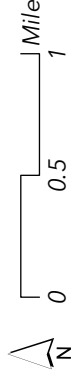
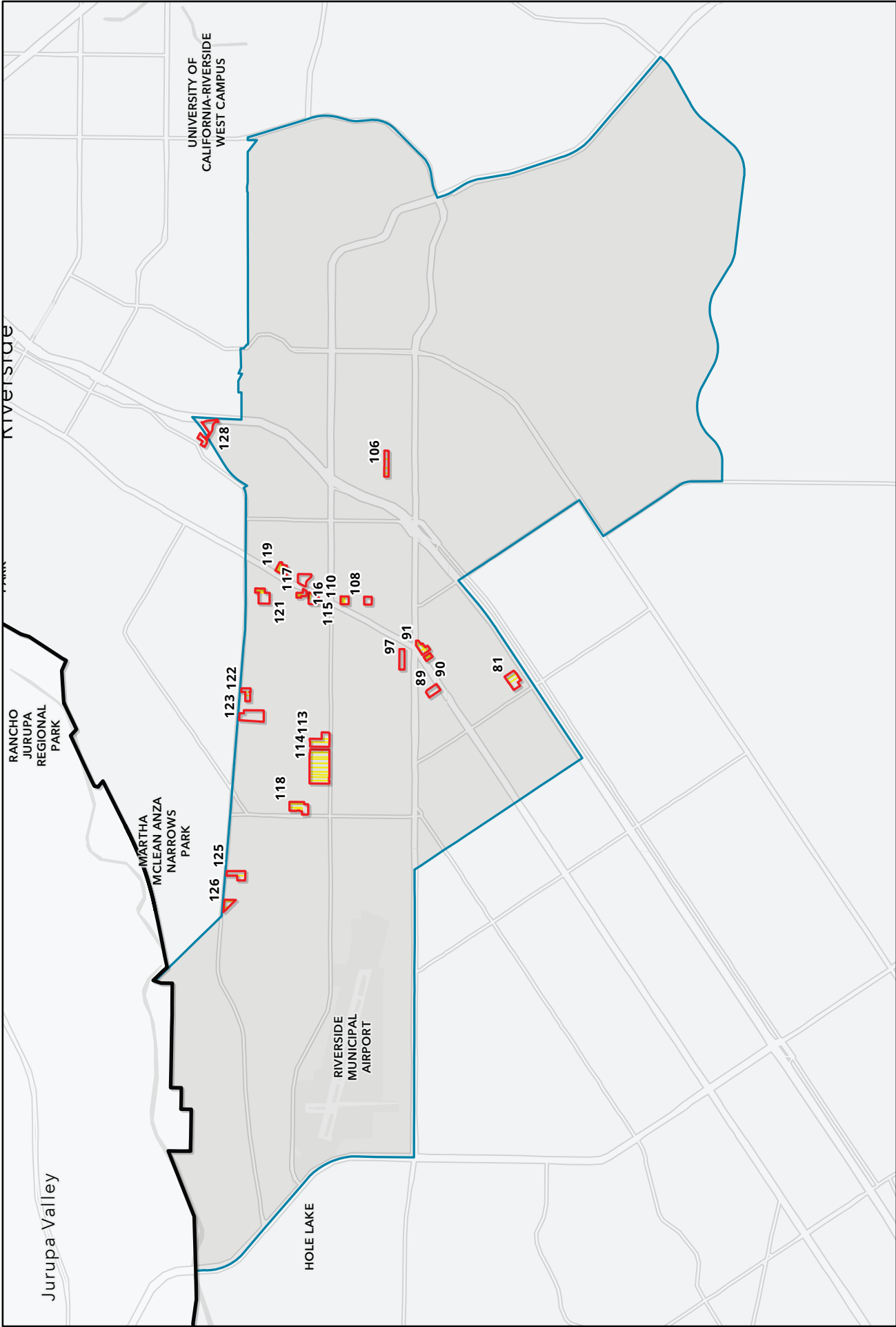




OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Opportunity Sites



- City Boundary
- Ward
- Site in Focus

Opportunity Sites Inventory Table

Site ID	Parcel ID	General			Vacant Lot	Existing Land Use	General Plan Land Use Code	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level		4th Cycle 5th Cycle	
		APN	Site Address	Ward	Lot Acreage	Year Built	Type	Code	Plan Land Use Code	Zoning	Density (DU/Acre)	Units	Income Level		RHNA	RHNA
81	293	230170031	3511 Madison St	Ward 3	1.75	2006	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	Moderate Income	No	No	No
81	314	230170010	None	Ward 3	1.04	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	Moderate Income	No	No	No
81	321	230170011	7384 Garden St	Ward 3	1.06	1951	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	Moderate Income	No	No	No
89	286	227281012	7251 Magnolia Ave	Ward 3	2.21	1974	Non-Vacant	MED	MU-V	O	Rezoned Residential	MU-U-TA	Lower Income	No	No	No
	263	230151006	7112 Magnolia Ave	Ward 3	0.29	1947	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	Moderate Income	No	No	No
90	297	230151007	7104 Magnolia Ave	Ward 3	0.16	1947	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	Moderate Income	No	No	No
90	310	230151009	None	Ward 3	0.17	0	Vacant	UDEV	MU-V	O	Rezoned Residential	MU-U-TA	Moderate Income	No	No	No
90	319	230151008	3780 Washington St	Ward 3	0.21	0	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-U-TA	Moderate Income	No	No	No
91	269	229021002	7000 Magnolia Ave	Ward 3	0.31	1951	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-U-TA	Moderate Income	No	No	No
91	282	229021003	7024 Magnolia Ave	Ward 3	0.55	1978	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	Lower Income	No	No	No
91	304	229021004	3784 McKinley St	Ward 3	0.20	0	Non-Vacant	OFF	MU-V	R-1-7000	Residential Upzone	MU-U-TA	Moderate Income	No	No	No
91	318	229021038	None	Ward 3	0.25	0	Vacant	UDEV	MDR	CG	Rezoned Residential	MU-U-TA	Moderate Income	No	No	No
91	322	229021039	7050 Magnolia Ave	Ward 3	0.42	1970	Non-Vacant	REX	MU-V	CG	Rezoned Residential	MU-U-TA	Moderate Income	No	No	No
91	326	229021001	3786 Arlington Ave	Ward 3	0.16	1952	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-U-TA	Moderate Income	No	No	No
91	336	229021037	None	Ward 3	0.33	0	Vacant	UDEV	MU-V	R-1-7000	Residential Upzone	MU-U-TA	Moderate Income	No	No	No
97	298	226210022	6939 Palm Ct	Ward 3	2.33	0	Non-Vacant	MED	HDR	O	Rezoned Residential	R-4	Lower Income	No	No	No
106	279	223210022	None	Ward 3	0.34	0	Vacant	UDEV	HR	R-1-8500	Residential Upzone	R-3-1500	Moderate Income	No	No	No
106	295	223210020	None	Ward 3	0.92	0	Vacant	UDEV	HR	R-1-8500	Residential Upzone	R-3-1500	Moderate Income	No	No	No
106	302	223210019	None	Ward 3	0.82	0	Vacant	MFR	HR	R-1-8500	Residential Upzone	R-3-1500	Moderate Income	No	No	No
106	308	223210021	None	Ward 3	0.50	0	Vacant	UDEV	HR	R-1-8500	Residential Upzone	R-3-1500	Moderate Income	No	No	No
108	296	225221032	6790 Brockton Ave	Ward 3	1.33	1962	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	Moderate Income	No	No	No
110	299	225231005	6650 Brockton Ave	Ward 3	0.17	0	Non-Vacant	UDEV	MU-V	CG	Rezoned Residential	MU-U-TA	Moderate Income	No	No	No
110	301	225231027	6672 Brockton Ave	Ward 3	0.75	1966	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	Lower Income	No	No	No
110	330	225231004	6650 Brockton Ave	Ward 3	0.17	0	Non-Vacant	UDEV	MU-V	CG	Rezoned Residential	MU-U-TA	Moderate Income	No	No	No
110	334	225231025	6660 Brockton Ave	Ward 3	0.35	0	Non-Vacant	UDEV	MU-V	CG	Rezoned Residential	MU-U-TA	Moderate Income	No	No	No
113	280	226100021	4921 Central Ave	Ward 3	1.15	1928	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	Moderate Income	No	No	No
113	281	226100026	4925 Central Ave	Ward 3	1.46	1948	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	Moderate Income	No	No	No
113	333	226100028	None	Ward 3	2.03	0	Non-Vacant	RET	MDR	R-1-7000	Residential Upzone	R-3-2500	Moderate Income	No	No	No
114	264	226100008	4995 Central Ave	Ward 3	0.54	1949	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	Moderate Income	No	No	No
114	266	226100002	5081 Central Ave	Ward 3	1.89	1949	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	Moderate Income	No	No	No
114	274	226100001	5095 Central Ave	Ward 3	1.29	1948	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	Moderate Income	No	No	No
114	276	226100004	5035 Central Ave	Ward 3	1.89	1950	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	Moderate Income	No	No	No
114	285	226100023	None	Ward 3	0.85	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-2500	Moderate Income	No	No	No
114	287	226112022	5139 Central Ave	Ward 3	1.29	1956	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	Moderate Income	No	No	No
114	300	226112024	5109 Central Ave	Ward 3	1.18	1946	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	Moderate Income	No	No	No
114	307	226100022	5015 Central Ave	Ward 3	1.96	1941	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	Moderate Income	No	No	No
114	316	226112025	5127 Central Ave	Ward 3	1.51	1952	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	Moderate Income	No	No	No
114	324	226100003	5055 Central Ave	Ward 3	1.89	1946	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	Moderate Income	No	No	No
114	337	226100005	5029 Central Ave	Ward 3	0.94	1941	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	Moderate Income	No	No	No
115	288	225121004	None None	Ward 3	0.21	0	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	Moderate Income	No	No	No
115	329	225121003	6491 Magnolia Ave	Ward 3	1.84	0	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	Lower Income	No	No	No
116	277	225134003	6370 Magnolia Ave	Ward 3	2.61	1958	Non-Vacant	OFF	MU-V	CG	Rezoned Residential	MU-U-TA	Lower Income	No	No	No
117	284	225133008	6391 Magnolia Ave - Unit E	Ward 3	0.78	1964	Non-Vacant	OFF	MU-V	CG	Rezoned Residential	MU-U-TA	Lower Income	No	No	No
117	306	225133006	3978 Merrill Ave	Ward 3	0.17	1958	Non-Vacant	OFF	MU-V	CG	Rezoned Residential	MU-U-TA	Moderate Income	No	No	No
117	320	225133007	None	Ward 3	0.18	0	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	Moderate Income	No	No	No
118	262	226081025	6476 Streeter Ave	Ward 3	2.53	0	Non-Vacant	POW	MDR	R-1-7000	Residential Upzone	R-3-1500	Moderate Income	No	No	No
118	267	226081026	None	Ward 3	0.18	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-1500	Moderate Income	No	No	No
118	270	226081021	None	Ward 3	0.15	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-1500	Moderate Income	No	No	No
118	289	226081011	5238 Dewey Ave	Ward 3	0.62	1922	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	Moderate Income	No	No	No
118	309	226081024	5260 Dewey Ave	Ward 3	0.45	1939	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	Moderate Income	No	No	No
118	335	226081006	None	Ward 3	0.14	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	Moderate Income	No	No	No
119	311	225052005	6180 Magnolia Ave	Ward 3	0.35	0	Non-Vacant	RET	C	CG	Rezoned Residential	MU-U-TA	Moderate Income	No	No	No
119	315	225052009	6214 Magnolia Ave	Ward 3	0.22	0	Vacant	RET	VHDR	R-4	Rezoned Residential Upzone	MU-U-TA	Moderate Income	No	Yes	Yes
119	340	225052021	6192 Magnolia Ave	Ward 3	0.33	1959	Vacant	RET	VHDR	R-4	Rezoned Residential Upzone	MU-U-TA	Moderate Income	No	Yes	Yes
119	341	225052010	6222 Magnolia Ave	Ward 3	0.87	1938	Vacant	RET	VHDR	R-4	Rezoned Residential Upzone	MU-U-TA	Lower Income	No	Yes	Yes
119	342	225052019	6186 Magnolia Ave	Ward 3	0.47	0	Vacant	RET	VHDR	R-4	Rezoned Residential Upzone	MU-U-TA	Moderate Income	No	Yes	Yes

