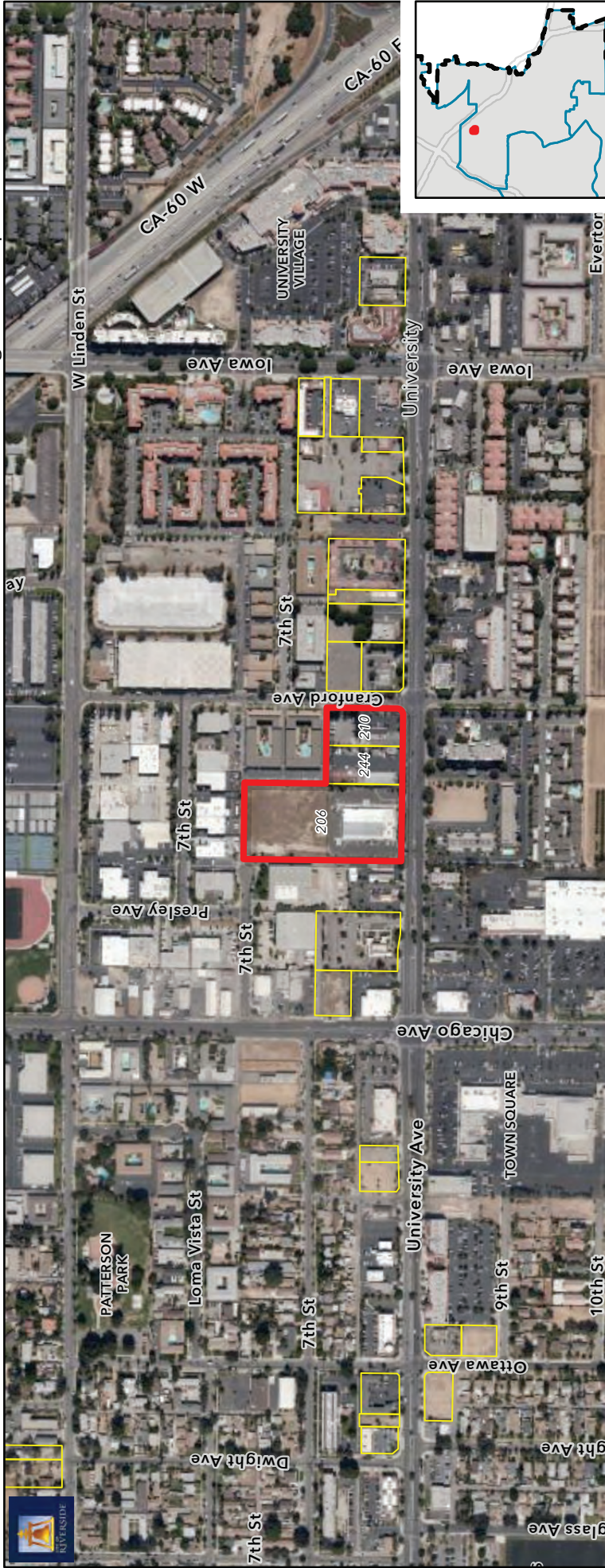


City Boundary			Site in Focus			Opportunity Parcel										
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
192	250190008	1365 University Ave	Ward 2	0.54	1962	Non-Vacant	RESX	MU-U	MU-U	No Zone Change	MU-U-TA	45	24	Lower Income	No	Yes
193	250190042	None	Ward 2	2.26	1977	Non-Vacant	RESX	MU-U	MU-U	No Zone Change	MU-U-TA	45	101	Lower Income	No	Yes
220	250190006	1345 University Ave	Ward 2	0.22	1966	Non-Vacant	OFF	MU-U	MU-U	No Zone Change	MU-U-TA	45	9	Moderate Income	No	Yes
250	250190036	3767 Iowa Ave	Ward 2	0.6	1963	Non-Vacant	RESX	MU-U	MU-U	No Zone Change	MU-U-TA	45	26	Lower Income	No	Yes
258	250190038	3735 Iowa Ave	Ward 2	0.52	1990	Non-Vacant	LOD	MU-U	MU-U	No Zone Change	MU-U-TA	45	23	Lower Income	No	Yes

