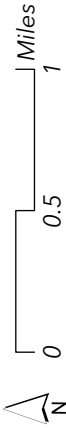
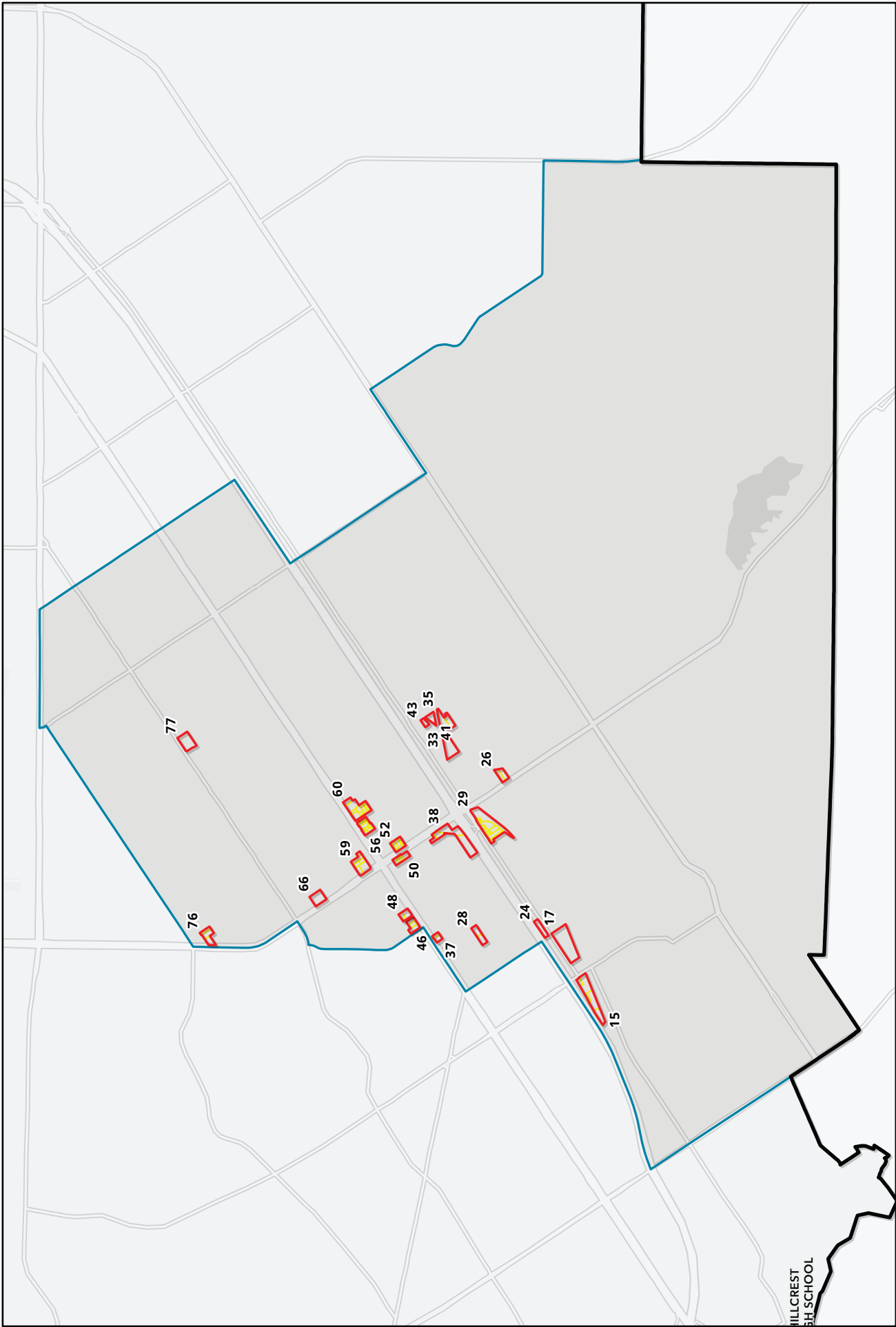


OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Opportunity Sites



Site in Focus

Ward

City Boundary

Opportunity Sites Inventory Table

Site ID	Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use Code	General Plan Land Use Code	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	4th Cycle 5th Cycle	
															Income Level	RHNA
15	387	138110023	None	Ward 5	0.51	0	Non-Vacant	UDEV	C	CR	Rezoned Residential	MU-V	20	10	Moderate Income	No
15	388	138110025	3390 Tyler St	Ward 5	2.11	1981	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	42	Moderate Income	No
15	411	138110028	3396 Tyler St	Ward 5	1.41	1984	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	28	Moderate Income	No
15	448	138110022	3380 Tyler St	Ward 5	2.84	1981	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	56	Moderate Income	No
17	389	234160075	10170 Indiana Ave	Ward 5	8.15	1986	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	163	Moderate Income	No
24	399	234064013	10031 Indiana Ave	Ward 5	1.47	1989	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	29	Moderate Income	No
26	409	233150012	3131 Van Buren Blvd	Ward 5	0.87	1951	Non-Vacant	SFRD	VHDR	R-4	No Zone Change	R-4	35	30	Lower Income	Yes
26	439	233190007	3101 Van Buren Blvd	Ward 5	0.93	1958	Non-Vacant	SFRD	VHDR	R-4	No Zone Change	R-4	35	31	Lower Income	Yes
28	410	234050021	None	Ward 5	0.98	0	Vacant	UDEV	MHDR	R-1-7000	Residential Upzone	R-4	35	34	Lower Income	No
28	462	234050022	3644 Harrison St	Ward 5	1.04	1903	Non-Vacant	SFRD	MHDR	R-1-7000	Residential Upzone	R-4	35	35	Lower Income	No
29	384	234250004	None	Ward 5	0.58	1929	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	11	Moderate Income	No
29	386	234250031	None	Ward 5	0.15	0	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	2	Moderate Income	No
29	390	234250011	9584 Indiana Ave	Ward 5	0.19	1958	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	3	Moderate Income	No
29	394	234250003	None	Ward 5	0.15	1926	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	3	Moderate Income	No
29	395	234250009	9608 Indiana Ave	Ward 5	0.22	1930	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	4	Moderate Income	No
29	396	234250013	9568 Indiana Ave	Ward 5	0.09	1940	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	1	Moderate Income	No
29	402	234250020	9640 Indiana Ave	Ward 5	1.04	1905	Non-Vacant	RESX	B/OP	BMP	Rezoned Residential	MU-V	20	20	Moderate Income	No
29	414	234250008	9618 Indiana Ave	Ward 5	0.17	1939	Non-Vacant	SFRD	B/OP	BMP	Rezoned Residential	MU-V	20	3	Moderate Income	No
29	422	234250030	None	Ward 5	0.14	0	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	2	Moderate Income	No
29	424	234250029	None	Ward 5	4.24	0	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	84	Moderate Income	No
29	427	234250007	None	Ward 5	0.74	0	Non-Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	14	Moderate Income	No
29	434	234250012	9574 Indiana Ave	Ward 5	1.36	0	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	27	Moderate Income	No
29	436	234250010	9590 Indiana Ave	Ward 5	0.14	1935	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	2	Moderate Income	No
29	455	234250006	9628 Indiana Ave	Ward 5	0.22	1924	Non-Vacant	SFRD	B/OP	BMP	Rezoned Residential	MU-V	20	4	Moderate Income	No
33	437	233170005	Ward 5	Ward 5	3.76	0	Non-Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	94	Moderate Income	No
35	393	233180014	3198 Jackson St	Ward 5	2.23	1926	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	53	Moderate Income	Yes
35	443	233180017	3176 Jackson St	Ward 5	1.23	1919	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	29	Moderate Income	Yes
37	385	234080006	9856 Magnolia Ave	Ward 5	0.37	0	Non-Vacant	RESX	MU-V	CR	Rezoned Residential	MU-U-TA	45	16	Moderate Income	No
37	421	234080040	9878 Magnolia Ave	Ward 5	0.61	1987	Non-Vacant	LOD	MU-V	CR	Rezoned Residential	MU-U-TA	45	27	Lower Income	No
38	412	234150046	3510 Van Buren Blvd	Ward 5	2.78	0	Non-Vacant	SFRD	MU-V	MU-V	No Zone Change	MU-V	20	55	Moderate Income	Yes
38	416	234140019	None	Ward 5	3.37	0	Vacant	UDEV	MU-V	MU-V	No Zone Change	MU-V	20	67	Moderate Income	Yes
38	417	234150040	3570 Van Buren Blvd	Ward 5	0.53	1959	Non-Vacant	RESX	MU-V	MU-V	No Zone Change	MU-V	20	10	Moderate Income	Yes
38	435	234150041	3564 Van Buren Blvd	Ward 5	0.81	0	Non-Vacant	MED	MU-V	MU-V	No Zone Change	MU-V	20	16	Moderate Income	Yes
41	383	233180010	3284 Jackson St	Ward 5	1.12	1928	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	27	Moderate Income	Yes
43	438	233180004	3324 Jackson St	Ward 5	0.61	1954	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	14	Moderate Income	Yes
46	381	145280047	9781 Magnolia Ave	Ward 5	0.86	1980	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	45	38	Lower Income	No
46	404	145280031	9777 Magnolia Ave	Ward 5	0.60	1980	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	45	26	Lower Income	No
46	463	145280030	9741 Magnolia Ave	Ward 5	0.56	1978	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	45	25	Lower Income	No
48	429	145280001	9707 Magnolia Ave	Ward 5	1.13	1960	Non-Vacant	OFF	MU-V	CG	Rezoned Residential	MU-U-TA	45	50	Lower Income	No
48	447	145280002	3840 Myers St	Ward 5	0.45	1939	Non-Vacant	OFF	MHDR	O	Rezoned Residential	MU-U-TA	45	20	Moderate Income	No
50	400	234112041	3736 Van Buren Blvd	Ward 5	0.24	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	7	Moderate Income	No
50	405	234112043	3736 Van Buren Blvd	Ward 5	0.38	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	11	Moderate Income	No
50	420	234112042	3732 Van Buren Blvd	Ward 5	0.29	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	8	Moderate Income	No
50	456	234112063	None	Ward 5	0.66	1987	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-V-TA	30	19	Lower Income	No
50	459	234112040	3722 Van Buren Blvd	Ward 5	0.25	1960	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-V-TA	30	7	Moderate Income	No
52	391	233022051	None	Ward 5	0.64	0	Non-Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	19	Lower Income	No
52	392	233022014	3729 Van Buren Blvd	Ward 5	0.54	0	Non-Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	16	Lower Income	No
52	407	233022080	None	Ward 5	0.39	0	Non-Vacant	SFRD	MU-V	CR	Rezoned Residential	MU-V-TA	30	11	Moderate Income	No
52	415	233022018	None	Ward 5	0.10	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	2	Moderate Income	No
52	431	233022070	3693 Van Buren Blvd	Ward 5	0.14	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	4	Moderate Income	No
52	460	233022074	3689 Van Buren Blvd	Ward 5	0.40	0	Non-Vacant	SFRD	MU-V	CR	Rezoned Residential	MU-V-TA	30	11	Moderate Income	No
56	382	233031012	None	Ward 5	0.19	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	8	Moderate Income	Yes
56	397	233031005	9340 Magnolia Ave	Ward 5	0.12	1959	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	5	Moderate Income	Yes
56	398	233031051	9328 Magnolia Ave	Ward 5	0.57	1989	Non-Vacant	LOD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	25	Lower Income	Yes
56	401	233031004	9342 Magnolia Ave	Ward 5	0.24	1960	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	10	Moderate Income	Yes
56	425	233031003	9364 Magnolia Ave	Ward 5	0.31	1961	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	13	Moderate Income	Yes

