

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
28	233190007	3101 Van Buren Blvd	0.93	R-4	R-4	35	31	Lower Income
	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
	234250003	None	0.15	BMP	MU-V	20	3	Moderate Income
29	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
30	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
	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
	234080006	9856 Magnolia Ave	0.37	CR	MU-U-TA	45	16	Lower Income
37	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
	145280001	9707 Magnolia Ave	1.13	CG	MU-U-TA	45	50	Lower Income
48	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

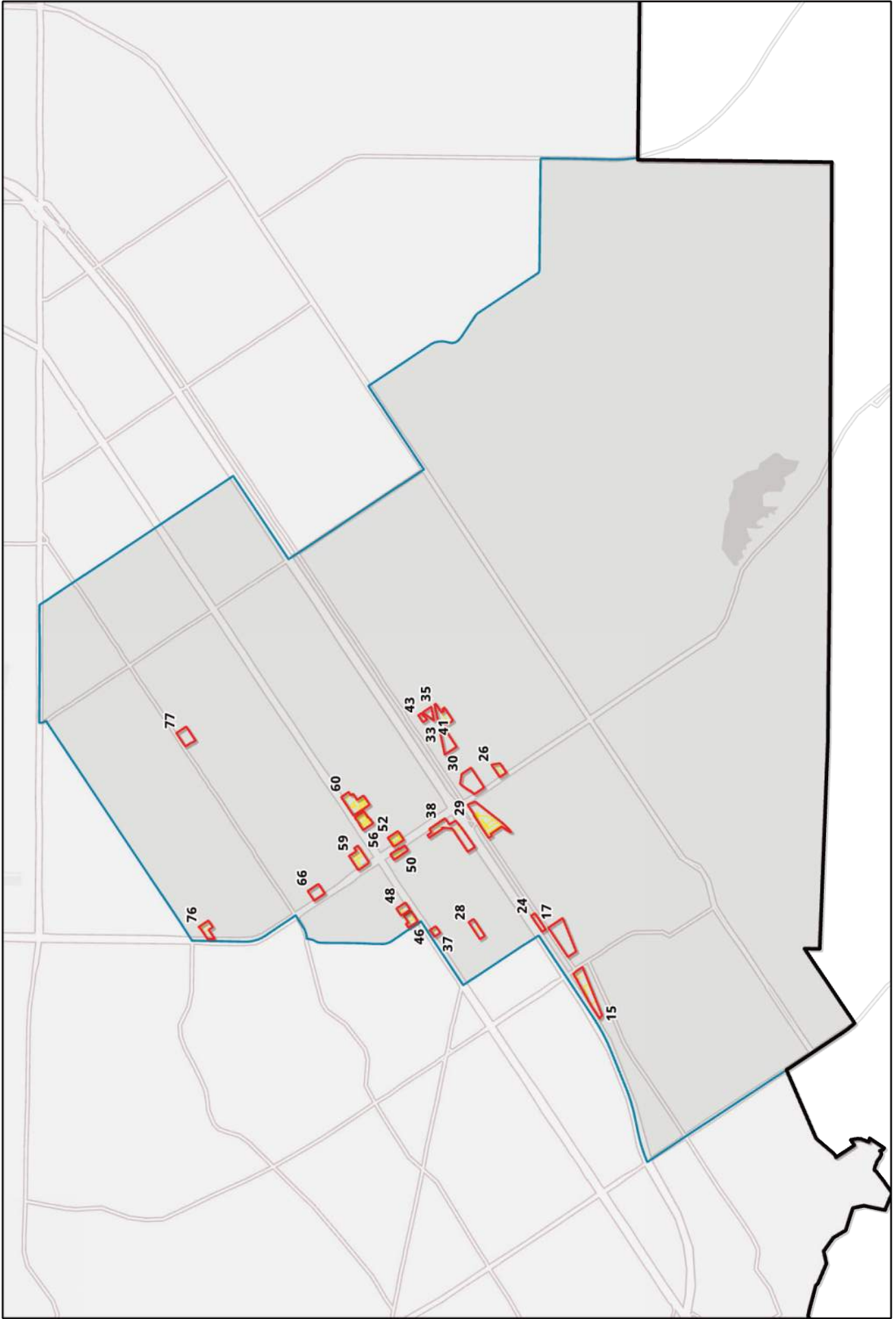
Residential Sites Inventory - Ward 5

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
56	233022080	3729 Van Buren Blvd	0.39	CR	MU-V-TA	30	11	Lower Income
	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-U-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
	233040022	9204 Magnolia Ave	0.66	MU-V	MU-U	30	19	Lower Income
60	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
66	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
	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



Riverside RHNA Housing Element Update: Ward 5 - Site 15



City Boundary				Site in Focus				Opportunity Parcel				Fet				
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	3395 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

