

Residential Sites Inventory - Ward 5

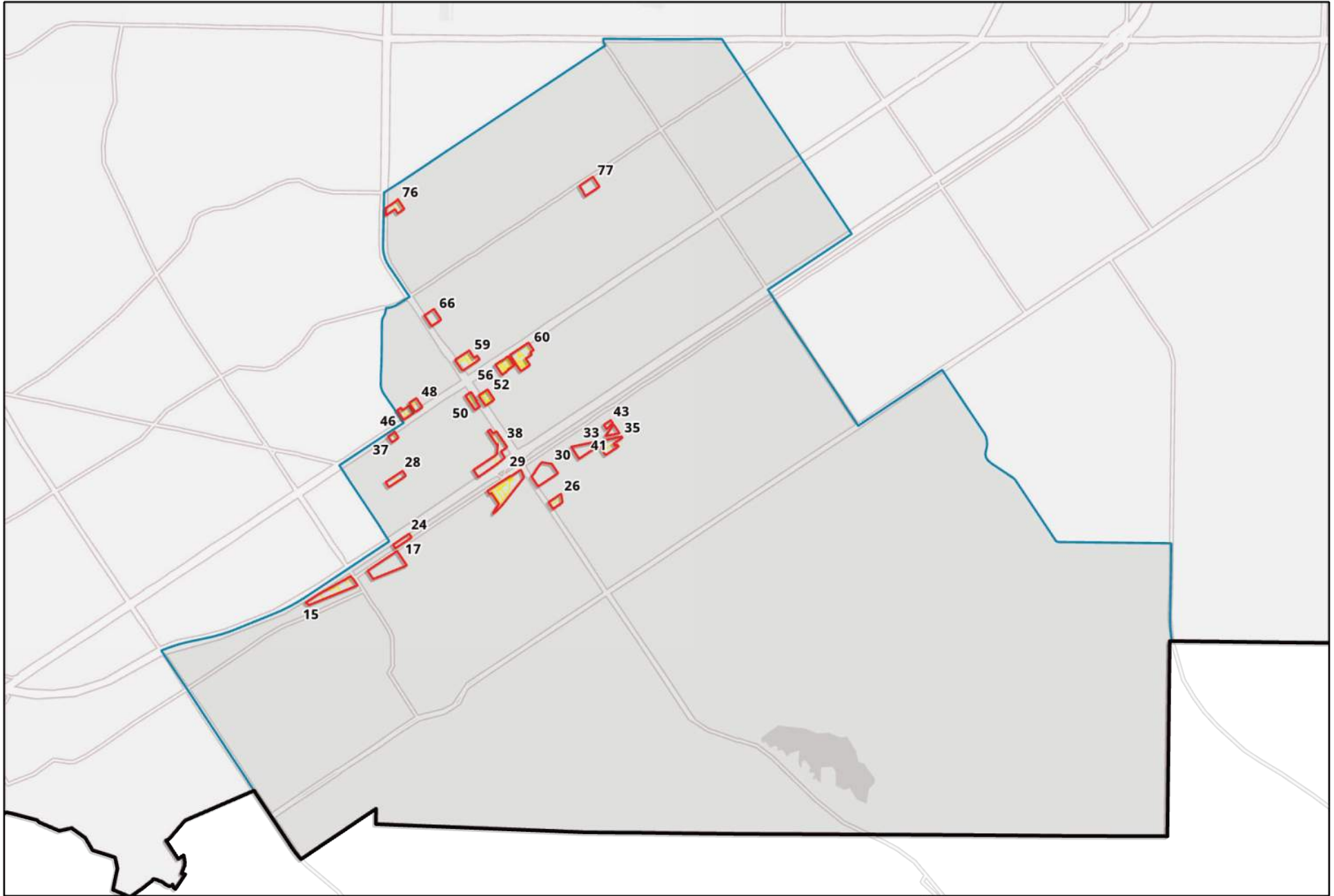
Site ID	APN	Site Address	Lot Acreage	Current Zoning	Proposed Zoning	Proposed Density (DU/Acre)	Potential Unit Count	Income Level
15	138110022	3380 Tyler St	2.84	CR	MU-V	20	56	Moderate Income
	138110023	None	0.51	CR	MU-V	20	10	Moderate Income
	138110025	3390 Tyler St	2.11	CR	MU-V	20	42	Moderate Income
	138110028	3396 Tyler St	1.41	CR	MU-V	20	28	Moderate Income
17	234160075	10170 Indiana Ave	8.15	CR	MU-V	20	163	Moderate Income
24	234064013	10031 Indiana Ave	1.47	CR	MU-V	20	29	Moderate Income
26	233150012	3131 Van Buren Blvd	0.87	R-4	R-4	35	30	Lower Income
	233190007	3101 Van Buren Blvd	0.93	R-4	R-4	35	31	Lower Income
28	234050021	None	0.98	R-1-7000	R-4	35	34	Lower Income
	234050022	3644 Harrison St	1.04	R-1-7000	R-4	35	35	Lower Income
29	234250003	None	0.15	BMP	MU-V	20	3	Moderate Income
	234250004	None	0.58	BMP	MU-V	20	11	Moderate Income
	234250006	9628 Indiana Ave	0.22	BMP	MU-V	20	4	Moderate Income
	234250007	None	0.74	BMP	MU-V	20	14	Moderate Income
	234250008	9618 Indiana Ave	0.17	BMP	MU-V	20	3	Moderate Income
	234250009	9608 Indiana Ave	0.22	BMP	MU-V	20	4	Moderate Income
	234250010	9590 Indiana Ave	0.14	BMP	MU-V	20	2	Moderate Income
	234250011	9584 Indiana Ave	0.19	BMP	MU-V	20	3	Moderate Income
	234250012	9574 Indiana Ave	1.36	BMP	MU-V	20	27	Moderate Income
	234250013	9568 Indiana Ave	0.09	BMP	MU-V	20	1	Moderate Income
	234250020	9640 Indiana Ave	1.04	BMP	MU-V	20	20	Moderate Income
	234250029	None	4.24	BMP	MU-V	20	84	Moderate Income
	234250030	None	0.14	BMP	MU-V	20	2	Moderate Income
234250031	None	0.15	BMP	MU-V	20	2	Moderate Income	
30	233150019	3315 Van Buren Blvd	5.97	I	MU-V	20	119	Moderate Income
33	233170005	None	3.76	R-3-1500	R-3-1500	25	94	Moderate Income
35	233180014	3198 Jackson St	2.23	R-3-1500	R-3-1500	25	53	Moderate Income
	233180017	3176 Jackson St	1.23	R-3-1500	R-3-1500	25	29	Moderate Income
37	234080006	9856 Magnolia Ave	0.37	CR	MU-U-TA	45	16	Lower Income
	234080040	9878 Magnolia Ave	0.61	CR	MU-U-TA	45	27	Lower Income
38	234140019	None	3.37	MU-V	MU-V	20	67	Moderate Income
	234150040	3570 Van Buren Blvd	0.53	MU-V	MU-V	20	10	Moderate Income
	234150041	3564 Van Buren Blvd	0.81	MU-V	MU-V	20	16	Moderate Income
	234150046	3510 Van Buren Blvd	2.78	MU-V	MU-V	20	55	Moderate Income
41	233180010	3284 Jackson St	1.12	R-3-1500	R-3-1500	25	27	Moderate Income
43	233180004	3324 Jackson St	0.61	R-3-1500	R-3-1500	25	14	Moderate Income
46	145280030	9741 Magnolia Ave	0.56	CG	MU-U-TA	45	25	Lower Income
	145280031	9777 Magnolia Ave	0.60	CG	MU-U-TA	45	26	Lower Income
	145280047	9781 Magnolia Ave	0.86	CG	MU-U-TA	45	38	Lower Income
48	145280001	9707 Magnolia Ave	1.13	CG	MU-U-TA	45	50	Lower Income
	145280002	3840 Myers St	0.45	O	MU-U-TA	45	20	Lower Income
50	234112040	3722 Van Buren Blvd	0.25	CR	MU-V-TA	30	7	Lower Income
	234112041	3736 Van Buren Blvd	0.24	CR	MU-V-TA	30	7	Lower Income
	234112042	3732 Van Buren Blvd	0.29	CR	MU-V-TA	30	8	Lower Income
	234112043	3736 Van Buren Blvd	0.38	CR	MU-V-TA	30	11	Lower Income
	234112063	None	0.66	CR	MU-V-TA	30	19	Lower Income