Opportunity Sites Inventory Table

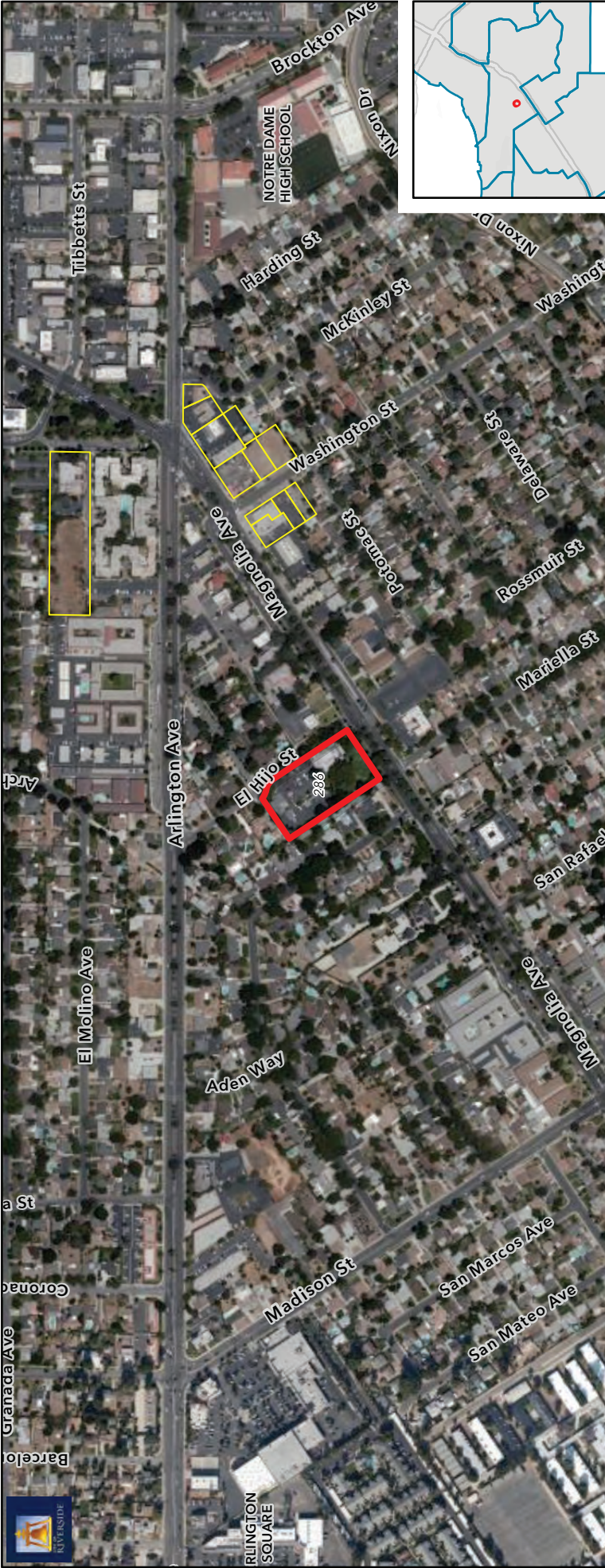
Site ID	Parcel		APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use Code	General Plan Land Use Code	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	4th Cycle RHNA		5th Cycle RHNA
	ID	ID															RHNA	RHNA	
119	343	225052008	6204 Magnolia Ave	Ward 3	0.33	0	Vacant	RET	VHDR	R-4	Residential Upzone	MU-U-TA	45	14		Moderate Income	No	Yes	
121	268	225041014	6079 Nogales St	Ward 3	0.18	0	Non-Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	35	5		Moderate Income	No	No	
121	271	225041017	6123 Nogales St	Ward 3	0.18	0	Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	35	6		Moderate Income	No	No	
121	272	225041013	6065 Nogales St	Ward 3	0.20	0	Non-Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	35	6		Moderate Income	No	No	
121	305	225041003		Ward 3	2.75	0	Non-Vacant		MU-N	O	Rezoned Residential	R-4	35	96		Lower Income	No	No	
121	312	225041016	6109 Nogales St	Ward 3	0.18	0	Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	35	6		Moderate Income	No	No	
121	331	225041015	6093 Nogales St	Ward 3	0.18	0	Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	35	6		Moderate Income	No	No	
122	261	226351012	None	Ward 3	0.40	0	Non-Vacant	UDEV	MHDR	R-1-7000	Residential Upzone	R-3-2500	20	7		Moderate Income	No	No	
122	283	226351009	None	Ward 3	0.59	0	Non-Vacant	UDEV	MHDR	R-1-7000	Residential Upzone	R-3-2500	20	10		Moderate Income	No	No	
122	317	226351037	4714 Jurupa Ave	Ward 3	0.77	1936	Non-Vacant	SFRD	MHDR	R-1-7000	Residential Upzone	R-3-2500	20	14		Moderate Income	No	No	
123	339	226351032	4850 Jurupa Ave	Ward 3	11.16	1974	Non-Vacant	POW	PF	R-1-7000	Residential Upzone	R-3-2500	20	111		Moderate Income	No	No	
125	325	190040020	None	Ward 3	0.84	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	20		Moderate Income	No	No	
125	328	190040008	5576 Jurupa Ave	Ward 3	1.95	1955	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	47		Moderate Income	No	No	
126	265	190035003	5740 Jurupa Ave	Ward 3	0.26	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	5		Moderate Income	No	No	
126	290	190035004	None	Ward 3	1.00	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-1500	25	23		Moderate Income	No	No	
126	313	190035005	None	Ward 3	0.36	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-1500	25	7		Moderate Income	No	No	
128	327	219182004		Ward 3	2.54	0	Vacant		VHDR	R-4	No Zone Change	R-4	35	88		Lower Income	No	Yes	



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
293	230170031	3511 Madison St	Ward 3	1.75	2006	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	35	Moderate Income	No	No
314	230170010	None	Ward 3	1.04	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	20	Moderate Income	No	No
321	230170011	7384 Garden St	Ward 3	1.06	1951	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	20	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				
286	227281012	7251 Magnolia Ave	Ward 3	2.21	1974	Non-Vacant	MED	MU-V	O	Rezoned Residential	MU-U-TA	45	99	Lower Income	No	No				

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 90



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
263	230151006	7112 Magnolia Ave	Ward 3	0.29	1947	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	12	Moderate Income	No	No
297	230151007	7104 Magnolia Ave	Ward 3	0.16	1947	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	6	Moderate Income	No	No
310	230151009	None	Ward 3	0.17	0	Vacant	UDEV	MU-V	O	Rezoned Residential	MU-U-TA	45	7	Moderate Income	No	No
319	230151008	3780 Washington St	Ward 3	0.21	0	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-U-TA	45	9	Moderate Income	No	No

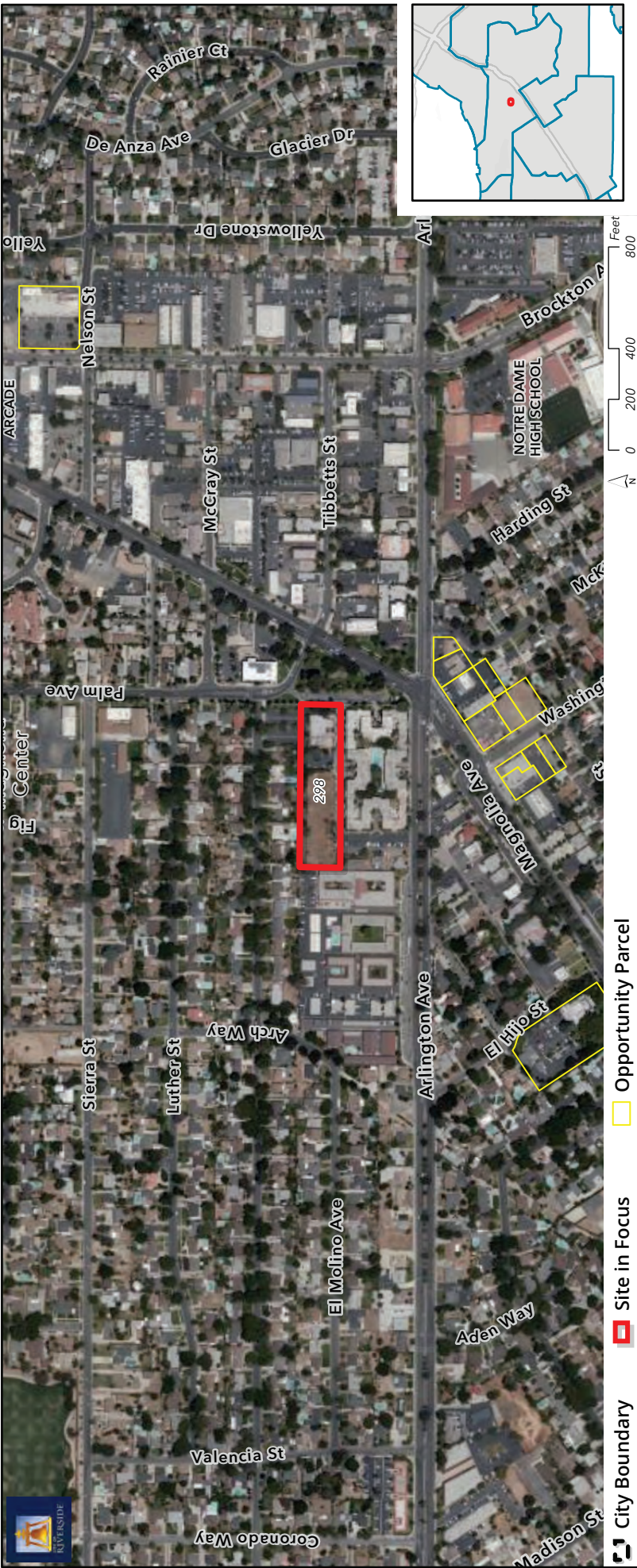
OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 91