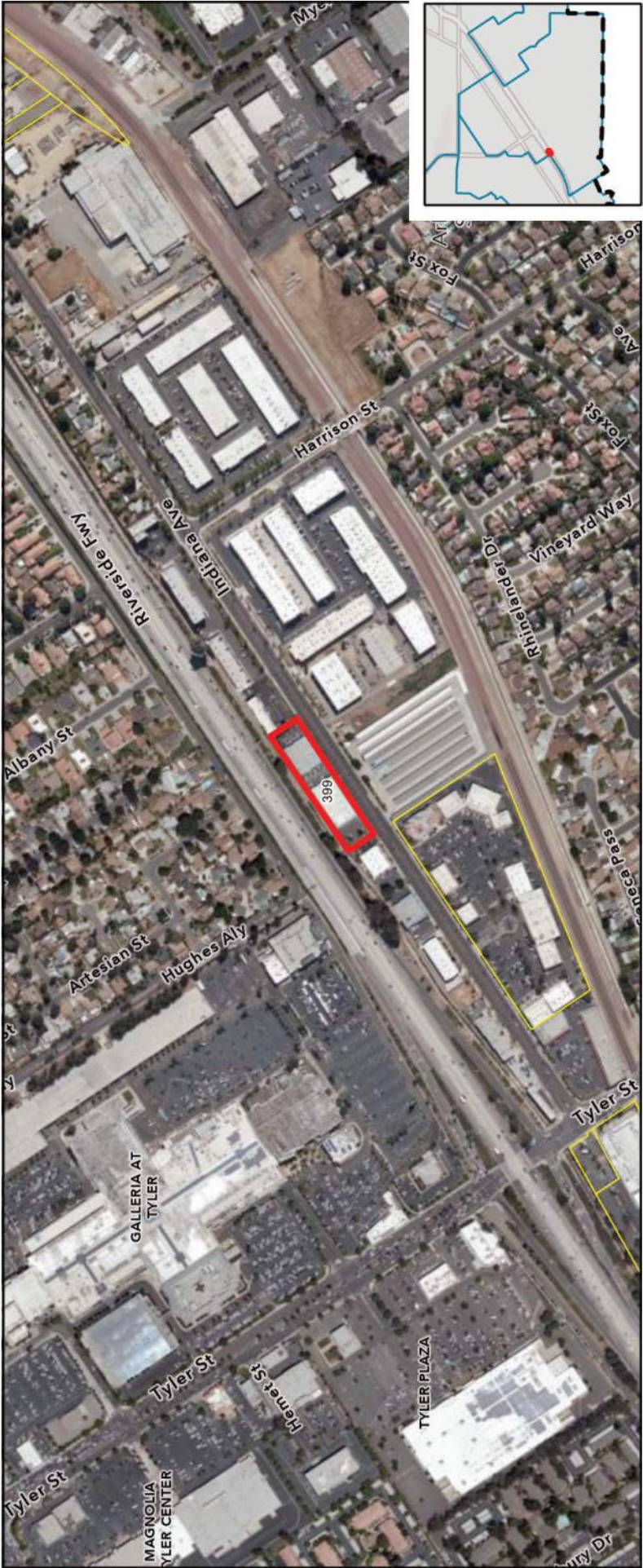
Riverside RHNA Housing Element Update: Ward 5 - Site 17



City Boundary			Site in Focus			Opportunity Parcel			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

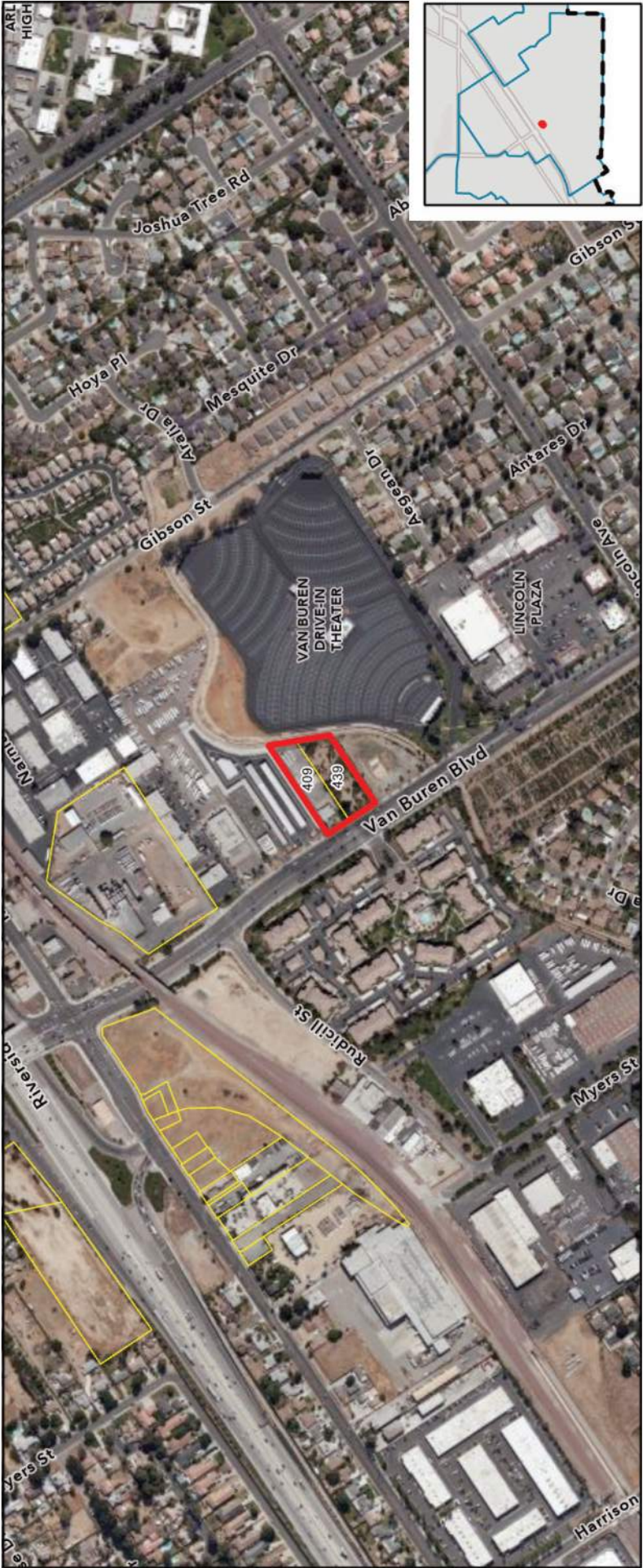
Riverside RHNA Housing Element Update: Ward 5 - Site 24