Residential Sites Inventory - Ward 5

Site ID	APN	Site Address	Lot Acreage	Current Zoning	Proposed Zoning	Proposed Density (DU/Acre)	Potential Unit Count	Income Level
52	233022014	None	0.54	CR	MU-V-TA	30	16	Lower Income
	233022018	None	0.10	CR	MU-V-TA	30	2	Lower Income
	233022051	None	0.64	CR	MU-V-TA	30	19	Lower Income
	233022070	3693 Van Buren Blvd	0.14	CR	MU-V-TA	30	4	Lower Income
	233022074	3689 Van Buren Blvd	0.40	CR	MU-V-TA	30	11	Lower Income
	233022080	3729 Van Buren Blvd	0.39	CR	MU-V-TA	30	11	Lower Income
56	233031001	None	0.27	MU-V	MU-U-TA	45	12	Lower Income
	233031002	None	0.03	MU-V	MU-U-TA	45	1	Lower Income
	233031003	9364 Magnolia Ave	0.31	MU-V	MU-U-TA	45	13	Lower Income
	233031004	9342 Magnolia Ave	0.24	MU-V	MU-U-TA	45	10	Lower Income
	233031005	9340 Magnolia Ave	0.12	MU-V	MU-U-TA	45	5	Lower Income
	233031007	None	0.32	MU-V	MU-U-TA	45	14	Lower Income
	233031009	3774 Everest Ave	0.12	MU-V	MU-U-TA	45	5	Lower Income
	233031010	3770 Everest Ave	0.15	MU-V	MU-U-TA	45	6	Lower Income
	233031011	None	0.22	CR	MU-U-TA	45	9	Lower Income
	233031012	None	0.19	MU-V	MU-U-TA	45	8	Lower Income
	233031013	None	0.14	MU-V	MU-U-TA	45	6	Lower Income
	233031014	None	0.13	MU-V	MU-U-TA	45	5	Lower Income
	233031051	9328 Magnolia Ave	0.57	MU-V	MU-U-TA	45	25	Lower Income
	233031053	None	0.15	MU-V	MU-U-TA	45	6	Lower Income
59	191312002	None	0.42	MU-V	MU-V-TA	30	12	Lower Income
	191312003	9426 Hayes St	0.41	O	MU-V-TA	30	12	Lower Income
	191312008	None	0.28	O	MU-V-TA	30	8	Lower Income
	191312009	9431 Miller St	0.41	O	MU-V-TA	30	12	Lower Income
	191312010	None	0.42	MU-V	MU-V-TA	30	12	Lower Income
	191312020	3881 Van Buren Blvd	0.71	MU-V	MU-V-TA	30	21	Lower Income
	191312021	3839 Van Buren Blvd	1.41	MU-V	MU-V-TA	30	42	Lower Income
60	233040022	9204 Magnolia Ave	0.66	MU-V	MU-U	30	19	Lower Income
	233040023	9216 Magnolia Ave	1.50	MU-V	MU-U-TA	45	67	Lower Income
	233040024	9262 Magnolia Ave - Unit B&C	0.34	MU-V	MU-U-TA	45	15	Lower Income
	233040025	9292 Magnolia Ave	0.92	CR	MU-U-TA	45	41	Lower Income
	233040026	3771 Everest Ave	0.73	R-1-7000	MU-U-TA	45	31	Lower Income
	233040027	3763 Everest Ave	0.18	R-1-7000	MU-U-TA	45	8	Lower Income
	233040028	3751 Everest Ave	0.56	R-1-7000	MU-V-TA	30	16	Lower Income
	233040029	None	0.35	CR	MU-V-TA	30	10	Lower Income
233040030	3733 Everest Ave	0.45	R-1-7000	MU-V-TA	30	13	Lower Income	
66	191281037	4065 Van Buren Blvd	2.50	R-1-7000	MU-V-TA	30	75	Lower Income
76	191200010	9341 Duncan Ave	1.00	R-3-1500	R-3-1500	25	25	Moderate Income
	191200024	None	0.92	R-3-1500	R-3-1500	25	22	Moderate Income
	191200027	9325 Duncan Ave	0.51	R-3-1500	R-3-1500	25	12	Moderate Income
77	193261027	None	3.29	MU-V	MU-V-TA	30	98	Lower Income
Total			81.64				2135	
Total Parcels	87							
Total Sites	23							