Opportunity Sites Inventory Table

Site ID	Parcel ID	General										Proposed			4th Cycle		5th Cycle
		APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use Code	Plan Land Use Code	Current Zoning	Zoning Change Category	Proposed Zoning	Density (DU/Acre)	Potential Units	Income Level	RHNA	RHNA
56	432	233031010	3770 Everest Ave	Ward 5	0.15	1914	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	6	Moderate Income	No	Yes
56	433	233031053	9304 Magnolia Ave	Ward 5	0.15	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	6	Moderate Income	No	Yes
56	446	233031014	None	Ward 5	0.13	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	5	Moderate Income	No	Yes
56	450	233031001	None	Ward 5	0.27	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	12	Moderate Income	No	Yes
56	453	233031002	None	Ward 5	0.03	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	1	Moderate Income	No	No
56	454	233031009	3774 Everest Ave	Ward 5	0.12	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	5	Moderate Income	No	Yes
56	458	233031011	None	Ward 5	0.22	0	Non-Vacant	RET	MDR	CR	Rezoned Residential	MU-U-TA	45	9	Moderate Income	No	No
56	461	233031007	None	Ward 5	0.32	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	14	Moderate Income	No	Yes
56	464	233031013	None	Ward 5	0.14	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	6	Moderate Income	No	Yes
59	378	191312002	None	Ward 5	0.42	0	Non-Vacant	UDEV	MU-V	MU-V	No Zone Change	MU-V-TA	30	12	Moderate Income	No	Yes
59	419	191312020	3881 Van Buren Blvd	Ward 5	0.71	1959	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V-TA	30	21	Lower Income	No	Yes
59	426	191312010	None	Ward 5	0.42	0	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V-TA	30	12	Moderate Income	No	Yes
59	440	191312008	None	Ward 5	0.28	0	Vacant	UDEV	MU-V	O	Rezoned Residential	MU-V-TA	30	8	Moderate Income	No	No
59	445	191312009	9431 Miller St	Ward 5	0.41	0	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-V-TA	30	12	Moderate Income	No	No
59	449	191312021	3839 Van Buren Blvd	Ward 5	1.41	1939	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V-TA	30	42	Lower Income	No	Yes
59	457	191312003	9426 Hayes St	Ward 5	0.41	1952	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-V-TA	30	12	Moderate Income	No	No
60	379	233040024	9262 Magnolia Ave - Unit E	Ward 5	0.34	0	Non-Vacant	OFF	MU-V	MU-V	Residential Upzone	MU-U-TA	45	15	Moderate Income	No	Yes
60	380	233040023	9216 Magnolia Ave	Ward 5	1.50	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	67	Lower Income	No	Yes
60	406	233040028	3751 Everest Ave	Ward 5	0.56	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V-TA	30	16	Lower Income	No	No
60	413	233040022	9204 Magnolia Ave	Ward 5	0.66	1959	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U	30	19	Lower Income	No	Yes
60	418	233040027	3763 Everest Ave	Ward 5	0.18	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-U-TA	45	8	Moderate Income	No	No
60	423	233040025	9292 Magnolia Ave	Ward 5	0.92	1964	Non-Vacant	OFF	MU-V	CR	Rezoned Residential	MU-U-TA	45	41	Lower Income	No	No
60	430	233040029	None	Ward 5	0.35	0	Vacant	UDEV	MDR	CR	Rezoned Residential	MU-U-TA	30	10	Moderate Income	No	No
60	442	233040030	3733 Everest Ave	Ward 5	0.45	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V-TA	30	13	Moderate Income	No	No
60	444	233040026	3771 Everest Ave	Ward 5	0.73	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-U-TA	45	31	Lower Income	No	No
66	451	191281037	4065 Van Buren Blvd	Ward 5	2.50	1988	Non-Vacant	LOD	MDR	R-1-7000	Residential Upzone	MU-V-TA	30	75	Lower Income	No	No
76	403	191200010	9341 Duncan Ave	Ward 5	1.00	1925	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	25	Moderate Income	No	Yes
76	408	191200027	9325 Duncan Ave	Ward 5	0.51	1942	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	12	Moderate Income	No	Yes
76	452	191200024	None	Ward 5	0.92	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	22	Moderate Income	No	Yes
77	428	193261027	None	Ward 5	3.29	0	Non-Vacant	UDEV	MU-V	MU-V	No Zone Change	MU-V-TA	30	98	Lower Income	No	Yes