City Boundary			Site in Focus			Opportunity Parcel										
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

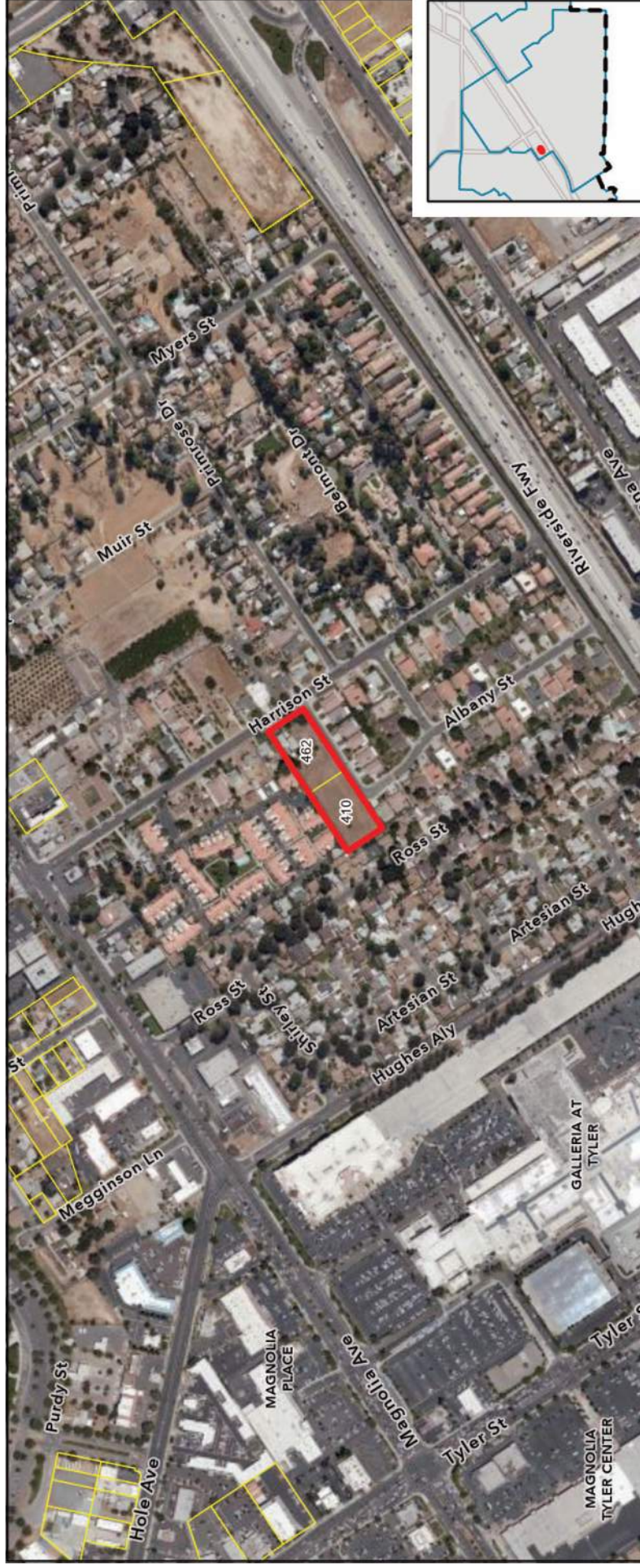
OPPORTUNITY SITES

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	WHDR	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	WHDR	R-4	No Zone Change	R-4	40	31	Lower Income	No	No

Riverside RHNA Housing Element Update: Ward 5 - Site 28



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

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 30

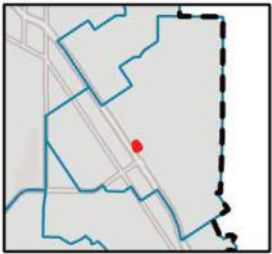


City Boundary			Site in Focus			Opportunity Parcel			Feet							
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle 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

