

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 4



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
345	266040034	None	4	4.02	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	100	Moderate Income	Yes	No
360	266040019	18791 Van Buren Blvd	4	1.17	1985	Non-Vacant	RET	OSP	OSP-CID	Rezoned Residential	MU-V	30	23	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 5



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
352	266020012	18305 Van Buren Blvd	4	1.65	1932	Non-Vacant	SFRD	VLDR	RE	Residential Upzone	MU-V	30	31	Moderate Income	No	No
358	266020011	18237 Van Buren Blvd	4	0.55	1961	Non-Vacant	SFRD	VLDR	RE	Residential Upzone	MU-V	30	9	Moderate Income	No	No
369	266020041	18265 Van Buren Blvd	4	1.33	1945	Non-Vacant	SFRA	C	CR	Rezoned Residential	MU-V	30	23	Moderate Income	No	No
373	266020009	18303 Van Buren Blvd	4	0.67	1985	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	30	13	Moderate Income	No	No
375	266020010	18311 Van Buren Blvd	4	2.13	1966	Non-Vacant	SFRD	VLDR	RE	Residential Upzone	MU-V	30	41	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 6



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
366	280270024	18860 Van Buren Blvd	4	2.11	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	30	42	Moderate Income	No	No
370	280270006	18820 Van Buren Blvd	4	0.93	1983	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	30	18	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 7



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
346	280260031	18720 Van Buren Blvd	4	1.28	1965	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	30	25	Moderate Income	No	No
354	280260044	18640 Van Buren Blvd	4	0.56	0	Vacant	RET	C	CR	Rezoned Residential	MU-V	30	11	Moderate Income	No	No
355	280260037	18690 Van Buren Blvd	4	1.46	1968	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	30	29	Moderate Income	No	No
357	280260033	None	4	1.45	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	30	29	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 8



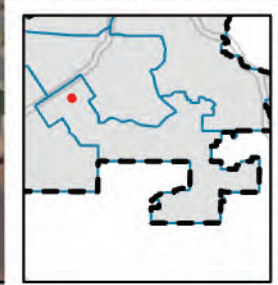
City Boundary
 Site in Focus
 Opportunity Parcel

N
 0 100 200 400 600 Feet

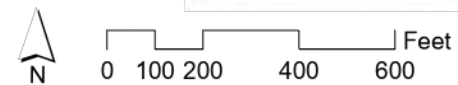
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
365	280270001	None	4	1.85	0	Non-Vacant	UDEV	C	CR	Rezoned Residential	MU-V	30	37	Moderate Income	No	No
372	280270003	18888 Van Buren Blvd	4	0.35	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	30	6	Moderate Income	No	No
374	280270028	None	4	1.14	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	30	22	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 73



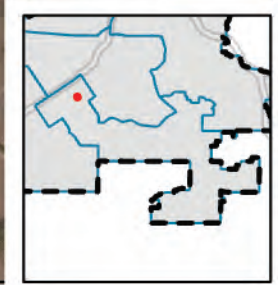
- City Boundary
- Site in Focus
- Opportunity Parcel



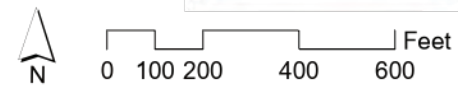
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
362	230351016	None	4	1.45	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	36	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 74