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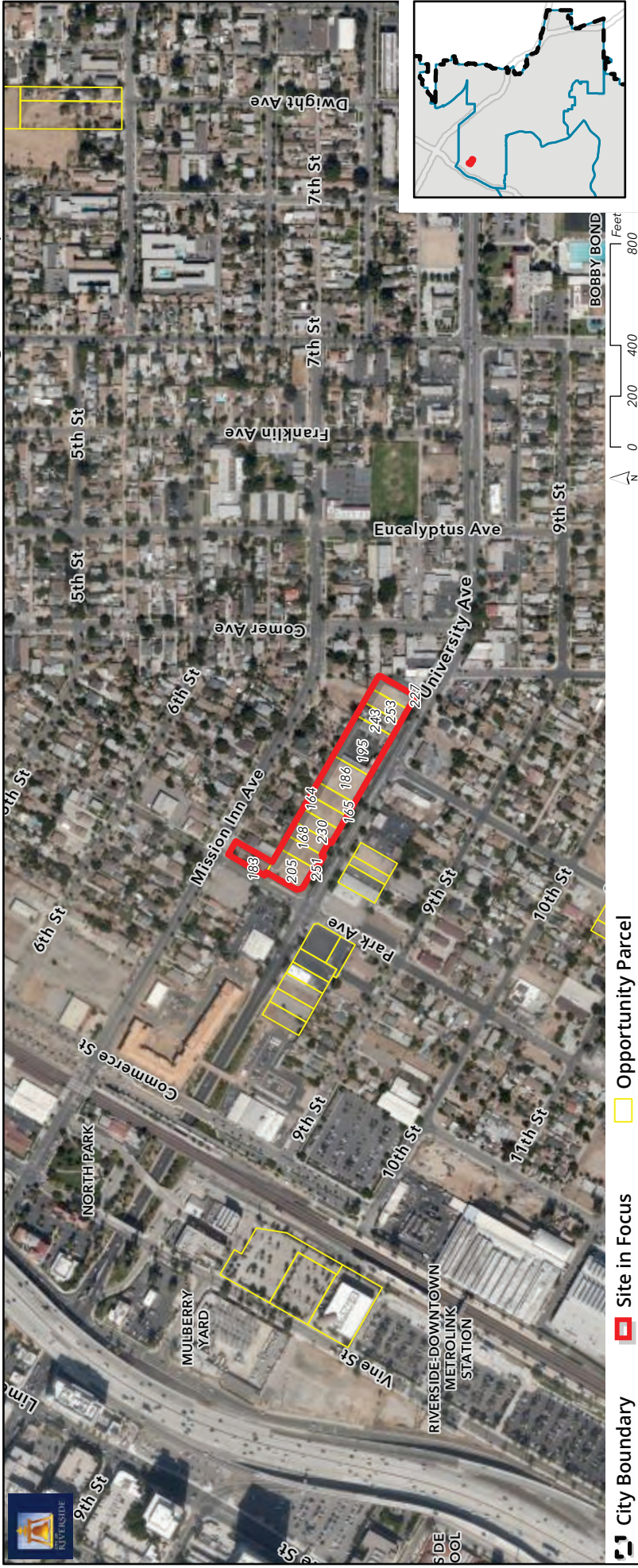
City Boundary			Site in Focus			Opportunity Parcel		
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use
171	211132005	2810 University Ave	Ward 2	0.23	0	Vacant	UDEV	MU-N
254	211132024	2860 University Ave	Ward 2	0.32	0	Non-Vacant	RET	MU-N
259	211132004	None	Ward 2	0.14	0	Vacant	UDEV	MU-N
			Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level
171			CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income
254			CR	Rezoned Residential	MU-U-TA	45	14	Moderate Income
259			CR	Rezoned Residential	MU-U-TA	45	6	Moderate Income
						RHNA 4th Cycle	RHNA 5th Cycle	
171						No	No	
254						No	No	
259						No	No	