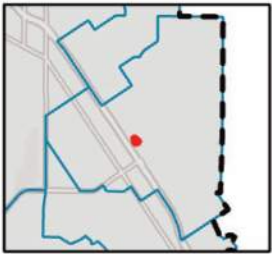
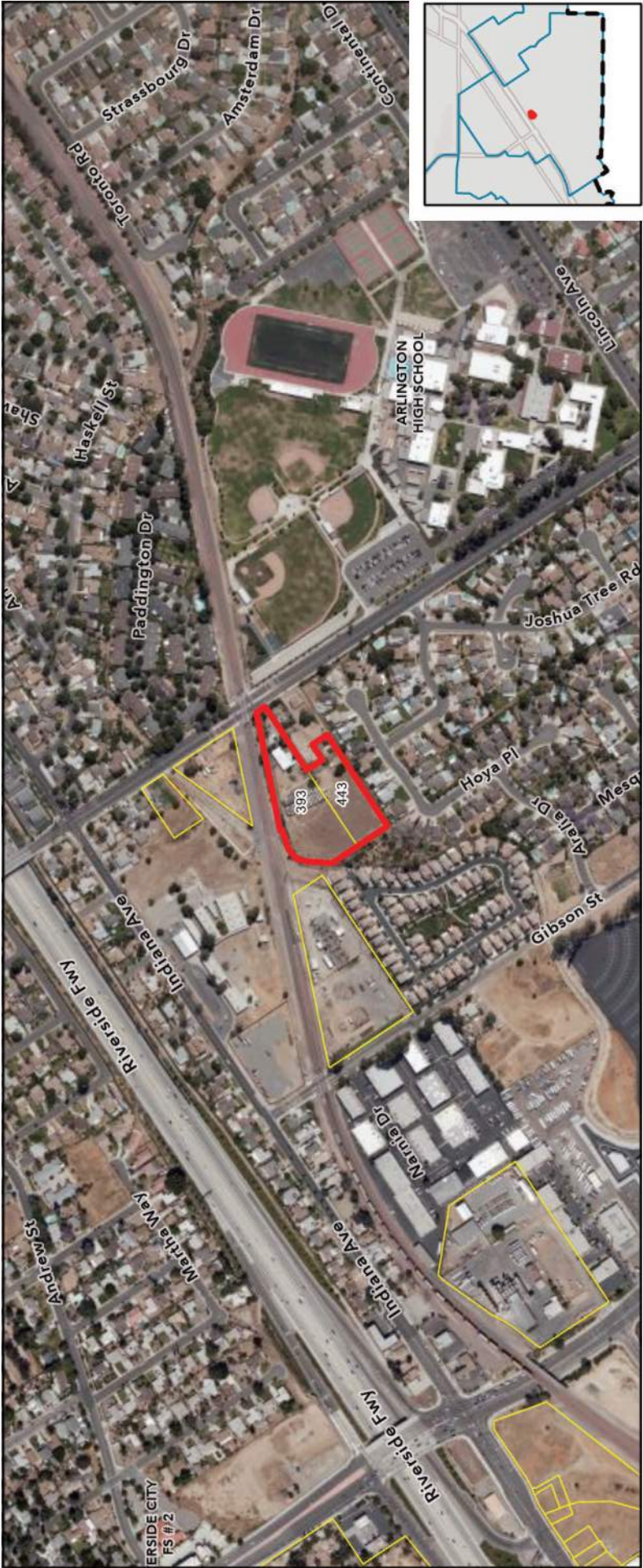


City Boundary			Site in Focus			Opportunity Parcel			Feet							
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle 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