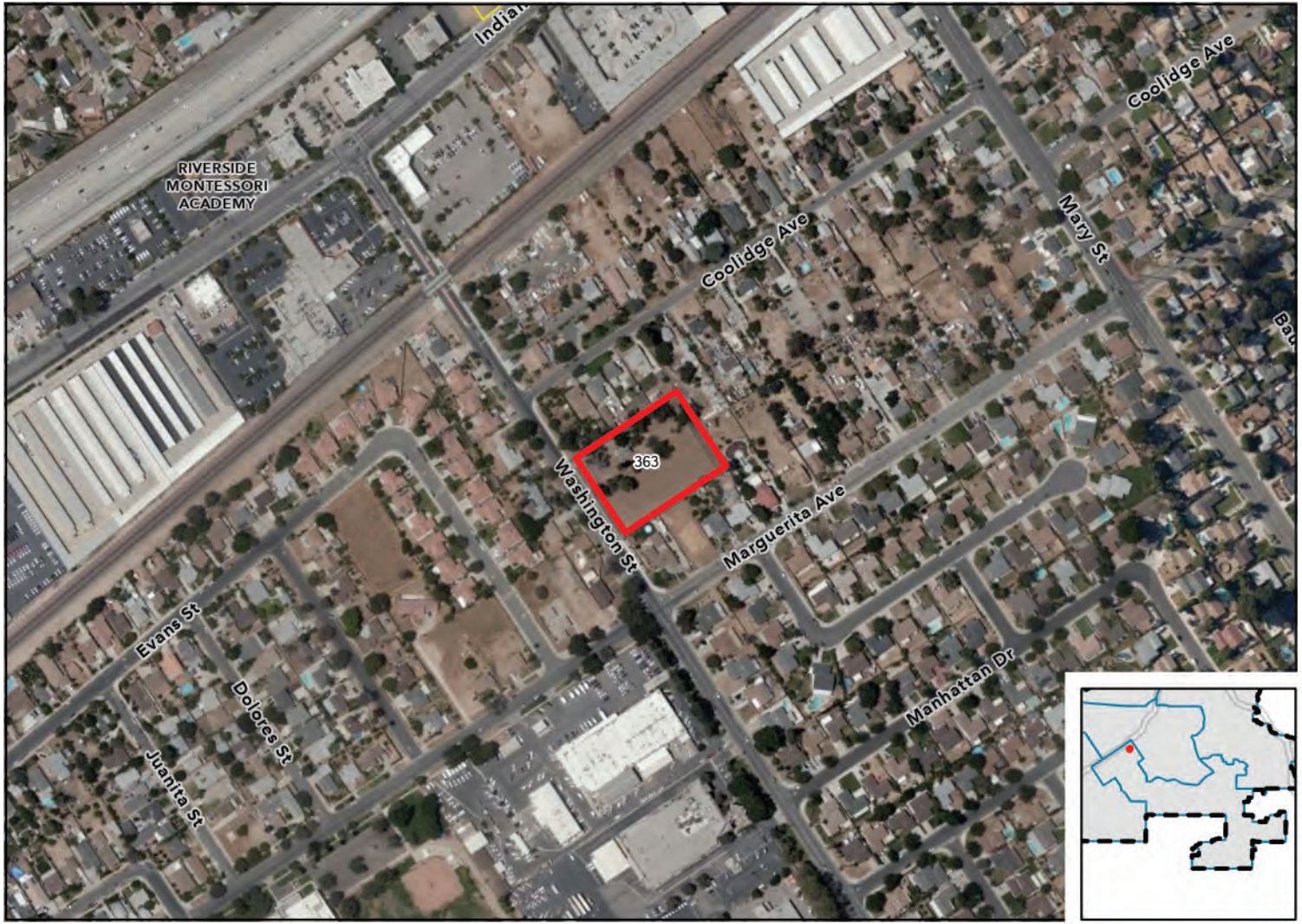
City Boundary
 Site in Focus
 Opportunity Parcel