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
206	250170036	1575 University Ave	Ward 2	4.28	1947	Non-Vacant	RET	B/OP	CR	Rezoned Residential	MU-U-TA	45	192	Lower Income	No	No
210	250170040	1521 University Ave	Ward 2	1.02	1960	Non-Vacant	RET	MU-U	MU-U	No Zone Change	MU-U-TA	45	45	Lower Income	No	Yes
244	250170005	1555 University Ave	Ward 2	1.03	1959	Non-Vacant	RET	MU-U	MU-U	No Zone Change	MU-U-TA	45	46	Lower Income	No	Yes



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
167	211122005	2980 University Ave	Ward 2	0.23	0	Non-Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No
201	211122025	2908 University Ave	Ward 2	0.32	0	Non-Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-U-TA	45	14	Moderate Income	No	No
204	211122009	2942 University Ave	Ward 2	0.23	0	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No
216	211122007	2956 University Ave	Ward 2	0.27	1921	Non-Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-U-TA	45	11	Moderate Income	No	No
217	211122011	None	Ward 2	0.19	0	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	8	Moderate Income	No	No
219	211122008	2944 University Ave	Ward 2	0.19	1940	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	8	Moderate Income	No	No
235	211122006	None	Ward 2	0.23	0	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No

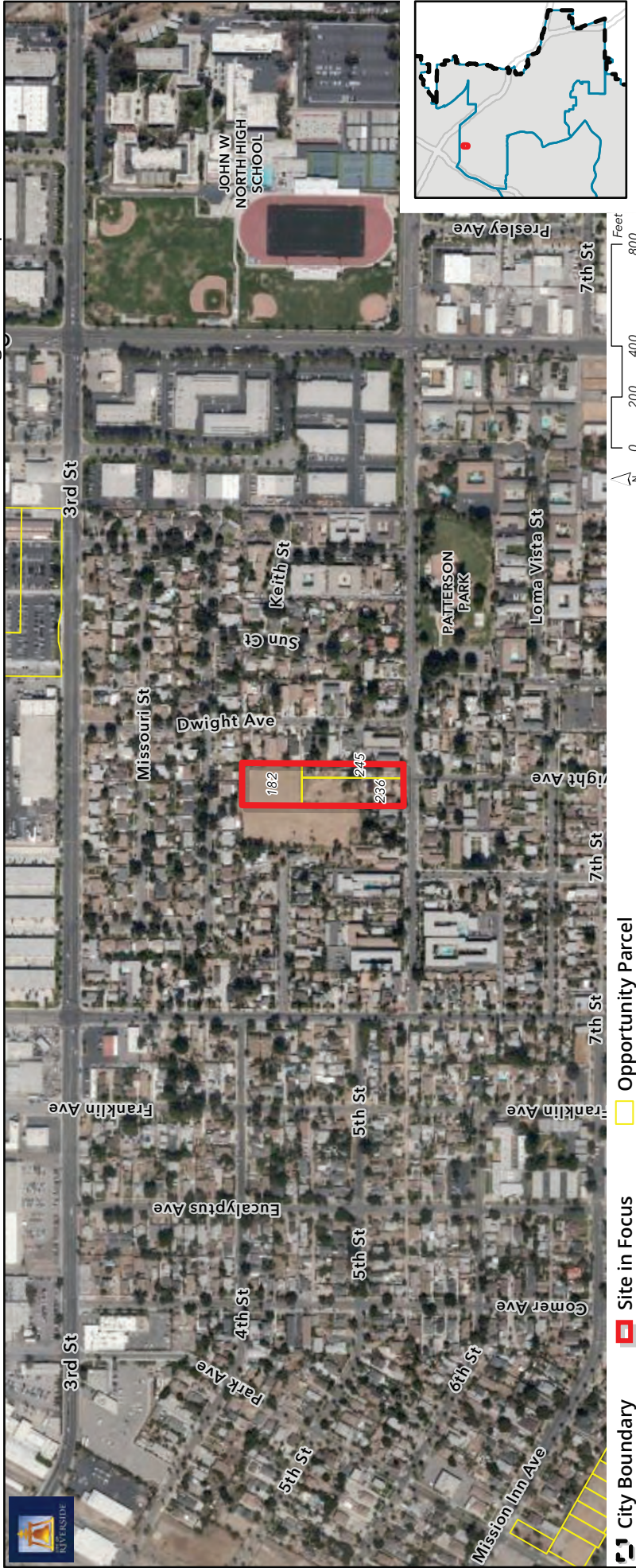


Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
164	211131023	2791 University Ave	Ward 2	0.23	0	Vacant	SFRD	MU-N	CR	Rezoned	MU-U-TA	45	10	Moderate Income	No	No
165	211131022	2771 University Ave	Ward 2	0.23	0	Vacant	UDEV	MU-N	CR	Rezoned	MU-U-TA	45	10	Moderate Income	No	No
168	211131032	2831 University Ave	Ward 2	0.21	0	Vacant	UDEV	MU-N	CR	Rezoned	MU-U-TA	45	9	Moderate Income	No	No
183	211131001	2882 Mission Inn Ave	Ward 2	0.23	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential	MU-U-TA	45	10	Moderate Income	No	No