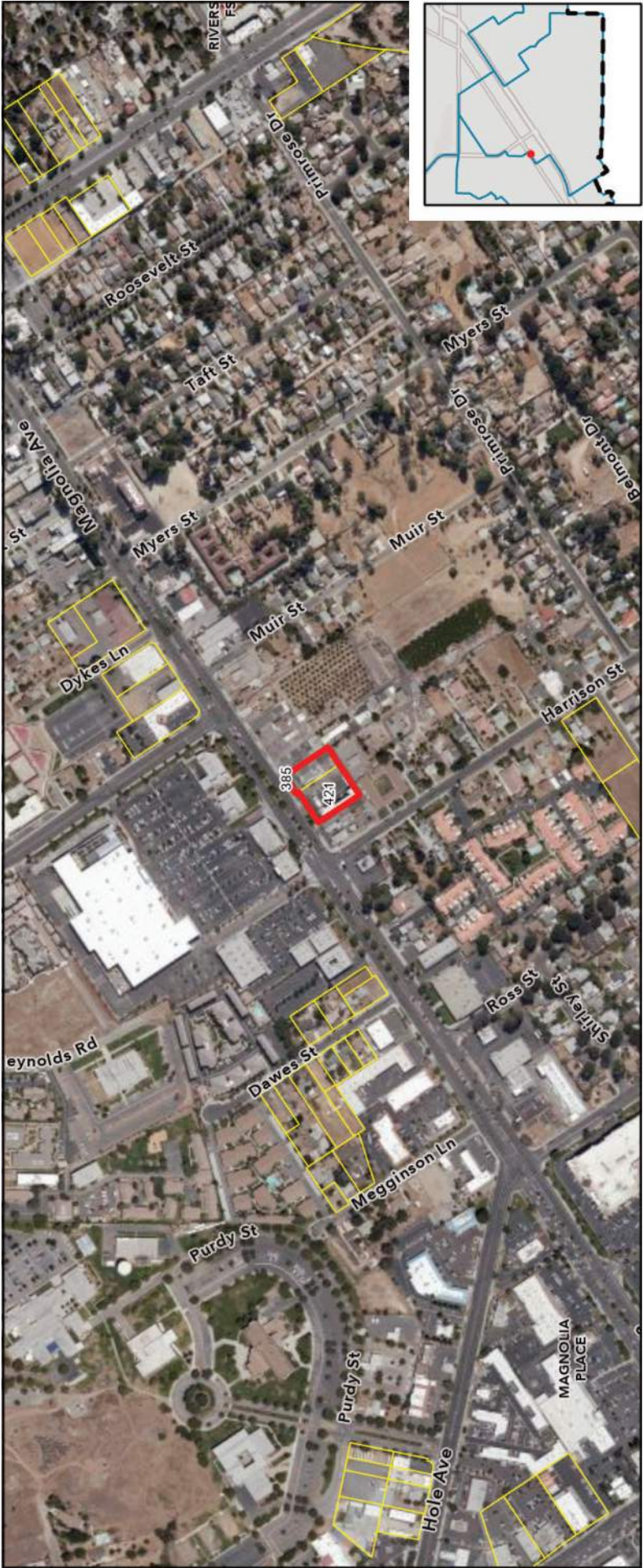


City Boundary Site in Focus Opportunity Parcel

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

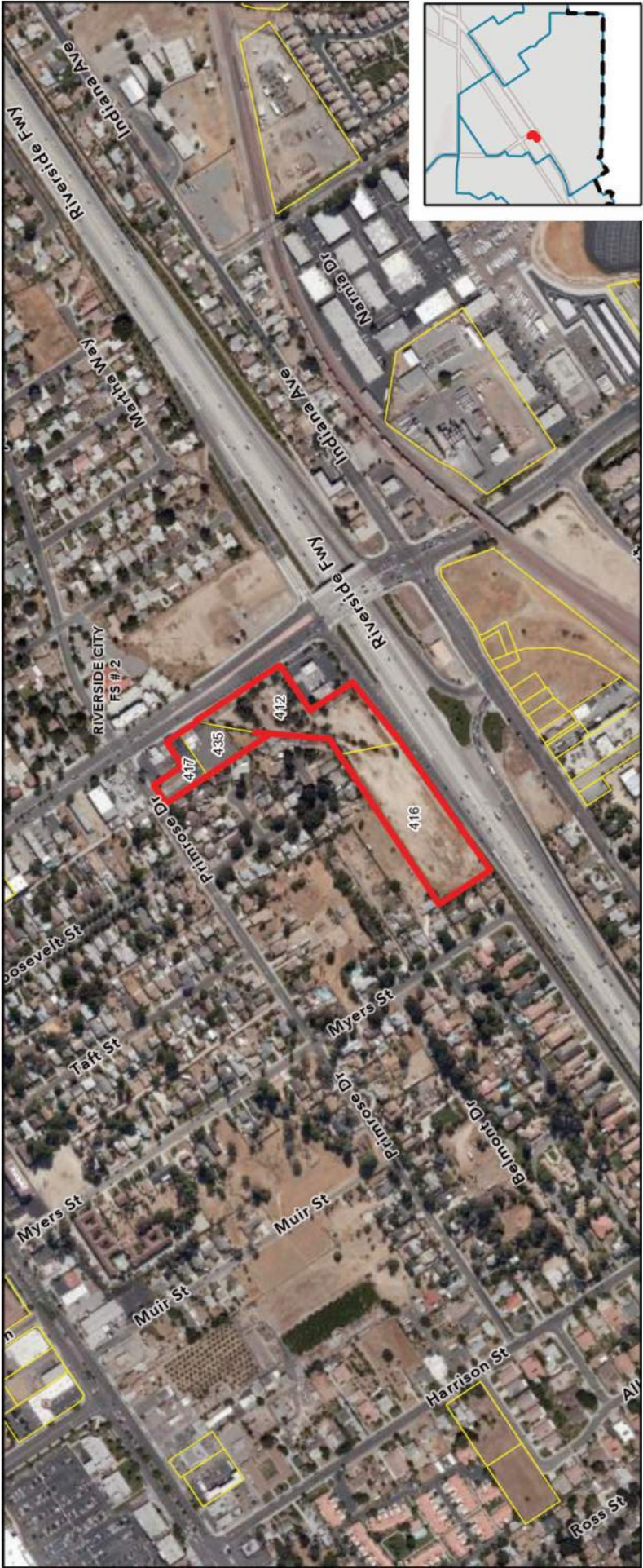
Riverside RHNA Housing Element Update: Ward 5 - Site 37



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



Riverside RHNA Housing Element Update: Ward 5 - Site 41



City Boundary			Site in Focus			Opportunity Parcel			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
383	2331800010	3284 Jackson St	5	1.12	1928	Non-Vacant	SRFD	HDB	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			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