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
269	229021002	7000 Magnolia Ave	Ward 3	0.31	1951	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-U-TA	45	14	Moderate Income	No	No
282	229021003	7024 Magnolia Ave	Ward 3	0.55	1978	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	45	24	Lower Income	No	No
304	229021004	3784 McKinley St	Ward 3	0.2	0	Non-Vacant	OFF	MDR	R-1-7000	Rezoned Residential Upzone	MU-U-TA	45	8	Moderate Income	No	No
318	229021038	None	Ward 3	0.25	0	Vacant	UDEV	MDR	CG	Rezoned Residential	MU-U-TA	45	11	Moderate Income	No	No
322	229021039	7050 Magnolia Ave	Ward 3	0.42	1970	Non-Vacant	RESX	MU-V	CG	Rezoned Residential	MU-U-TA	45	18	Moderate Income	No	No
326	229021001	3786 Arlington Ave	Ward 3	0.16	1952	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-U-TA	45	7	Moderate Income	No	No
336	229021037	None	Ward 3	0.33	0	Vacant	UDEV	MDR	R-1-7000	Rezoned Residential Upzone	MU-U-TA	45	14	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
298	226210022	6939 Palm Ct	Ward 3	2.33	0	Non-Vacant	MED	HDR	O	Rezoned Residential	R-4	35	81	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
279	223210022	None	Ward 3	0.34	0	Vacant	UDEV	HR	R-1-8500	Residential Upzone	R-3-1500	25	8	Moderate Income	No	No
295	223210020	None	Ward 3	0.92	0	Vacant	UDEV	HR	R-1-8500	Residential Upzone	R-3-1500	25	22	Moderate Income	No	No
302	223210019	None	Ward 3	0.82	0	Vacant	MFR	HR	R-1-8500	Residential Upzone	R-3-1500	25	20	Moderate Income	No	No
308	223210021	None	Ward 3	0.5	0	Vacant	UDEV	HR	R-1-8500	Residential Upzone	R-3-1500	25	12	Moderate Income	No	No

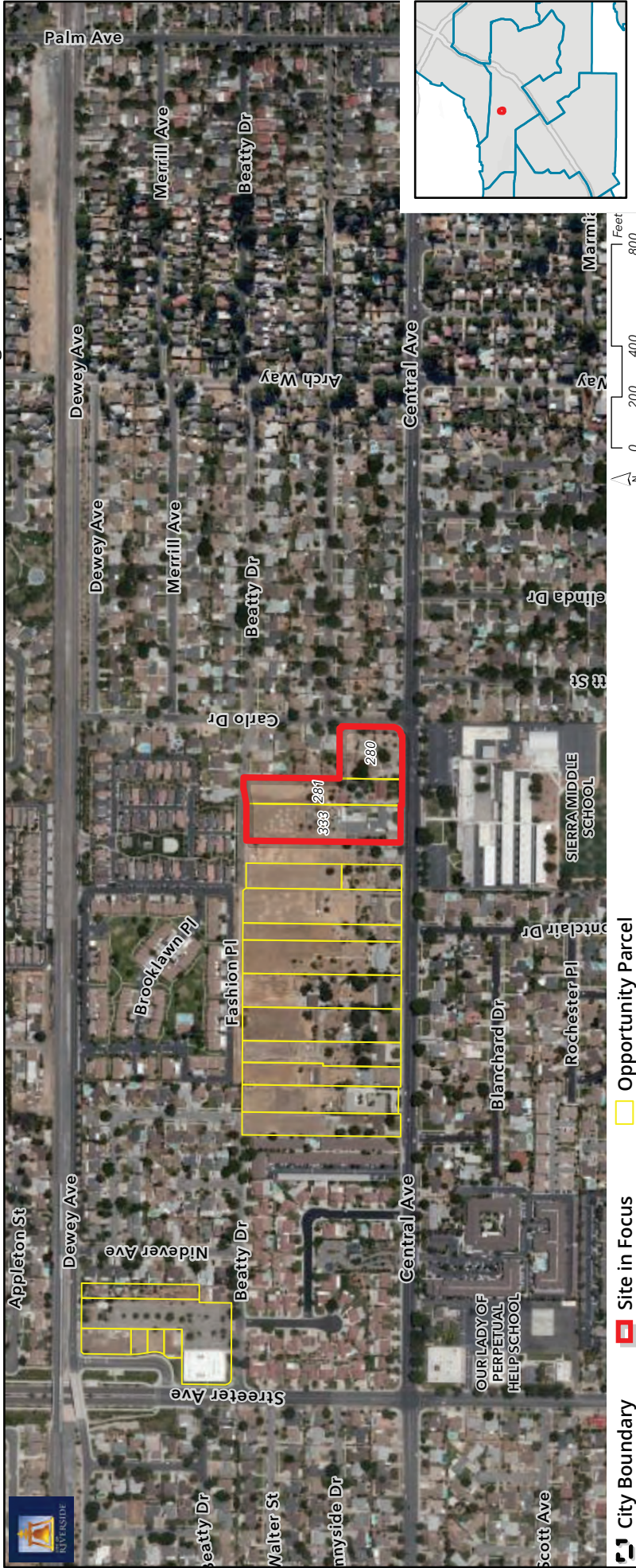


City Boundary		Site in Focus		Opportunity Parcel												
																
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
296	225221032	6790 Brockton Ave	Ward 3	1.33	1962	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	26	Moderate Income	No	No