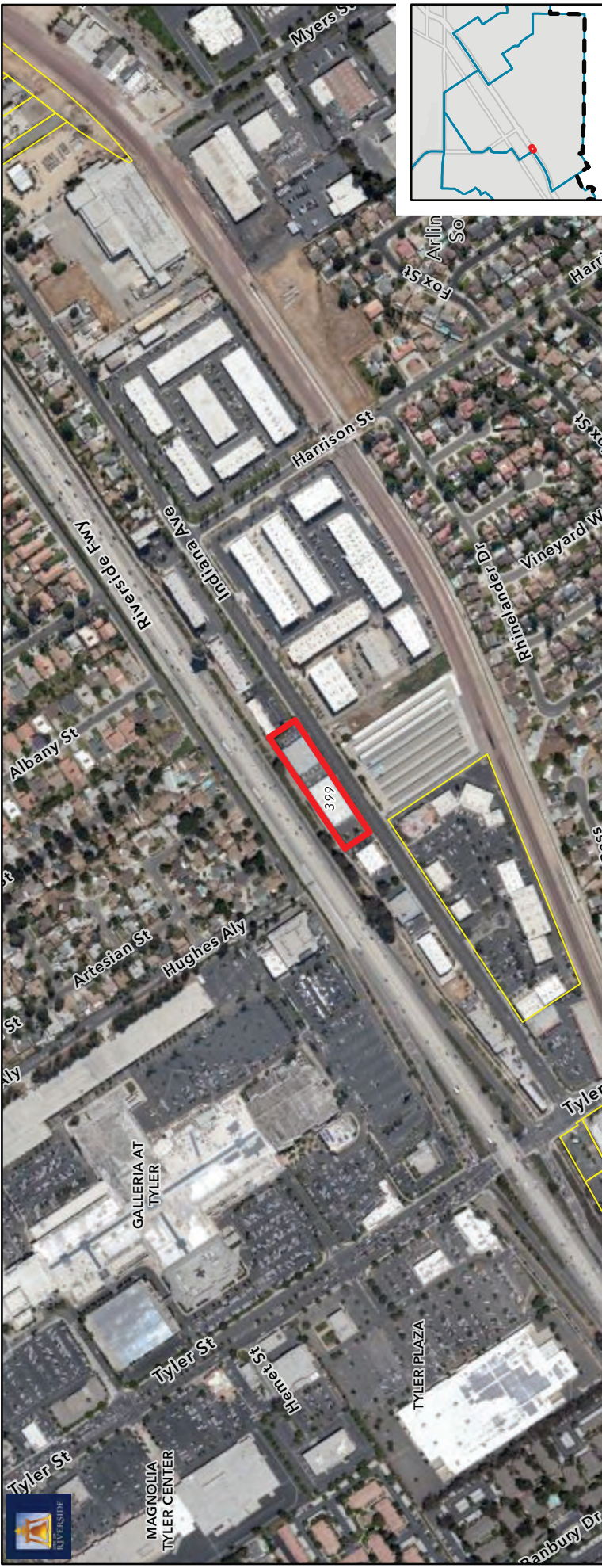
City Boundary **Site in Focus** **Opportunity Parcel**

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
387	138110023	None	Ward 5	0.51	0	Non-Vacant	UDEV	C	CR	Rezoned Residential	MU-V	20	10	Moderate Income	No	No
388	138110025	3390 Tyler St	Ward 5	2.11	1981	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	42	Moderate Income	No	No
411	138110028	3396 Tyler St	Ward 5	1.41	1984	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	28	Moderate Income	No	No
448	138110022	3380 Tyler St	Ward 5	2.84	1981	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	56	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
389	234160075	10170 Indiana Ave	Ward 5	8.15	1986	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	163	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
399	234064013	10031 Indiana Ave	Ward 5	1.47	1989	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	29	Moderate Income	No	No