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Opportunity Sites



City Boundary

Ward

Opportunity Parcel

Site in Focus



0 0.5 1 Miles

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 15



City Boundary

Site in Focus

Opportunity Parcel



0 200 400 800 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

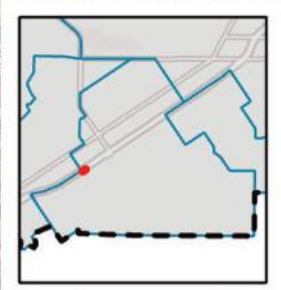
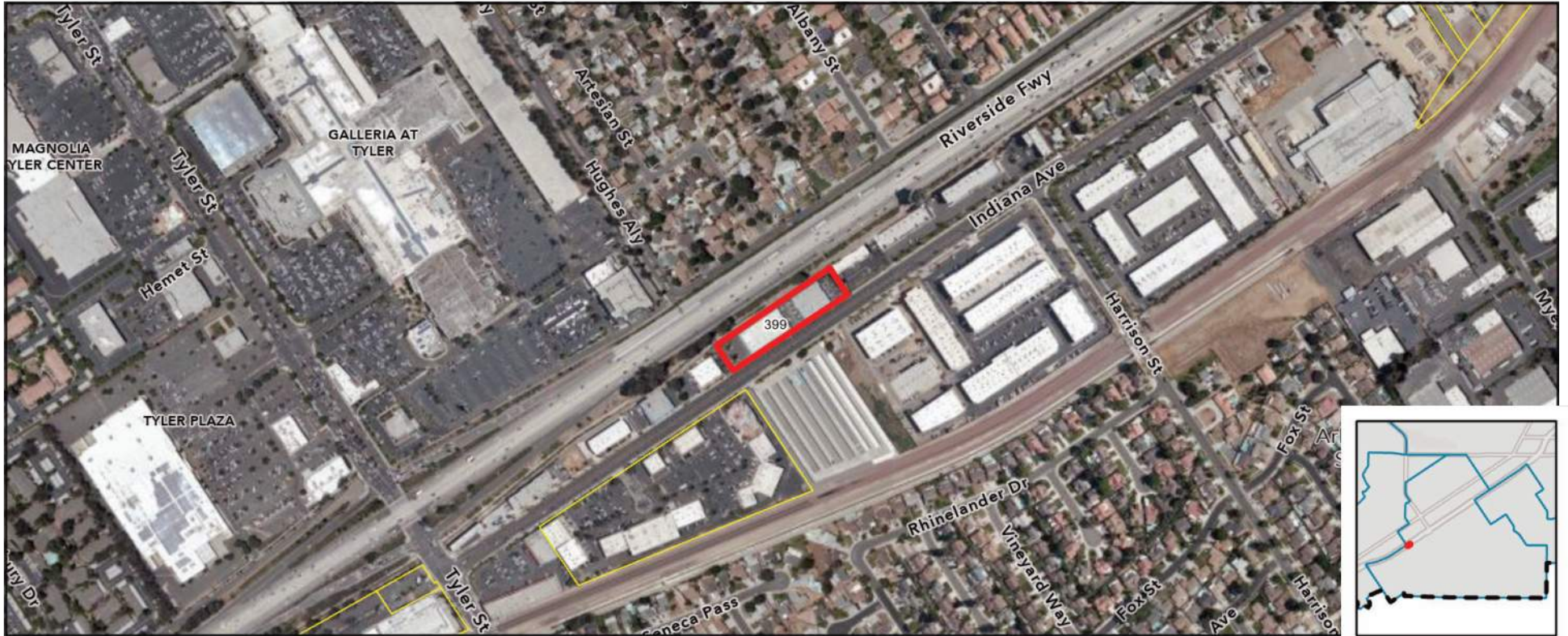
Opportunity Parcel