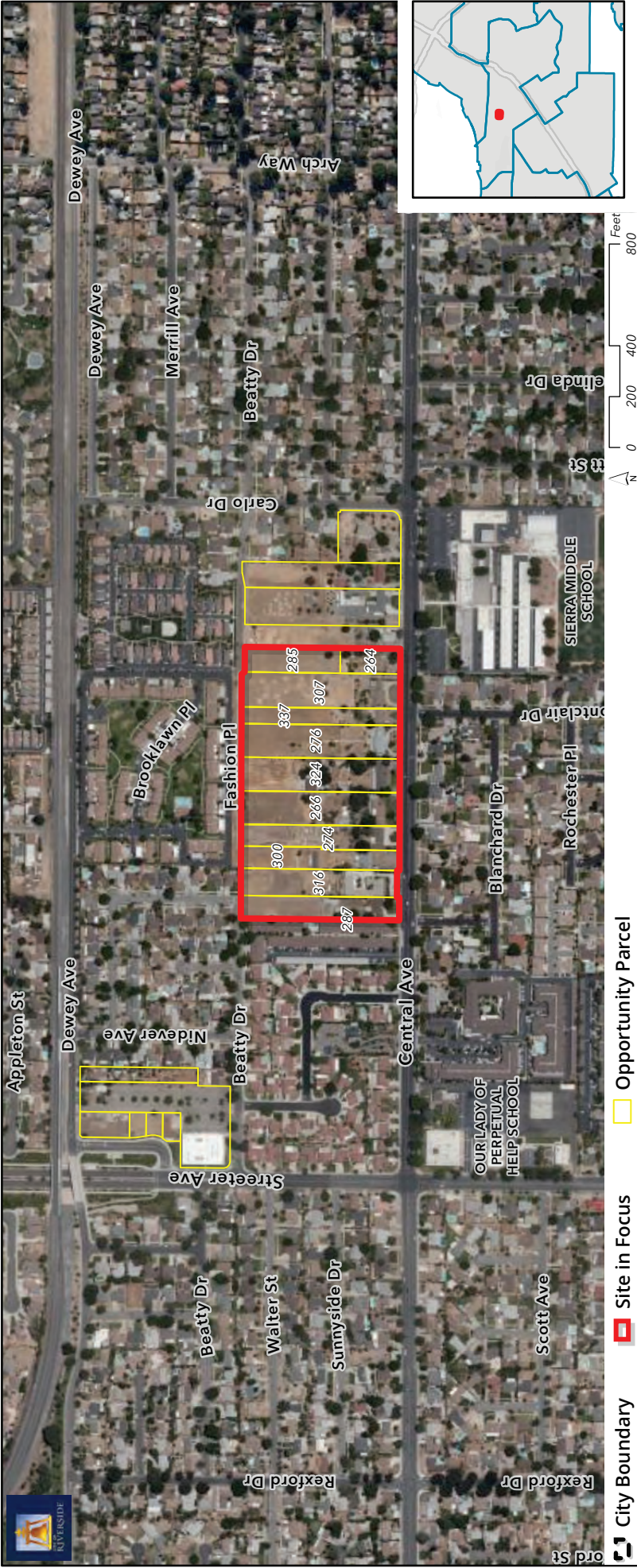
OPPORTUNITY SITES



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
299	225231005	6650 Brockton Ave	Ward 3	0.17	0	Non-Vacant	UDEV	MU-V	CG	Rezoned Residential	MU-U-TA	45	7	Moderate Income	No	No
301	225231027	6672 Brockton Ave	Ward 3	0.75	1966	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	45	33	Lower Income	No	No
330	225231004	6650 Brockton Ave	Ward 3	0.17	0	Non-Vacant	UDEV	MU-V	CG	Rezoned Residential	MU-U-TA	45	7	Moderate Income	No	No
334	225231025	6660 Brockton Ave	Ward 3	0.35	0	Non-Vacant	UDEV	MU-V	CG	Rezoned Residential	MU-U-TA	45	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
280	226100021	4921 Central Ave	Ward 3	1.15	1928	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	21	Moderate Income	No	No
281	226100026	4925 Central Ave	Ward 3	1.46	1948	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	28	Moderate Income	No	No
333	226100028		Ward 3	2.03	0	Non-Vacant		MDR	R-1-7000	Residential Upzone	R-3-2500	20	39	Moderate Income	No	No

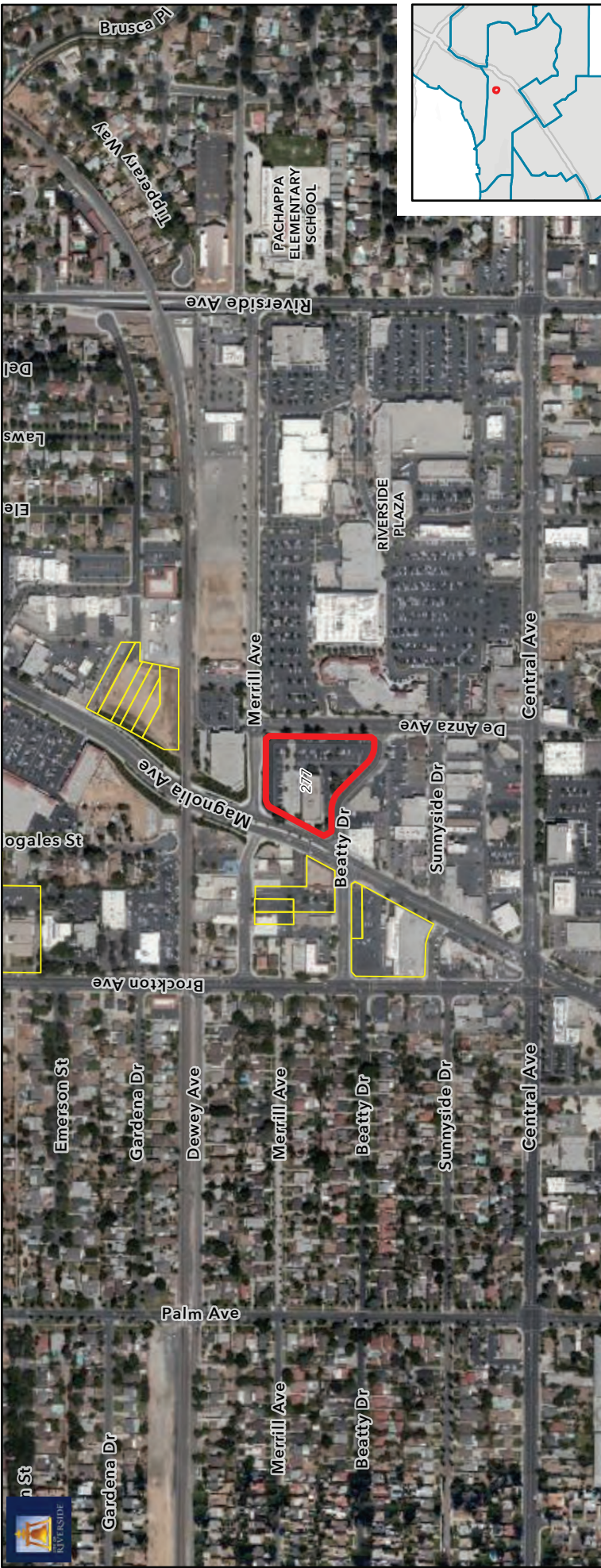


City Boundary			Site in Focus			Opportunity Parcel										
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
264	226100008	4995 Central Ave	Ward 3	0.54	1949	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	20	9	Moderate Income	No	No
266	226100002	5081 Central Ave	Ward 3	1.89	1949	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	36	Moderate Income	No	No
274	226100001	5095 Central Ave	Ward 3	1.29	1948	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	24	Moderate Income	No	No
276	226100004	5035 Central Ave	Ward 3	1.89	1950	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	36	Moderate Income	No	No
285	226100023	None	Ward 3	0.85	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-2500	20	17	Moderate Income	No	No
287	226112022	5139 Central Ave	Ward 3	1.29	1956	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	24	Moderate Income	No	No
300	226112024	5109 Central Ave	Ward 3	1.18	1946	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	22	Moderate Income	No	No
307	226100022	5015 Central Ave	Ward 3	1.96	1941	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	38	Moderate Income	No	No
316	226112025	5127 Central Ave	Ward 3	1.51	1952	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	29	Moderate Income	No	No
324	226100003	5055 Central Ave	Ward 3	1.89	1946	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	36	Moderate Income	No	No
337	226100005	5029 Central Ave	Ward 3	0.94	1941	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	17	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
288	225121004	None	None	0.21	0	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	45	9	Moderate Income	No	No
329	225121003	6491 Magnolia Ave	Ward 3	1.84	0	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	45	82	Lower Income	No	No