186	211131021	2731 University Ave	Ward 2	0.46	0	Vacant	RET	MU-N	CR	Upzone	MU-U-TA	45	20	Moderate Income	No	No
195	211131020	2711 University Ave	Ward 2	0.69	1960	Non-Vacant	LOD	MU-N	CR	Rezoned	MU-U-TA	45	30	Lower Income	No	No
205	211131031	2871 University Ave	Ward 2	0.38	0	Vacant	RET	MU-N	CR	Rezoned	MU-U-TA	45	16	Moderate Income	No	No
227	211131017	2585 University Ave	Ward 2	0.23	0	Vacant	RET	MU-N	CR	Rezoned	MU-U-TA	45	10	Moderate Income	No	No
230	211131024	2811 University Ave	Ward 2	0.23	0	Vacant	UDEV	MU-N	CR	Rezoned	MU-U-TA	45	10	Moderate Income	No	No
243	211131019	2651 University Ave	Ward 2	0.23	1980	Non-Vacant	RET	MU-N	CR	Rezoned	MU-U-TA	45	10	Moderate Income	No	No
251	211131026	2851 University Ave	Ward 2	0.23	0	Vacant	UDEV	MU-N	CR	Rezoned	MU-U-TA	45	10	Moderate Income	No	No
253	211131018	2617 University Ave	Ward 2	0.23	0	Vacant	RET	MU-N	CR	Rezoned	MU-U-TA	45	10	Moderate Income	No	No



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
226	215143011	None	Ward 2	1.4	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	45	62	Lower Income	No	No
231	215153010	4040 Vine St	Ward 2	1.14	1995	Non-Vacant	EDU	C	CR	Rezoned Residential	MU-U-TA	45	51	Lower Income	No	No
260	215143010	None	Ward 2	0.91	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	45	40	Lower Income	No	No



City Boundary			Site in Focus			Opportunity Parcel		
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use
182	211111060	None	Ward 2	0.89	0	Vacant	SFRD	HDR
236	211111040	1959 W Linden St	Ward 2	1.01	1937	Non-Vacant	SFRD	HDR
245	211111041	1955 W Linden St	Ward 2	0.5	1936	Non-Vacant	SFRD	HDR
Zoning and Density Data								
Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	
R-3-1500	No Zone Change	R-3-1500	25	21	Moderate Income	No	Yes	
R-3-1500	No Zone Change	R-3-1500	25	23	Moderate Income	No	Yes	
R-3-1500	No Zone Change	R-3-1500	25	11	Moderate Income	No	Yes	