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



0 200 400 800 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

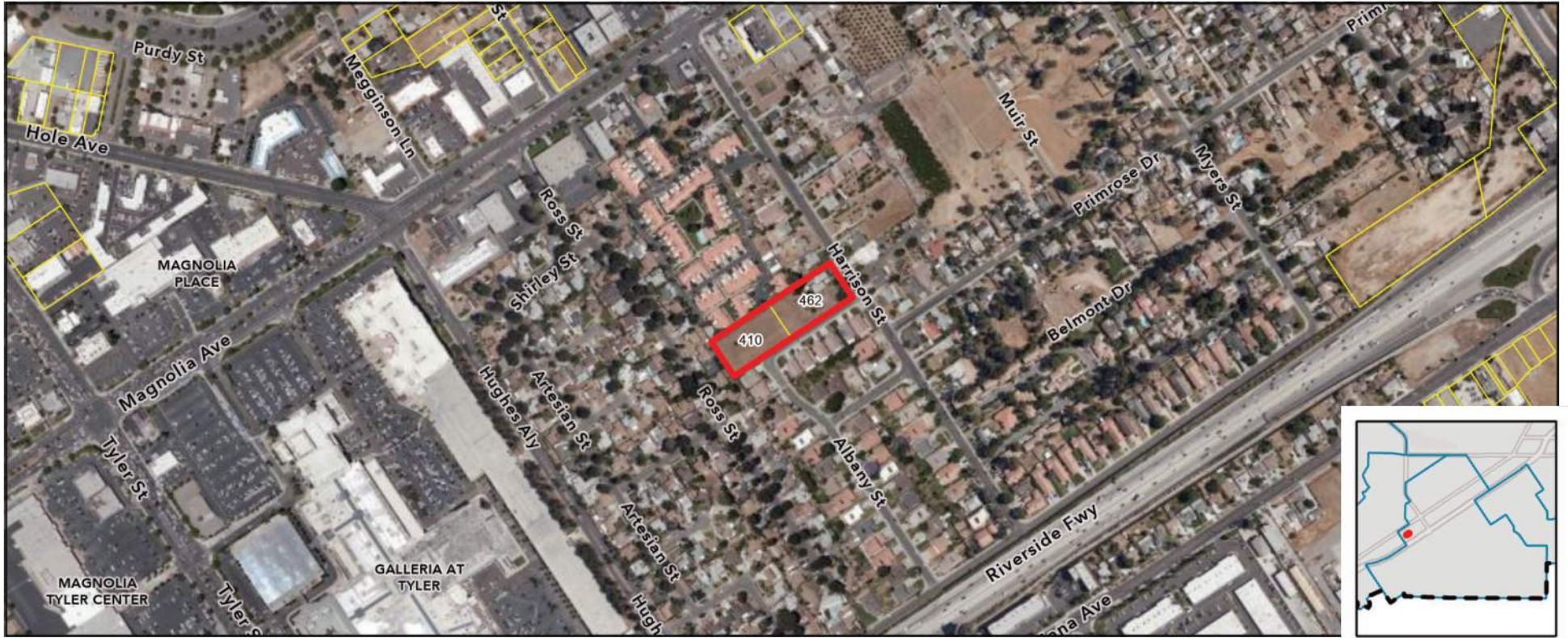


City Boundary
 Site in Focus
 Opportunity Parcel

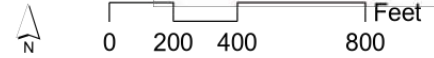
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
409	233150012	3131 Van Buren Blvd	5	0.87	1951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

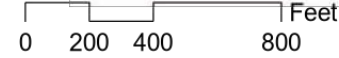
Riverside RHNA Housing Element Update: Ward 5 - Site 29



City Boundary

Site in Focus

Opportunity Parcel



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



0 200 400 800 Feet

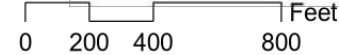
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
441	233150019	3315 Van Buren Blvd	5	5.97	0	Non-Vacant	LIND	I	I	Rezoned Residential	MU-V	30	119	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 33



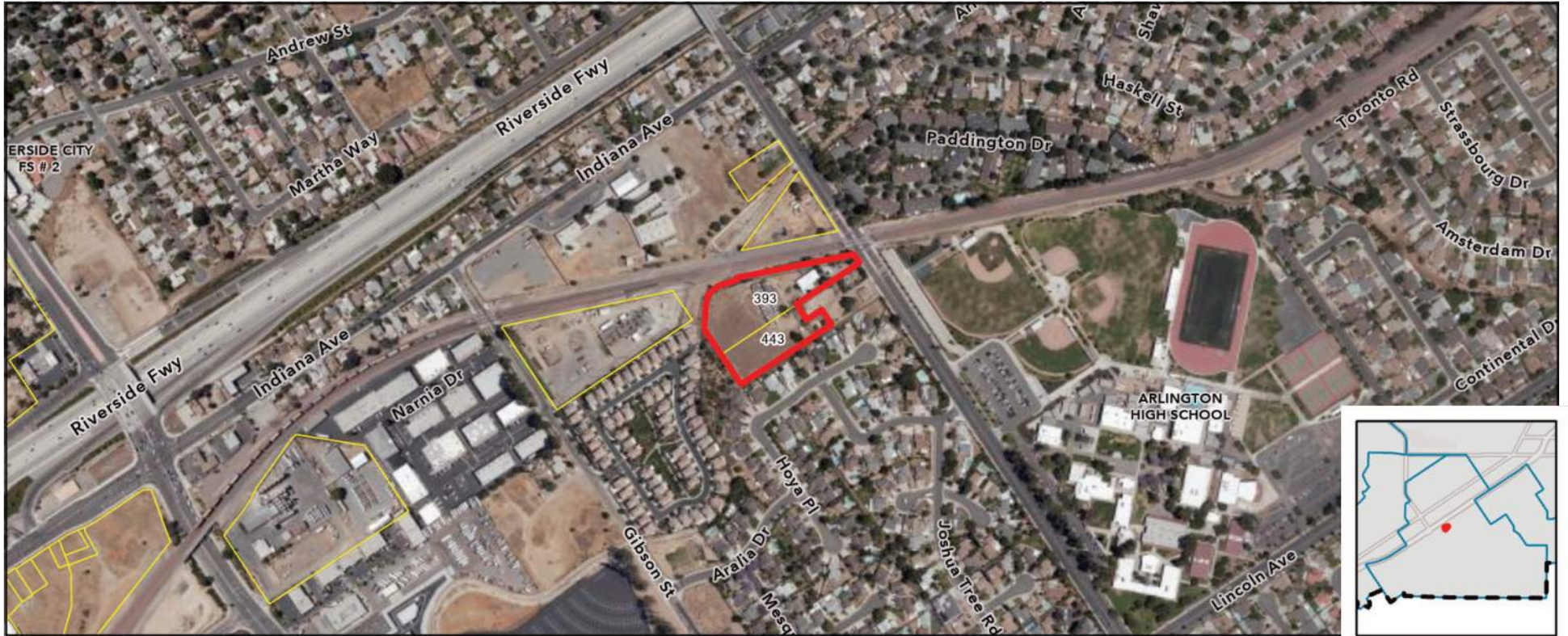
City Boundary
 Site in Focus
 Opportunity Parcel



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



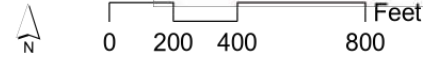
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
393	233180014	3198 Jackson St	5	2.23	1926	Non-Vacant	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



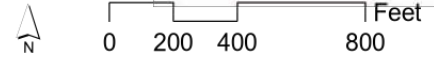
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
385	234080006	9856 Magnolia Ave	5	0.37	0	Non-Vacant	RESX	MU-V	CR	Rezoned Residential	MU-U-TA	60	16	Moderate 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