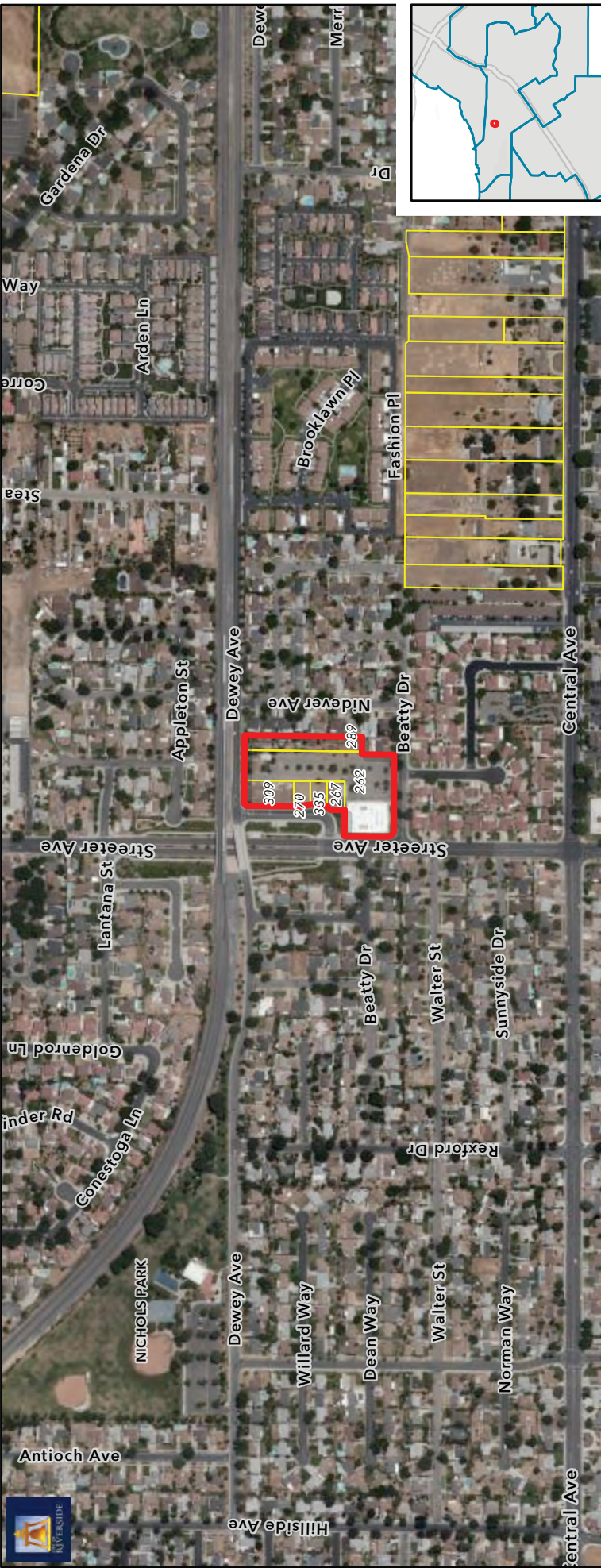


City Boundary			Site in Focus			Opportunity Parcel										
																
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
277	225134003	6370 Magnolia Ave	Ward 3	2.61	1958	Non-Vacant	OFF	MU-V	CG	Rezoned Residential	MU-U-TA	45	117	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
284	225133008	6391 Magnolia Ave - Unit B	Ward 3	0.78	1964	Non-Vacant	OFF	MU-V	CG	Rezoned Residential	MU-U-TA	45	35	Lower Income	No	No
306	225133006	3978 Merrill Ave	Ward 3	0.17	1958	Non-Vacant	OFF	MU-V	CG	Rezoned Residential	MU-U-TA	45	7	Moderate Income	No	No
320	225133007	None	Ward 3	0.18	0	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	45	8	Moderate Income	No	No

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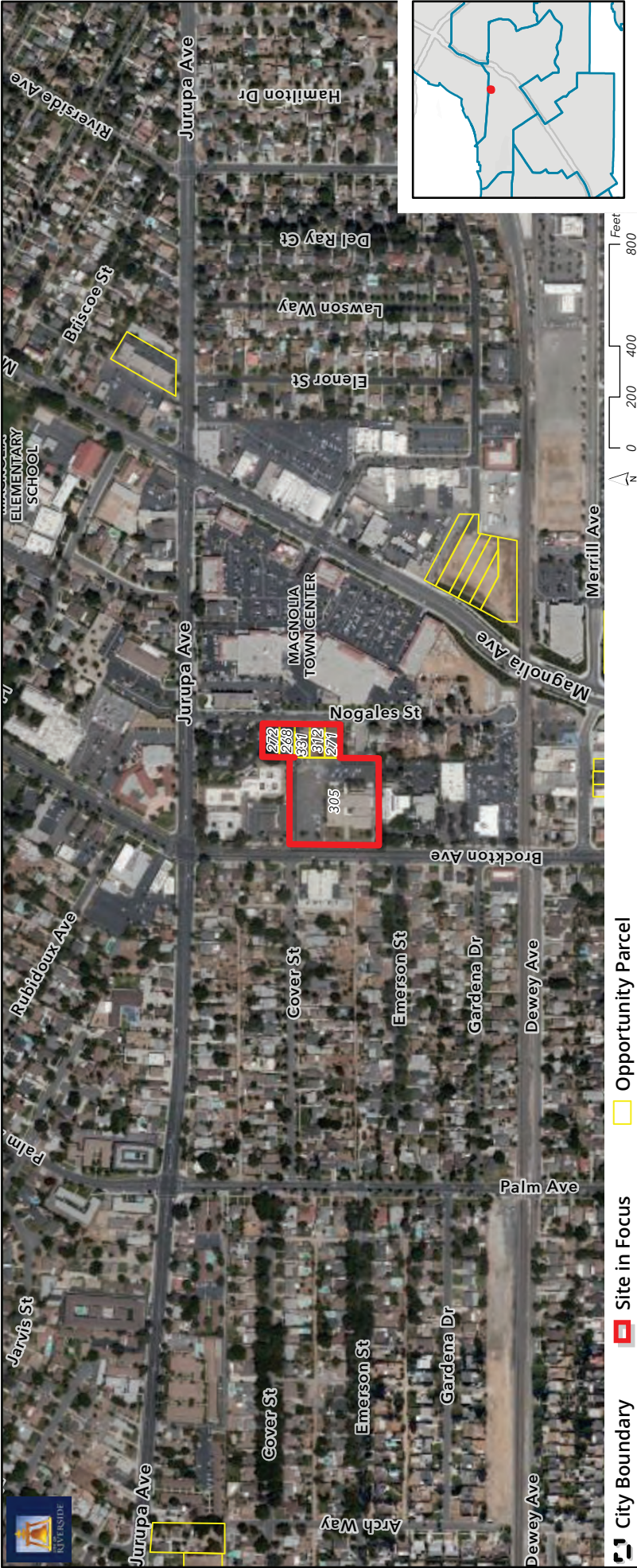
City Boundary			Site in Focus			Opportunity Parcel										
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
262	226081025	6476 Streeter Ave	Ward 3	2.53	0	Non-Vacant	POW	MDR	R-1-7000	Residential Upzone	R-3-1500	25	62	Moderate Income	No	No
267	226081026	None	Ward 3	0.18	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-1500	25	3	Moderate Income	No	No
270	226081021		Ward 3	0.15	0	Vacant		MDR	R-1-7000	Residential Upzone	R-3-1500	25	3	Moderate Income	No	No
289	226081011	5238 Dewey Ave	Ward 3	0.62	1922	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	14	Moderate Income	No	No
309	226081024	5260 Dewey Ave	Ward 3	0.45	1939	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	10	Moderate Income	No	No
335	226081006		Ward 3	0.14	0	Vacant		MDR	R-1-7000	Residential Upzone	R-3-1500	25	3	Moderate Income	No	No