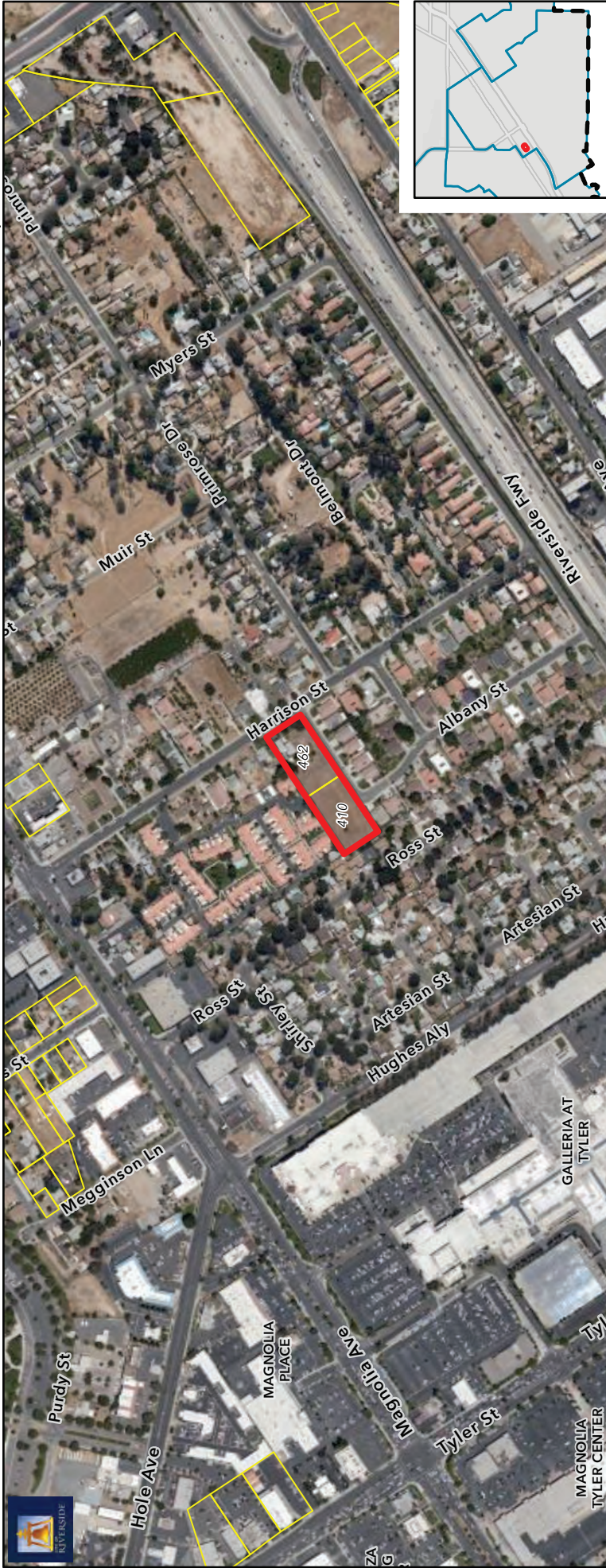
OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 26



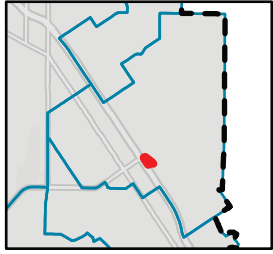
City Boundary			Site in Focus			Opportunity Parcel										
																
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
409	233150012	3131 Van Buren Blvd	Ward 5	0.87	1951	Non-Vacant	SFRD	VHDR	R-4	No Zone Change	R-4	35	30	Lower Income	No	Yes
439	233190007	3101 Van Buren Blvd	Ward 5	0.93	1958	Non-Vacant	SFRD	VHDR	R-4	No Zone Change	R-4	35	31	Lower Income	No	Yes

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City Boundary			Site in Focus			Opportunity Parcel										
																
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant 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
410	234050021	None	Ward 5	0.98	0	Vacant	UDEV	MHDR	R-1-7000	Residential Upzone	R-4	35	34	Lower Income	No	No
462	234050022	3644 Harrison St	Ward 5	1.04	1903	Non-Vacant	SFRD	MHDR	R-1-7000	Residential Upzone	R-4	35	35	Lower Income	No	No

OPPORTUNITY SITES



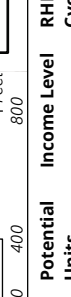
City Boundary Site in Focus Opportunity Parcel