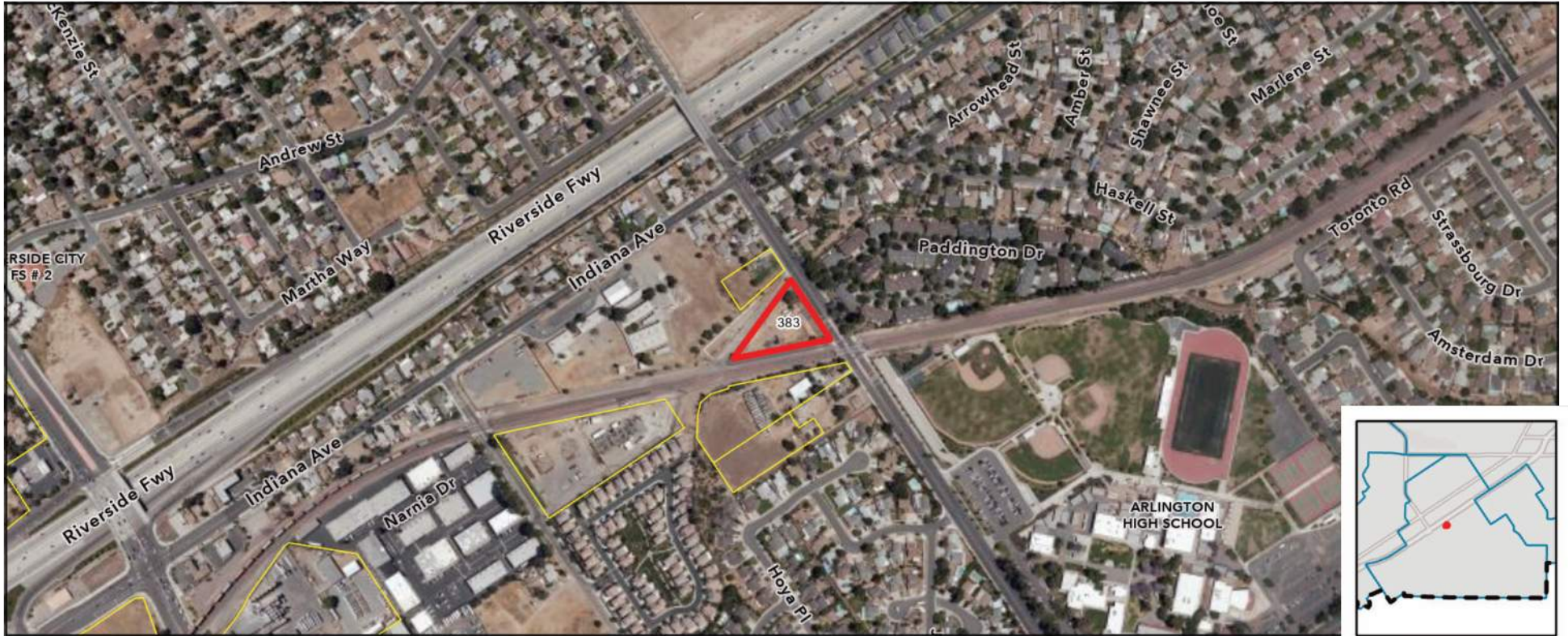
 City Boundary
 Site in Focus
 Opportunity Parcel



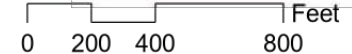
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
412	234150046	3510 Van Buren Blvd	5	2.78	0	Non-Vacant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



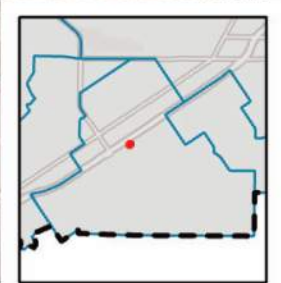
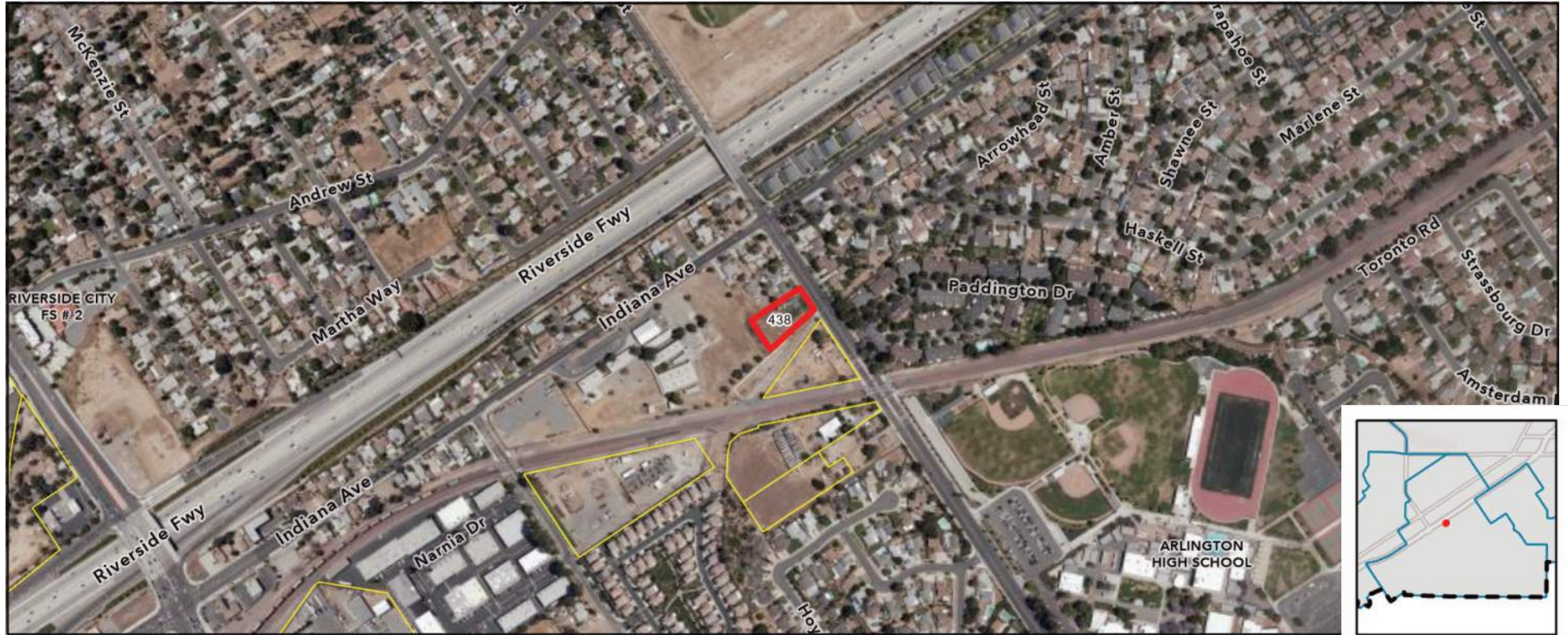
City Boundary
 Site in Focus
 Opportunity Parcel