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

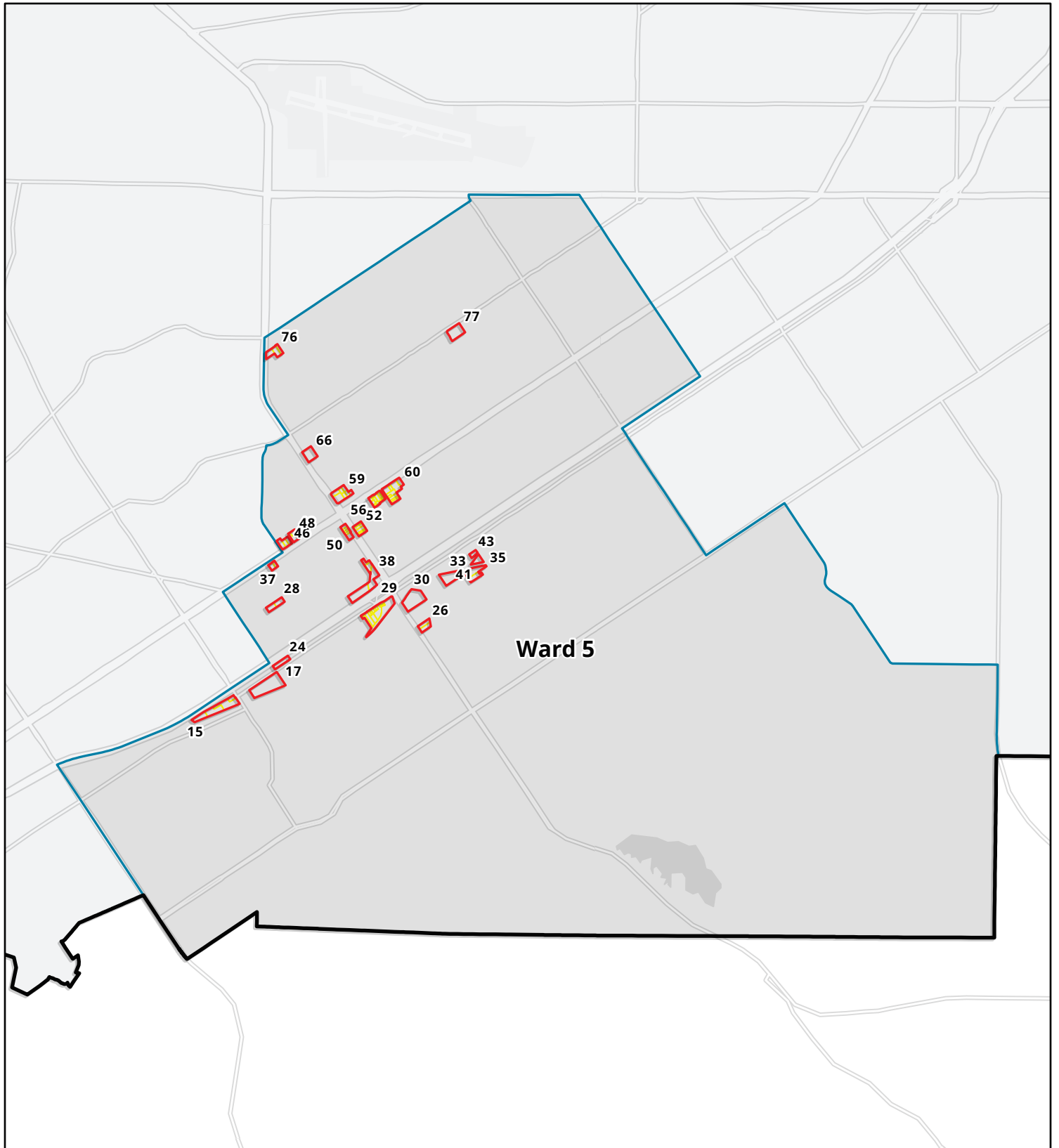


City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

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

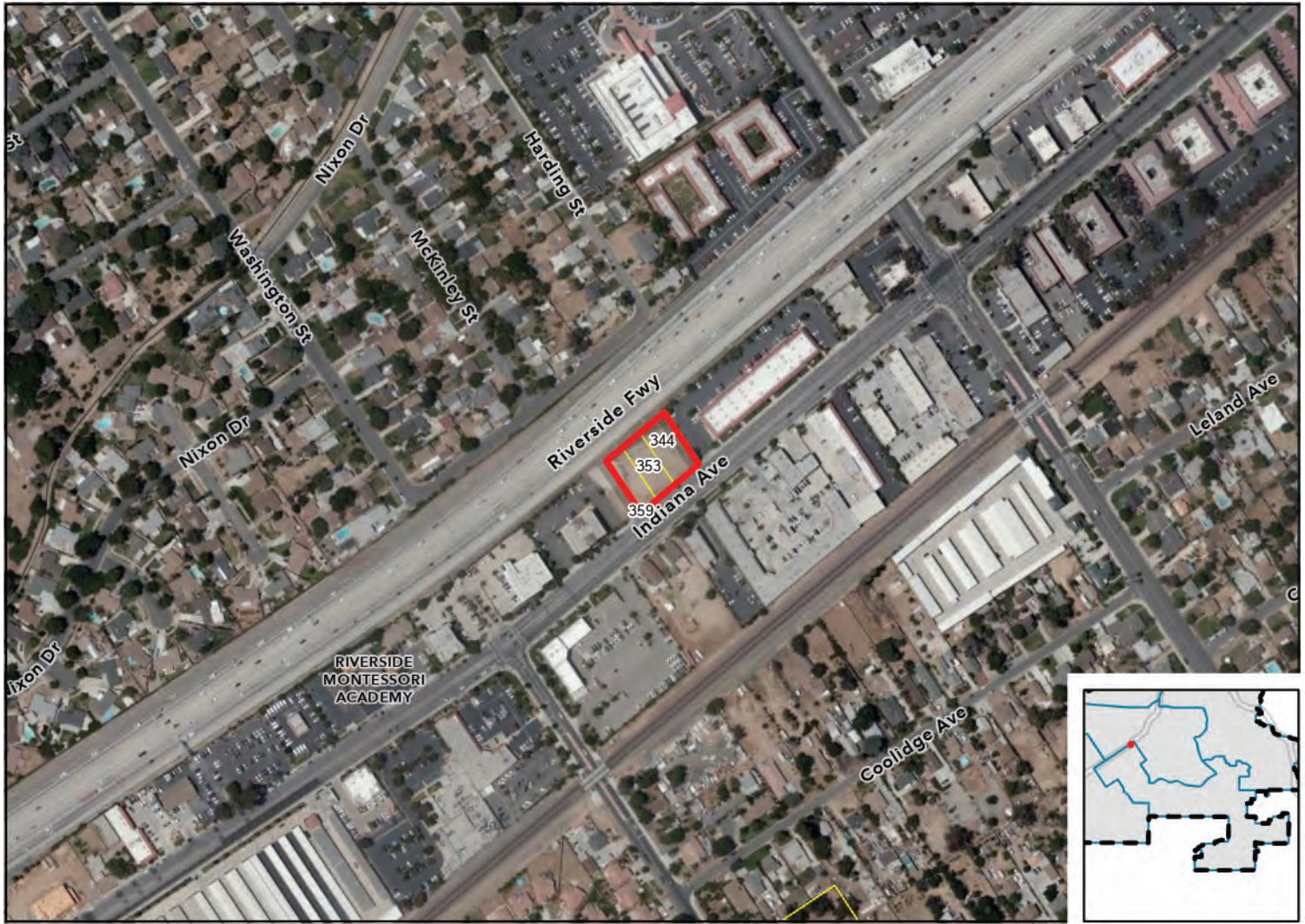
Site in Focus
Opportunity Parcel



0 0.25 0.5 1 Miles

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



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
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
 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
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



0 100 200 400 600 Feet

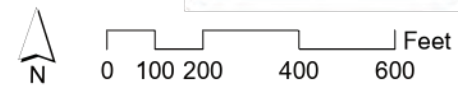
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
409	233150012	3131 Van Buren Blvd	5	0.87	1951	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

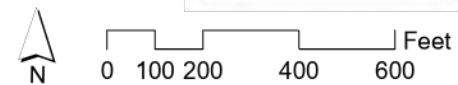
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
437	233170005		5	3.76	0	Non-Vacant	UDEV	HDR	R-3-1500	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



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
 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
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

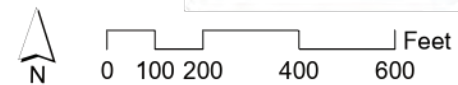
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
412	234150046	3510 Van Buren Blvd	5	2.78	0	Non-Vacant	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