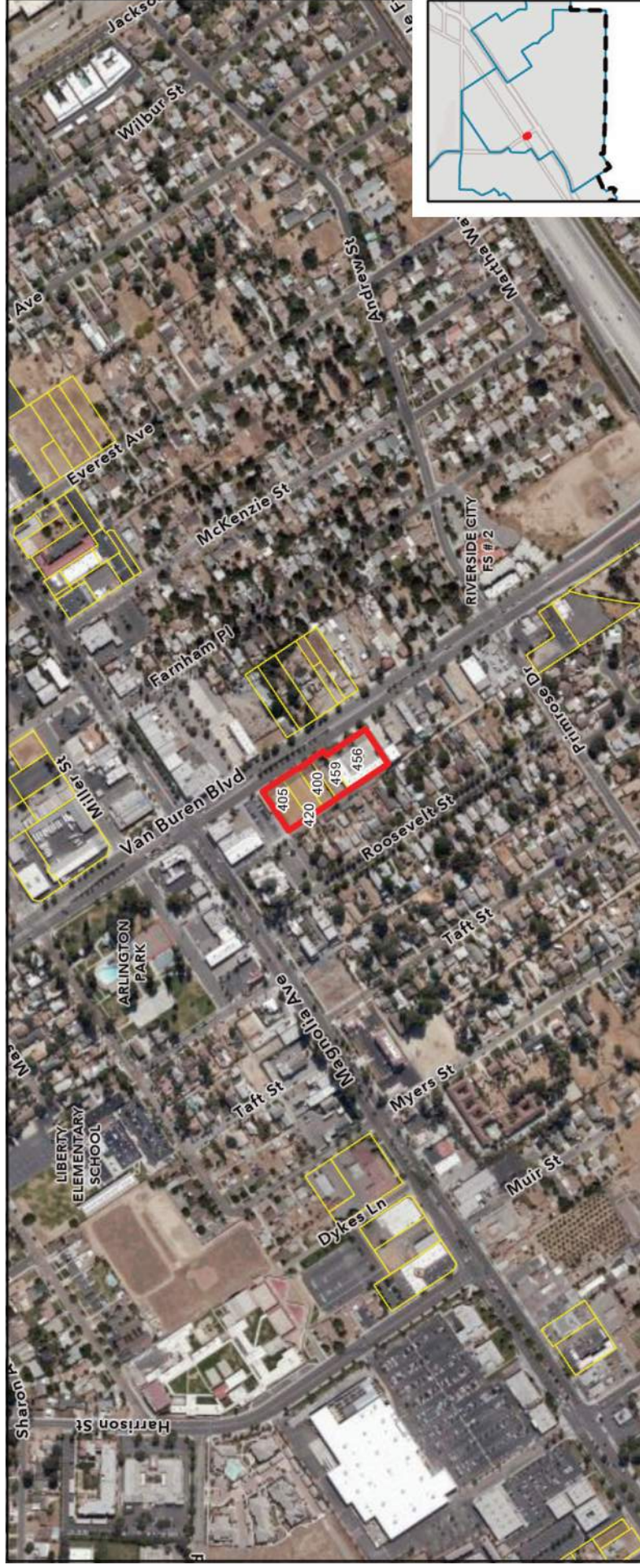
OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 48



City Boundary			Site in Focus			Opportunity Parcel			Map			Summary				
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-7A	60	50	Lower Income	No	No
447	145280002	3840 Myers St	5	0.45	1939	Non-Vacant	OFF	MHDR	O	Rezoned Residential	MU-U-7A	60	20	Moderate Income	No	No

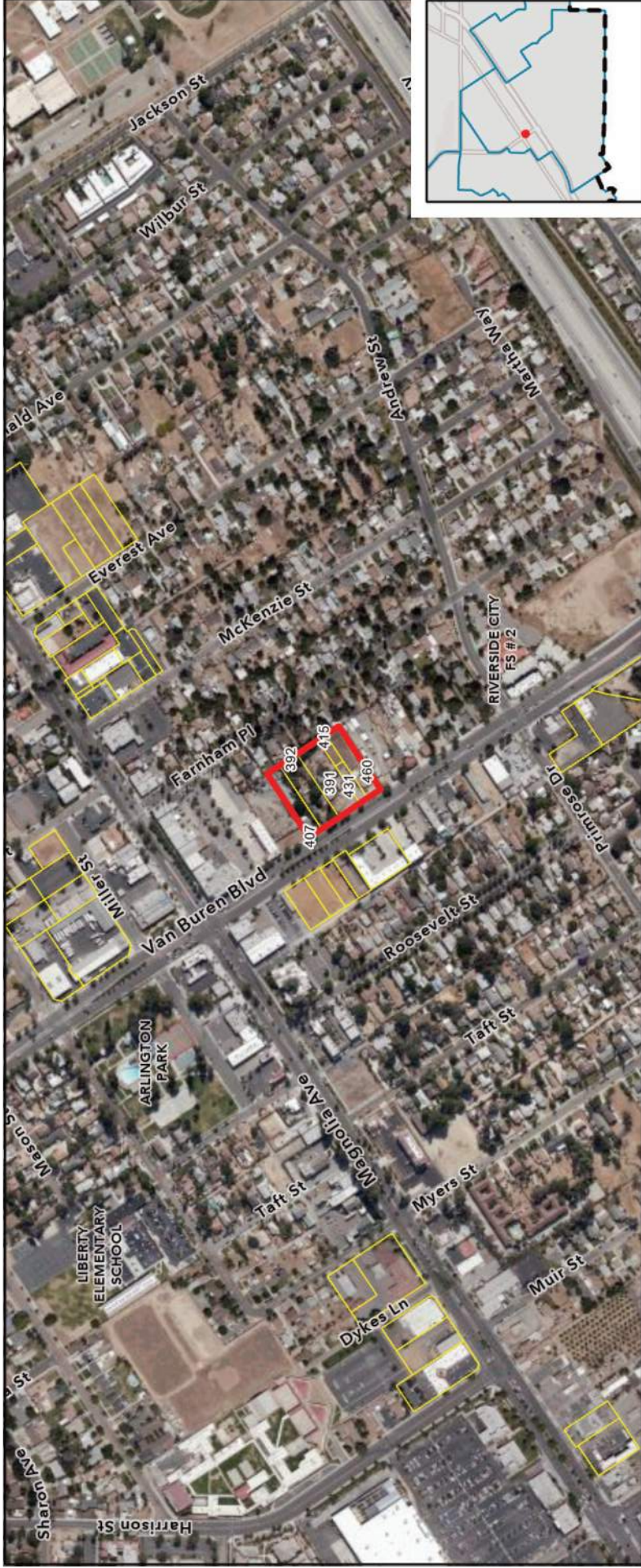
Riverside RHNA Housing Element Update: Ward 5 - Site 50