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



0 200 400 800 Feet

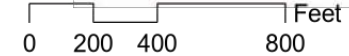
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
438	233180004	3324 Jackson St	5	0.61	1954	Non-Vacant	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



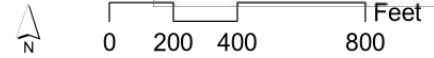
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
381	145280047	9781 Magnolia Ave	5	0.86	1980	Non-Vacant	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



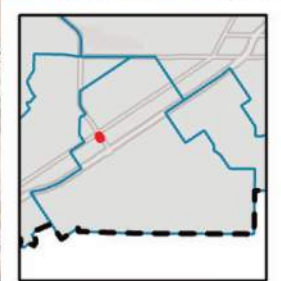
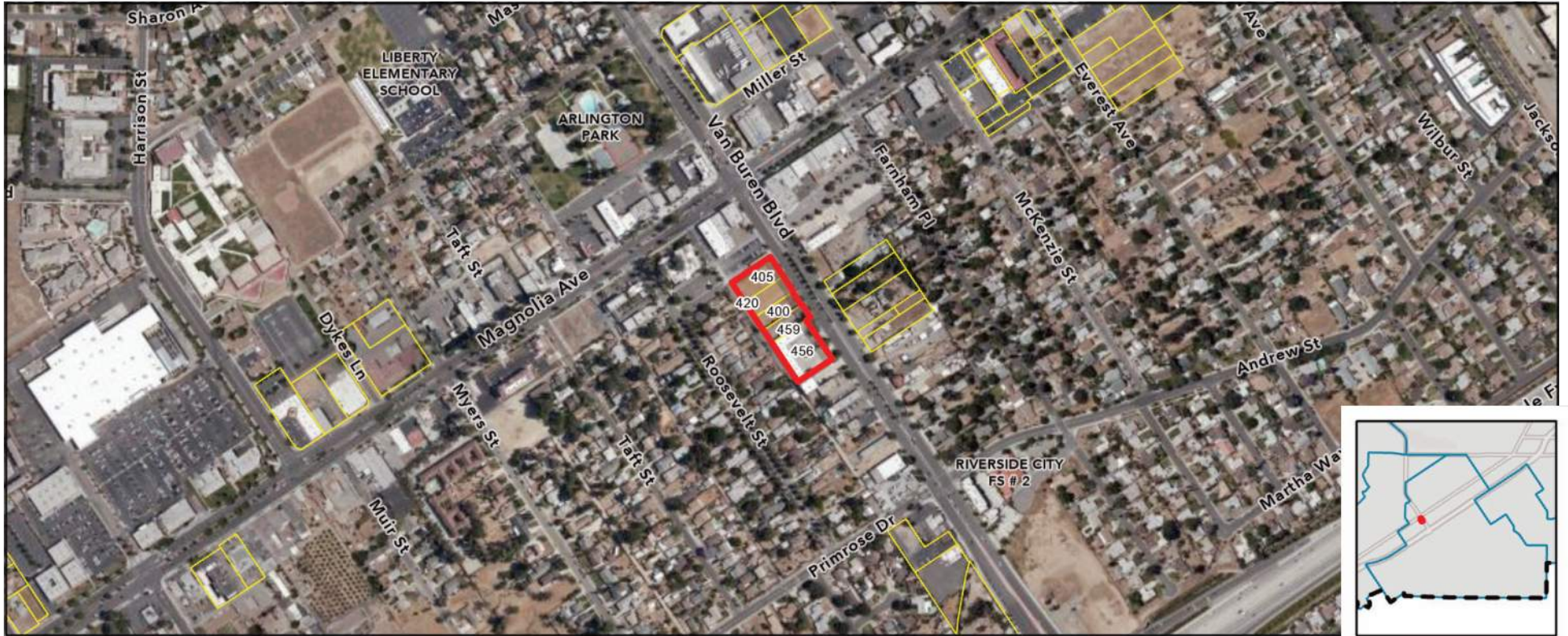
City Boundary
 Site in Focus
 Opportunity Parcel



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	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 50