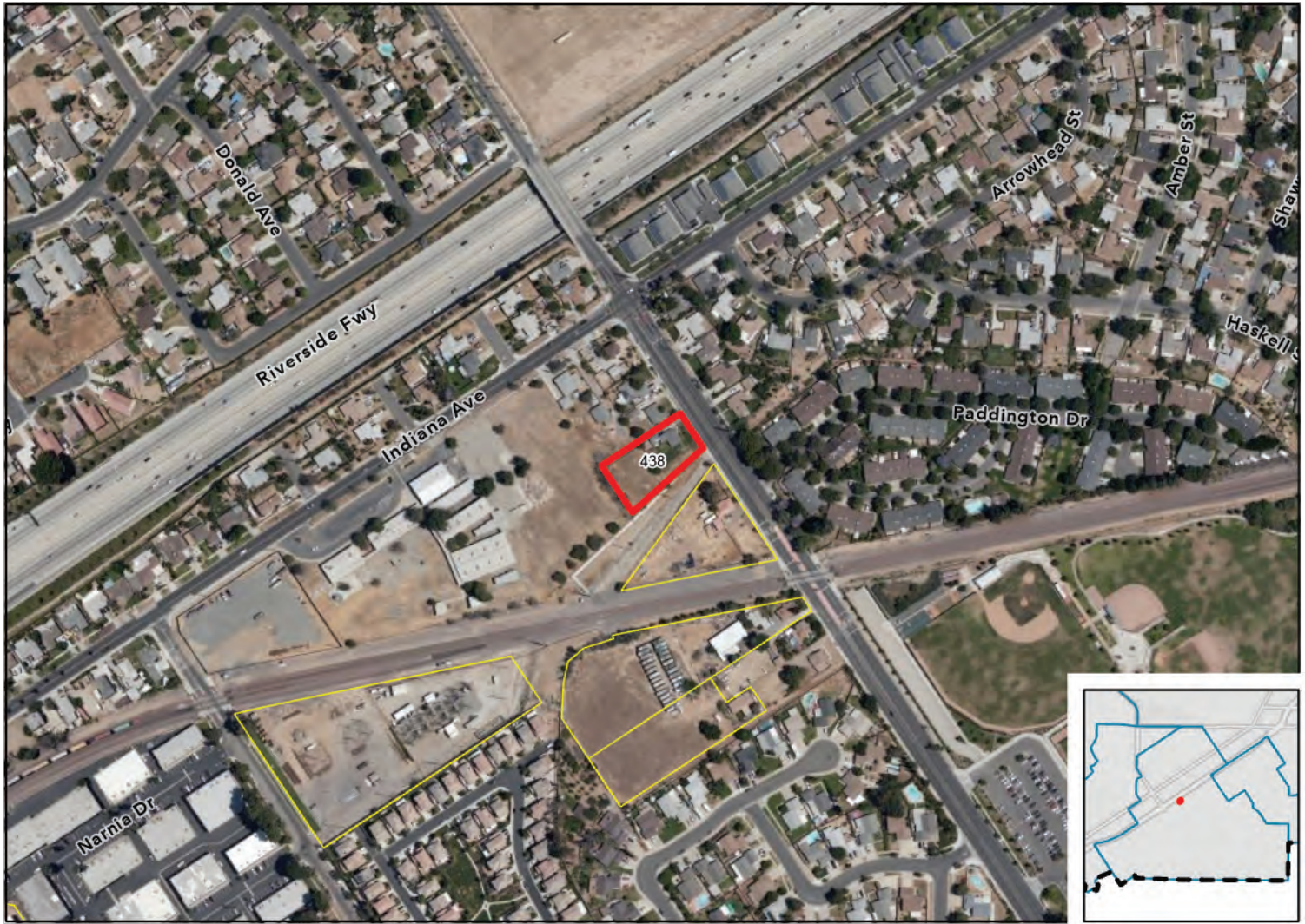
- City Boundary
- Site in Focus
- Opportunity Parcel