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
384	234250004	None	Ward 5	0.58	1929	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	11	Moderate Income	No	No
386	234250031		Ward 5	0.15	0	Vacant		B/OP	BMP	Rezoned Residential	MU-V	20	2	Moderate Income	No	No
390	234250011	9584 Indiana Ave	Ward 5	0.19	1958	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	3	Moderate Income	No	No
394	234250003	None	Ward 5	0.15	1926	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	3	Moderate Income	No	No
395	234250009	9608 Indiana Ave	Ward 5	0.22	1930	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	4	Moderate Income	No	No
396	234250013	9568 Indiana Ave	Ward 5	0.09	1940	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	1	Moderate Income	No	No
402	234250020	9640 Indiana Ave	Ward 5	1.04	1905	Non-Vacant	RESX	B/OP	BMP	Rezoned Residential	MU-V	20	20	Moderate Income	No	No
414	234250008	9618 Indiana Ave	Ward 5	0.17	1939	Non-Vacant	SFRD	B/OP	BMP	Rezoned Residential	MU-V	20	3	Moderate Income	No	No
422	234250030		Ward 5	0.14	0	Vacant		B/OP	BMP	Rezoned Residential	MU-V	20	2	Moderate Income	No	No
424	234250029		Ward 5	4.24	0	Vacant		B/OP	BMP	Rezoned Residential	MU-V	20	84	Moderate Income	No	No
427	234250007	None	Ward 5	0.74	0	Non-Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	14	Moderate Income	No	No
434	234250012	9574 Indiana Ave	Ward 5	1.36	0	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	27	Moderate Income	No	No
436	234250010	9590 Indiana Ave	Ward 5	0.14	1935	Vacant	UDEV	B/OP	BMP	Rezoned Residential	MU-V	20	2	Moderate Income	No	No
455	234250006	9628 Indiana Ave	Ward 5	0.22	1924	Non-Vacant	SFRD	B/OP	BMP	Rezoned Residential	MU-V	20	4	Moderate Income	No	No



City Boundary		Site in Focus		Opportunity Parcel													
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	
437	233170005		Ward 5	3.76	0	Non-Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	94	Moderate Income	No	Yes	



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle			
393	233180014	3198 Jackson St	Ward 5	2.23	1926	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	53	Moderate Income	No	Yes			
443	233180017	3176 Jackson St	Ward 5	1.23	1919	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
385	234080006	9856 Magnolia Ave	Ward 5	0.37	0	Non-Vacant	RESX	MU-V	CR	Rezoned Residential	MU-U-TA	45	16	Moderate Income	No	No
421	234080040	9878 Magnolia Ave	Ward 5	0.61	1987	Non-Vacant	LOD	MU-V	CR	Rezoned Residential	MU-U-TA	45	27	Lower Income	No	No



City Boundary			Site in Focus			Opportunity Parcel										
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
412	234150046	3510 Van Buren Blvd	Ward 5	2.78	0	Non-Vacant	SFRD	MU-V	MU-V	No Zone Change	MU-V	20	55	Moderate Income	No	Yes
416	234140019	None	Ward 5	3.37	0	Vacant	UDEV	MU-V	MU-V	No Zone Change	MU-V	20	67	Moderate Income	No	Yes
417	234150040	3570 Van Buren Blvd	Ward 5	0.53	1959	Non-Vacant	RESX	MU-V	MU-V	No Zone Change	MU-V	20	10	Moderate Income	No	Yes
435	234150041	3564 Van Buren Blvd	Ward 5	0.81	0	Non-Vacant	MED	MU-V	MU-V	No Zone Change	MU-V	20	16	Moderate Income	No	Yes



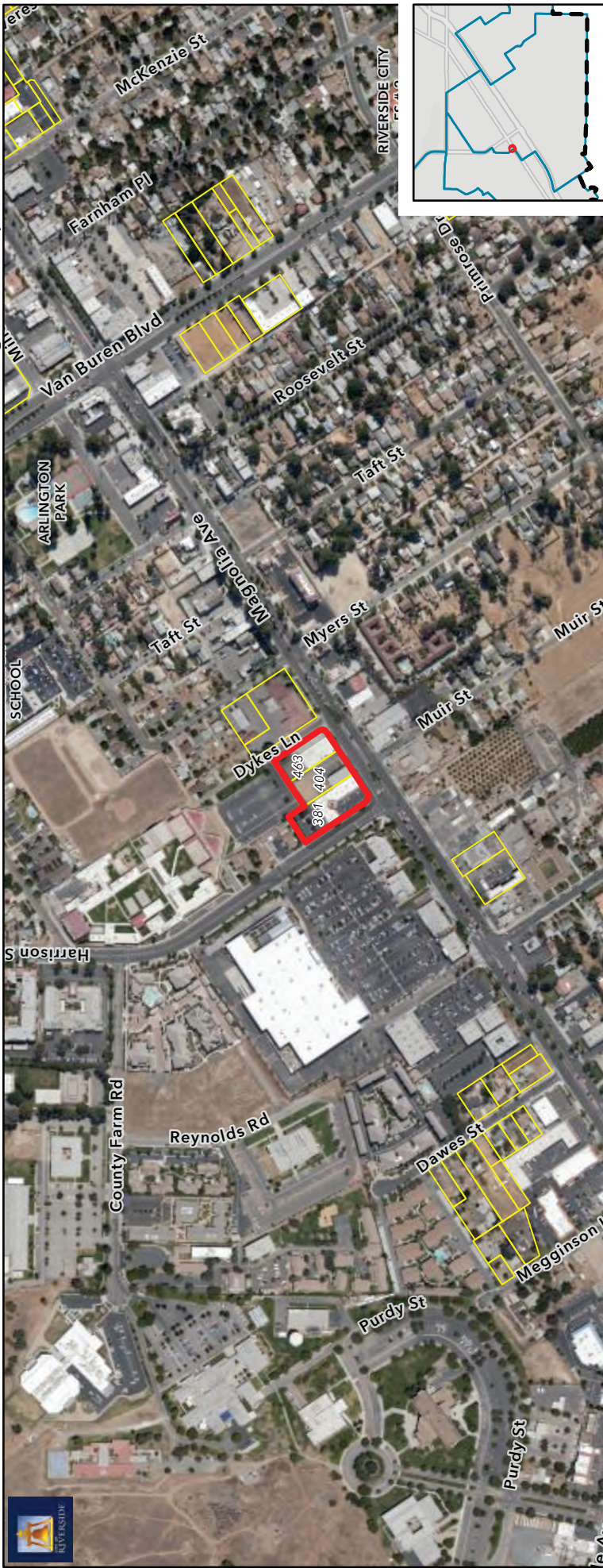
City Boundary **Site in Focus** **Opportunity Parcel**