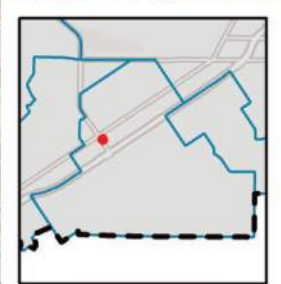
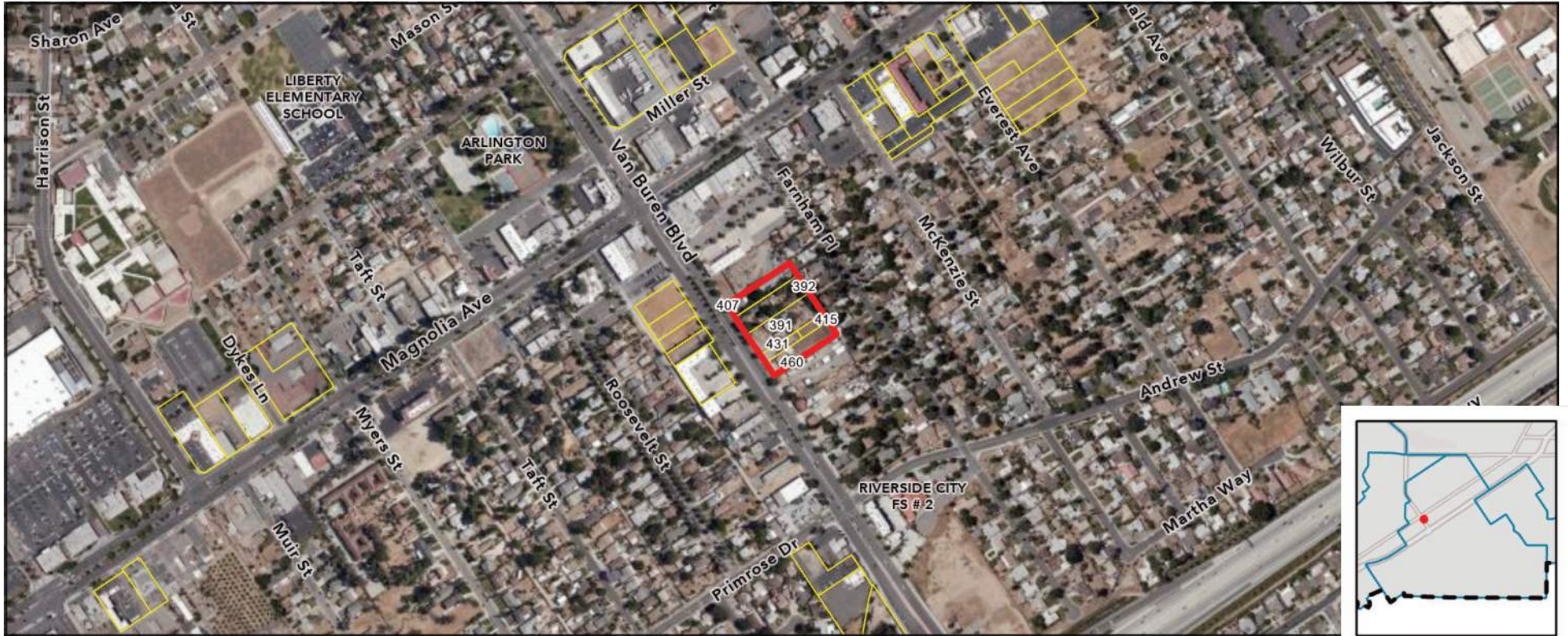
 City Boundary
 Site in Focus
 Opportunity Parcel



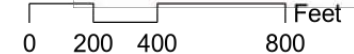
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
400	234112041	3736 Van Buren Blvd	5	0.24	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	40	7	Moderate 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	Moderate 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	Moderate 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	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 52



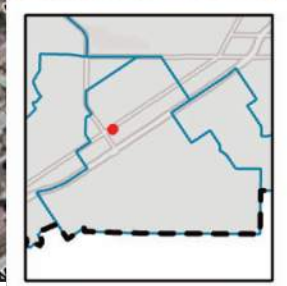
 City Boundary
 Site in Focus
 Opportunity Parcel



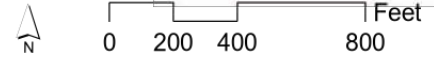
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
407	233022080	3729 Van Buren Blvd	5	0.39	0	Non-Vacant	SFRD	MU-V	CR	Rezoned Residential	MU-V-TA	40	11	Moderate Income	No	No
415	233022018	None	5	0.1	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	40	2	Moderate 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	Moderate 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	Moderate 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



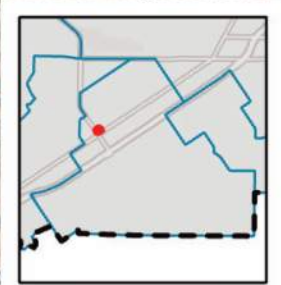
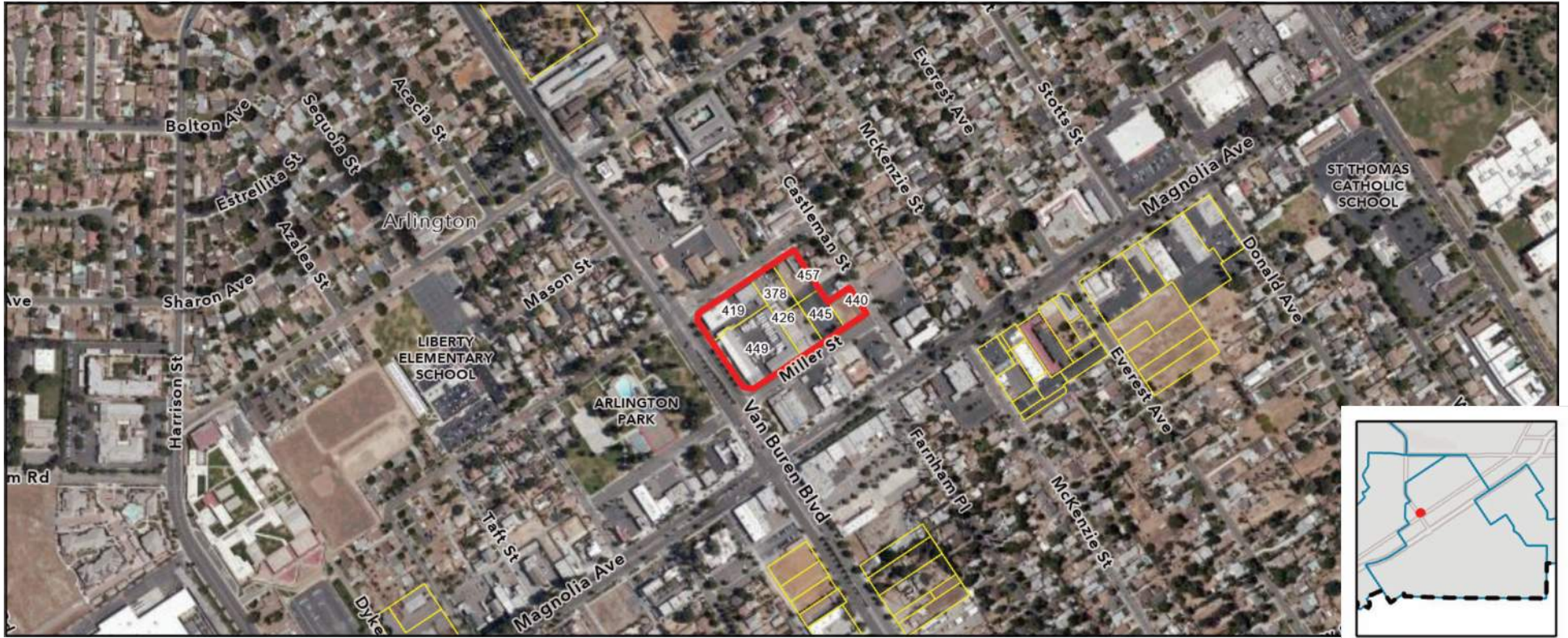
City Boundary Site in Focus Opportunity Parcel