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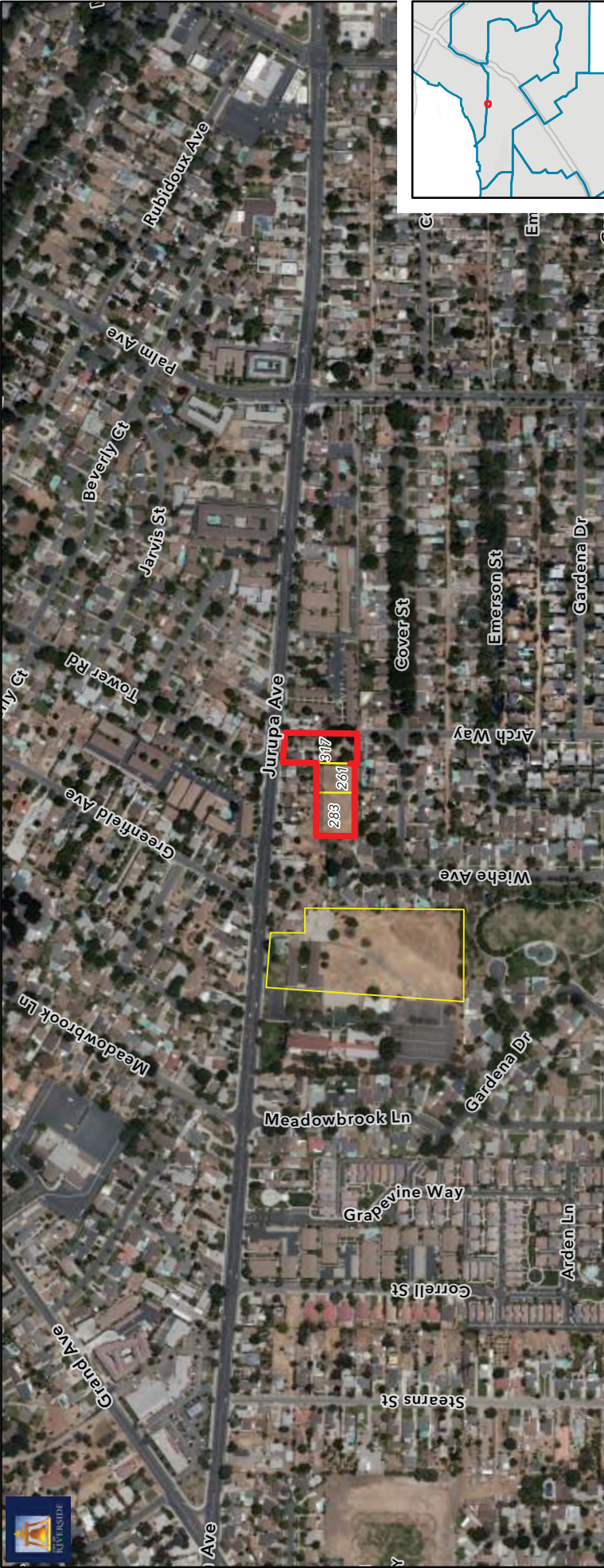


City Boundary **Site in Focus** **Opportunity Parcel**

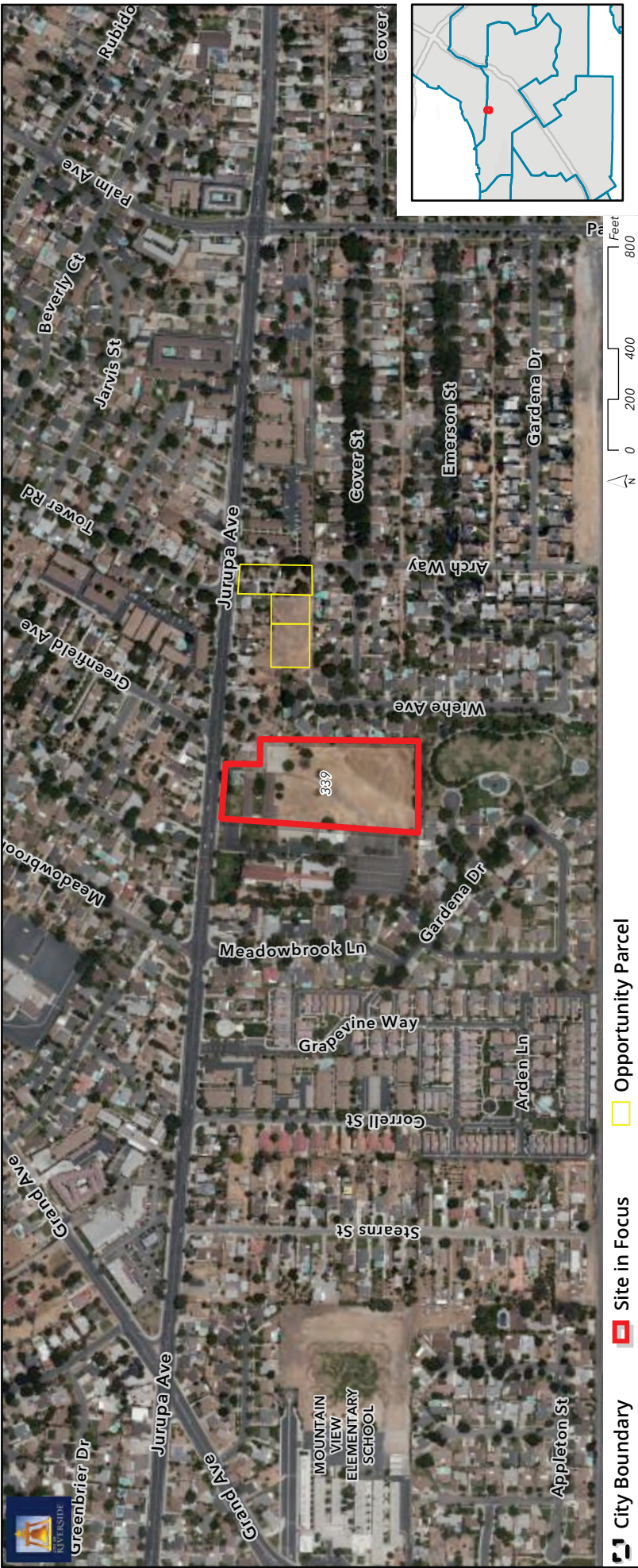
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
311	225052005	6180 Magnolia Ave	Ward 3	0.35	0	Non-Vacant		C	CG	Rezoned Residential	MU-U-TA	45	15	Moderate Income	No	No
315	225052009	6214 Magnolia Ave	Ward 3	0.22	0	Vacant		VHDR	R-4	Residential Upzone	MU-U-TA	45	10	Moderate Income	No	Yes
340	225052021	6192 Magnolia Ave	Ward 3	0.33	1959	Vacant	RET	VHDR	R-4	Residential Upzone	MU-U-TA	45	11	Moderate Income	No	Yes
341	225052010	6222 Magnolia Ave	Ward 3	0.87	1938	Vacant	RET	VHDR	R-4	Residential Upzone	MU-U-TA	45	30	Lower Income	No	Yes
342	225052019	6186 Magnolia Ave	Ward 3	0.47	0	Vacant	RET	VHDR	R-4	Residential Upzone	MU-U-TA	45	18	Moderate Income	No	Yes
343	225052008	6204 Magnolia Ave	Ward 3	0.33	0	Vacant	RET	VHDR	R-4	Residential Upzone	MU-U-TA	45	14	Moderate Income	No	Yes