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
 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
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

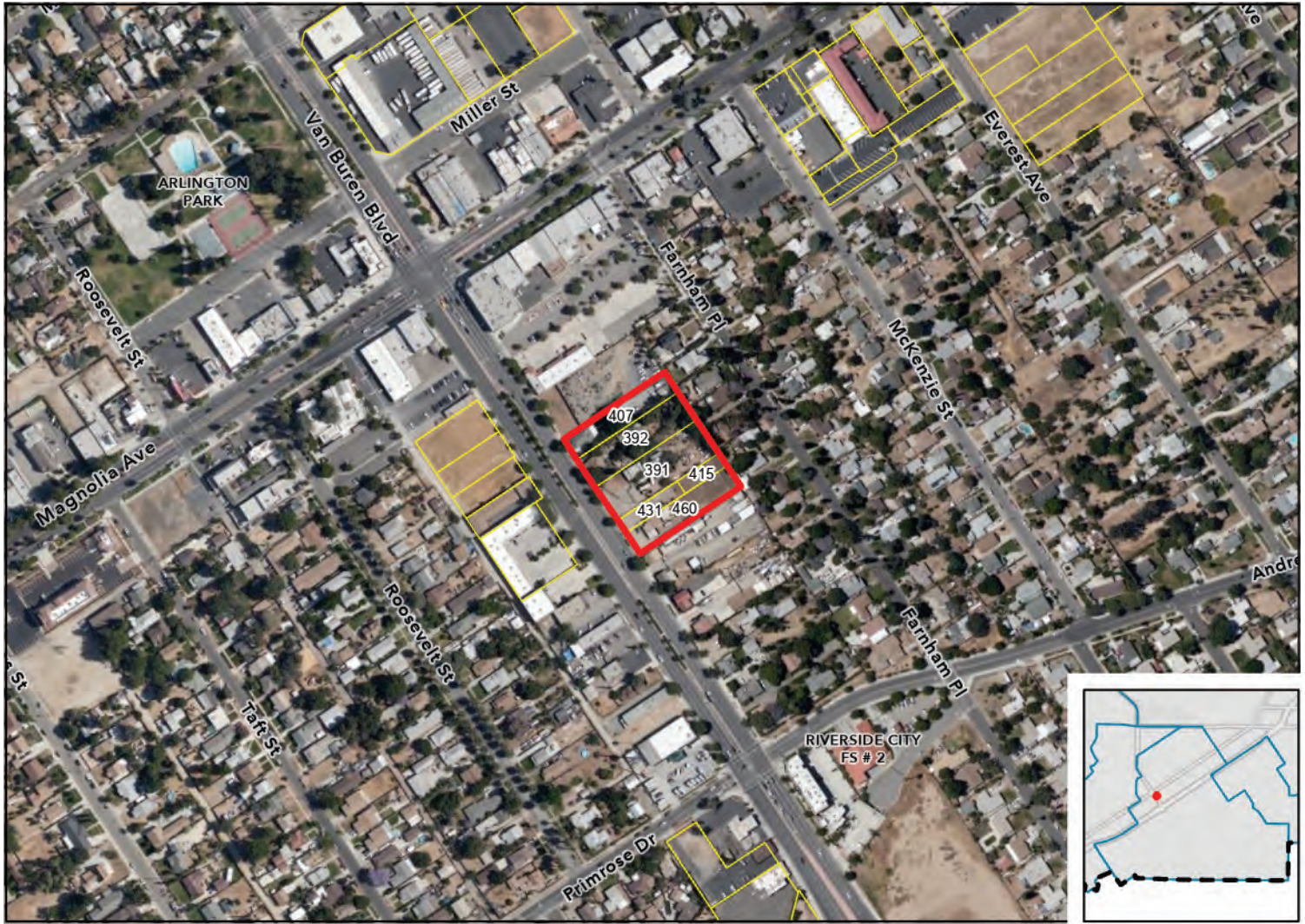


City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

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