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	Moderate 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	Moderate 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	Moderate 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	Moderate 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	Moderate Income	No	Yes
446	233031014	None	5	0.13	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	60	5	Moderate Income	No	Yes
450	233031001	None	5	0.27	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	60	12	Moderate Income	No	Yes
453	233031002	None	5	0.03	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	60	1	Moderate 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	Moderate Income	No	Yes
458	233031011	None	5	0.22	0	Non-Vacant	RET	MDR	CR	Rezoned Residential	MU-U-TA	60	9	Moderate Income	No	No
464	233031013	None	5	0.14	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	60	6	Moderate Income	No	Yes
461	233031007	None	5	0.32	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	60	14	Moderate Income	No	Yes
433	233031053	None	5	0.15	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	60	6	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 59



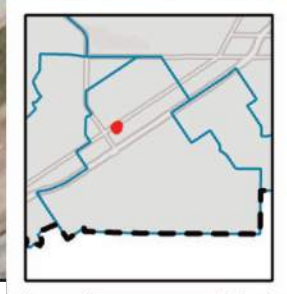
City Boundary Site in Focus Opportunity Parcel



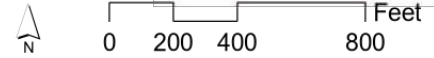
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
378	191312002	None	5	0.42	0	Non-Vacant	UDEV	MU-V	MU-V	No Zone Change	MU-V-TA	40	12	Moderate 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	Moderate Income	No	No
440	191312008	None	5	0.28	0	Vacant	UDEV	MU-V	O	Rezoned Residential	MU-V-TA	40	8	Moderate 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	Moderate 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	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 60



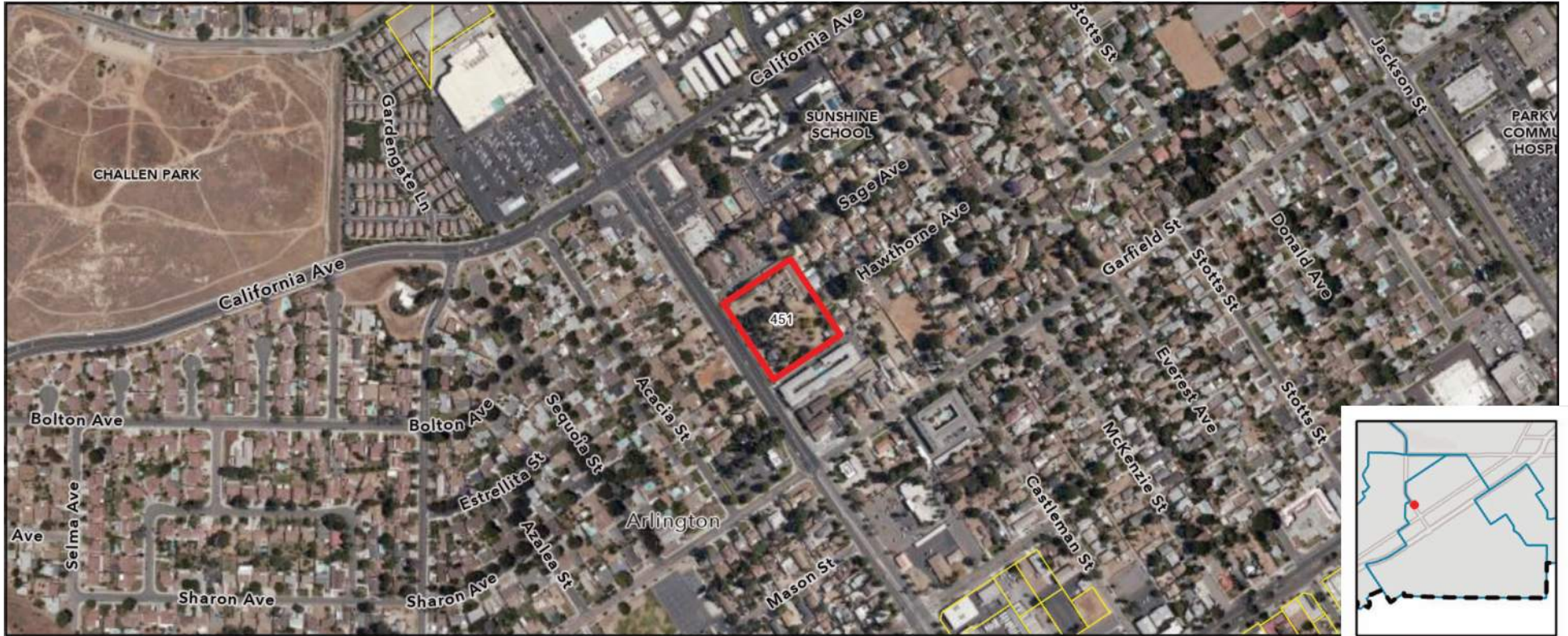
City Boundary Site in Focus Opportunity Parcel



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
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	Moderate 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	Moderate 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	Moderate 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	Moderate 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



0 200 400 800 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

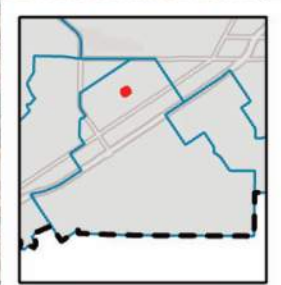
Opportunity Parcel



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



0 200 400 800 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