Parcel ID	APN	City Boundary		Site in Focus			Opportunity Parcel					Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
		Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning					
268	225041014	6079 Nogales St	Ward 3	0.18	0	Non-Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	35	5	Moderate Income	No	No
271	225041017	6123 Nogales St	Ward 3	0.18	0	Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	35	6	Moderate Income	No	No
272	225041013	6065 Nogales St	Ward 3	0.2	0	Non-Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	35	6	Moderate Income	No	No
305	225041003		Ward 3	2.75	0	Non-Vacant		MU-N	O	Rezoned Residential Upzone	R-4	35	96	Lower Income	No	No
312	225041016	6109 Nogales St	Ward 3	0.18	0	Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	35	6	Moderate Income	No	No
331	225041015	6093 Nogales St	Ward 3	0.18	0	Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	35	6	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		
261	226351012	None	Ward 3	0.4	0	Non-Vacant	UDEV	MHDR	R-1-7000	Residential Upzone	R-3-2500	20	7	Moderate Income	No	No		
283	226351009	None	Ward 3	0.59	0	Non-Vacant	UDEV	MHDR	R-1-7000	Residential Upzone	R-3-2500	20	10	Moderate Income	No	No		
317	226351037	4714 Jurupa Ave	Ward 3	0.77	1936	Non-Vacant	SFRD	MHDR	R-1-7000	Residential Upzone	R-3-2500	20	14	Moderate Income	No	No		



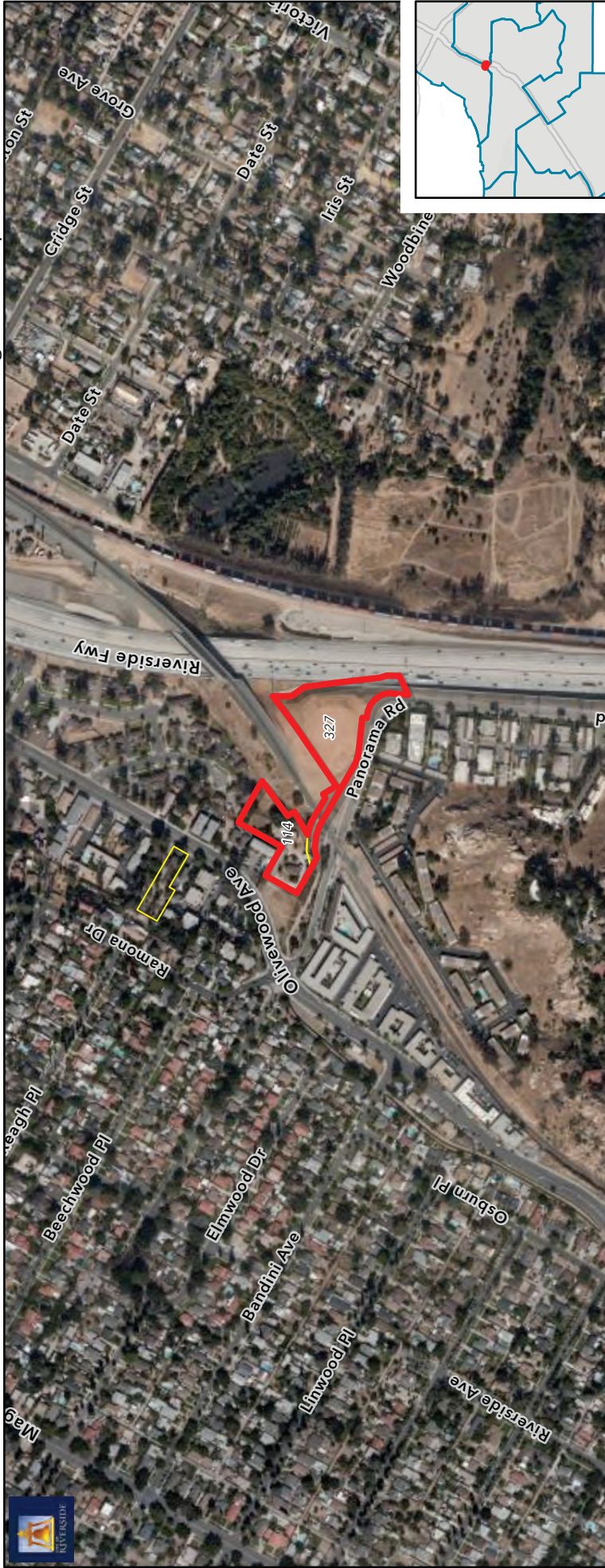
City Boundary		Site in Focus		Opportunity Parcel												
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
339	226351032	4850 Jurupa Ave	Ward 3	11.16	1974	Non-Vacant	POW	PF	R-1-7000	Residential Upzone	R-3-2500	20	111	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
325	190040020	None	Ward 3	0.84	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	20	Moderate Income	No	No
328	190040008	5576 Jurupa Ave	Ward 3	1.95	1955	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	47	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
265	190035003	5740 Jurupa Ave	Ward 3	0.26	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	5	Moderate Income	No	No
290	190035004	None	Ward 3	1	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-1500	25	23	Moderate Income	No	No
313	190035005	None	Ward 3	0.36	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-1500	25	7	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
114	219175015	5244 Olivewood Ave	Ward 1	1.31	1923	Non-Vacant	MFR	HDR	R-3-1500	No Zone Change	R-3-1500	25	28	Moderate Income	No	Yes
327	219182004		Ward 3	2.54	0	Vacant		VHDR	R-4	No Zone Change	R-4	35	88	Lower Income	No	Yes