City Boundary										Site in Focus		Opportunity Parcel		Feet				
City Boundary										Site in Focus		Opportunity Parcel		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	UDEP	MU-V	CR	Rezoned Residential	MU-VTA	40	7	Moderate Income	No	No		
405	234112043	3736 Van Buren Blvd	5	0.38	0	Vacant	UDEP	MU-V	CR	Rezoned Residential	MU-VTA	40	11	Moderate Income	No	No		
420	234112042	3732 Van Buren Blvd	5	0.29	0	Vacant	UDEP	MU-V	CR	Rezoned Residential	MU-VTA	40	8	Moderate Income	No	No		
456	234112063	None	5	0.66	1987	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-VTA	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-VTA	40	7	Moderate Income	No	No		

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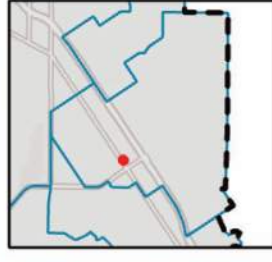
Riverside RHNA Housing Element Update: Ward 5 - Site 52



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-V7A	40	11	Moderate Income	No	No													
415	233022018	None	5	0.1	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V7A	40	2	Moderate Income	No	No													
431	233022070	3693 Van Buren Blvd	5	0.14	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V7A	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-V7A	40	11	Moderate Income	No	No													
391	233022051		5	0.64	0	Non-Vacant		MU-V	CR	Rezoned Residential	MU-V7A	40	19	Lower Income	No	No													
392	233022014		5	0.54	0	Non-Vacant		MU-V	CR	Rezoned Residential	MU-V7A	40	16	Lower Income	No	No													

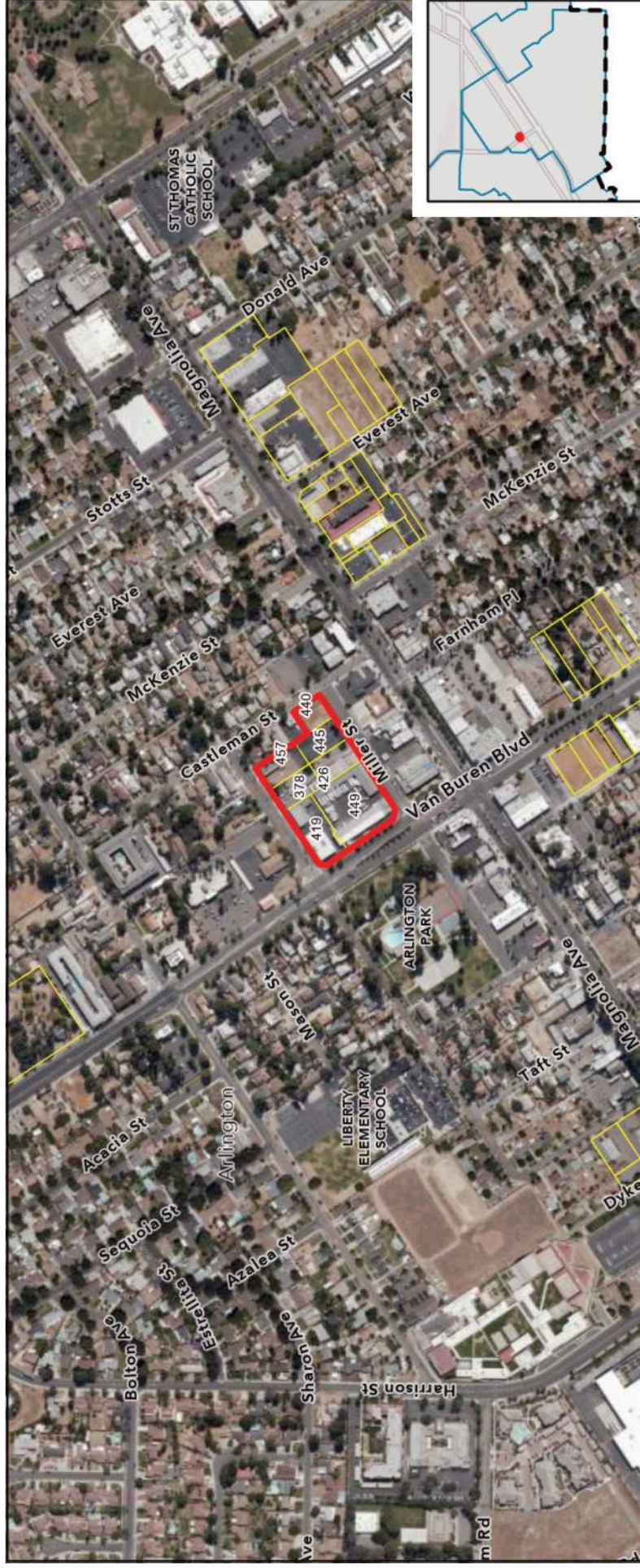
OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 56