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
383	233180010	3284 Jackson St	Ward 5	1.12	1928	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	27	Moderate Income	No	Yes



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

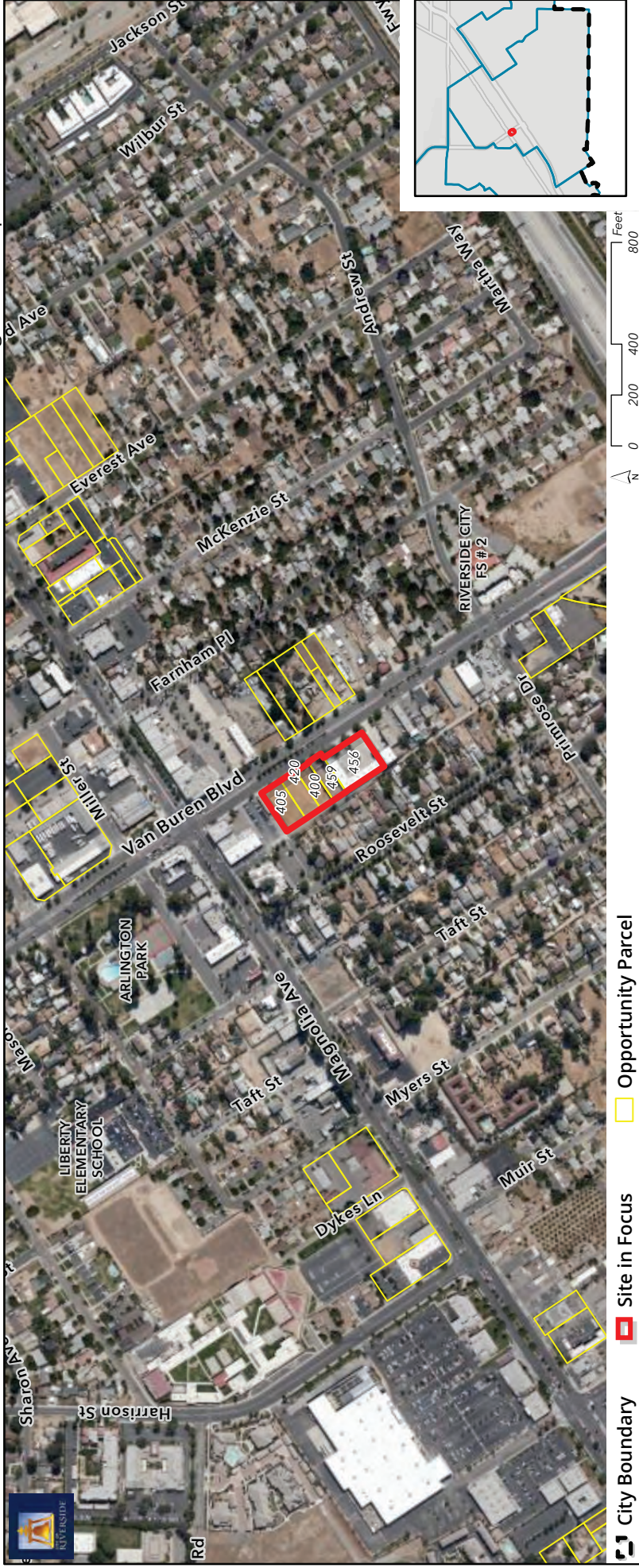
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
438	233180004	3324 Jackson St	Ward 5	0.61	1954	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	14	Moderate Income	No	Yes