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-U7A	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-U7A	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-U7A	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-U7A	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-U7A	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-U7A	60	6	Moderate Income	No	Yes
446	233031014	None	5	0.13	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U7A	60	5	Moderate Income	No	Yes
450	233031001	None	5	0.27	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U7A	60	12	Moderate Income	No	Yes
453	233031002	None	5	0.03	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U7A	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-U7A	60	5	Moderate Income	No	Yes
458	233031011	None	5	0.22	0	Non-Vacant	RET	MDR	CR	Rezoned Residential	MU-U7A	60	9	Moderate Income	No	No
464	233031013	None	5	0.14	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U7A	60	6	Moderate Income	No	Yes
461	233031007	None	5	0.32	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U7A	60	14	Moderate Income	No	Yes
433	233031053	None	5	0.15	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U7A	60	6	Moderate Income	No	Yes

Riverside RHNA Housing Element Update: Ward 5 - Site 59



City Boundary										Site in Focus				Opportunity Parcel				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	UDEB	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	UDEB	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

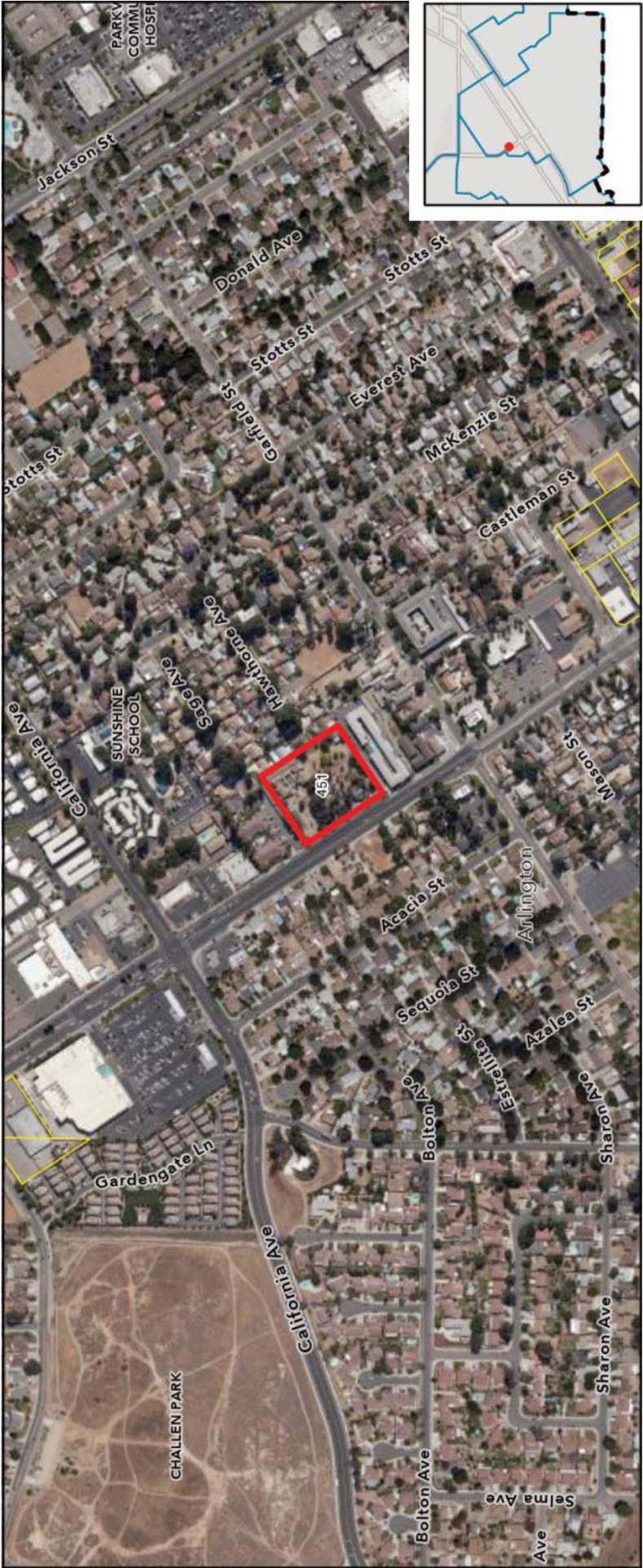


City Boundary			Site in Focus			Opportunity Parcel										Feet			
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA			
379	233040024	9262 Magnolia Ave - Unit B&C	5	0.34	0	Non-Vacant	OFF	MU-V	MU-V	Residential Upzone	MU-U-7A	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-7A	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-7A	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-7A	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-7A	60	41	Lower Income	No	No			
430	233040029	None	5	0.35	0	Vacant	UDEV	MDR	CR	Rezoned Residential	MU-V-7A	40	10	Moderate Income	No	No			
442	233040030	3733 Everest Ave	5	0.45	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-U-7A	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-7A	60	31	Lower Income	No	No			



OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 66



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OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 76



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OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 77



City Boundary			Site in Focus			Opportunity Parcel			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-V7A	40	98	Lower Income	No	No