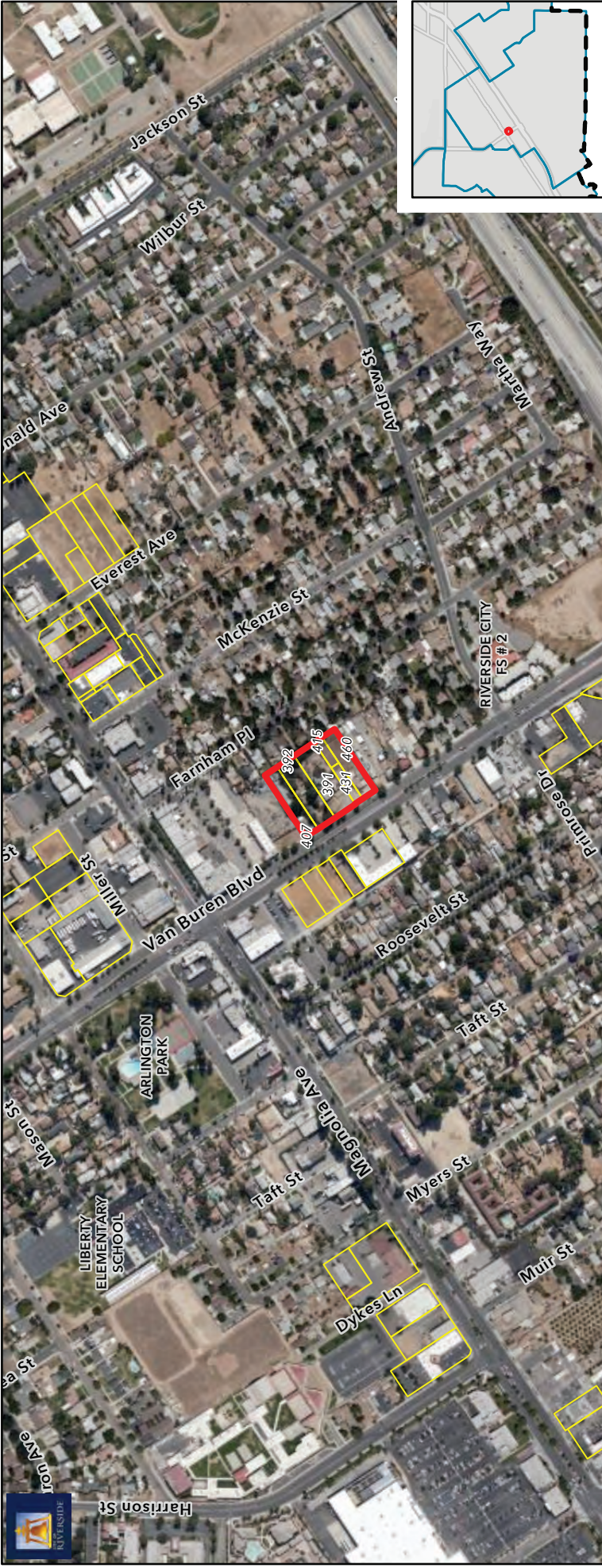
Parcel ID	APN	Site Address	Ward	Site in Focus			Opportunity Parcel			Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
				City Boundary	Year Built	Lot Acreage	Vacant Type	Existing Land Use	General Plan Land Use								
381	145280047	9781 Magnolia Ave	Ward 5		1980	0.86	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	45	38	Lower Income	No	No
404	145280031	9777 Magnolia Ave	Ward 5		1980	0.6	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	45	26	Lower Income	No	No
463	145280030	9741 Magnolia Ave	Ward 5		1978	0.56	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	45	25	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
429	145280001	9707 Magnolia Ave	Ward 5	1.13	1960	Non-Vacant	OFF	MU-V	CG	Rezoned Residential	MU-U-TA	45	50
447	145280002	3840 Myers St	Ward 5	0.45	1939	Non-Vacant	OFF	MHDR	O	Rezoned Residential	MU-U-TA	45	20
												Income Level	Lower Income
												Income	Moderate Income
												RHNA 4th Cycle	No
												RHNA 5th Cycle	No



City Boundary			Site in Focus			Opportunity Parcel										
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
400	234112041	3736 Van Buren Blvd	Ward 5	0.24	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	7	Moderate Income	No	No
405	234112043	3736 Van Buren Blvd	Ward 5	0.38	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	11	Moderate Income	No	No
420	234112042	3732 Van Buren Blvd	Ward 5	0.29	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	8	Moderate Income	No	No
456	234112063	None	Ward 5	0.66	1987	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-V-TA	30	19	Lower Income	No	No
459	234112040	3722 Van Buren Blvd	Ward 5	0.25	1960	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-V-TA	30	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
391	233022051		Ward 5	0.64	0	Non-Vacant		MU-V	CR	Rezoned Residential	MU-V-TA	30	19	Lower Income	No	No
392	233022014		Ward 5	0.54	0	Non-Vacant		MU-V	CR	Rezoned Residential	MU-V-TA	30	16	Lower Income	No	No
407	233022080	3729 Van Buren Blvd	Ward 5	0.39	0	Non-Vacant	SFRD	MU-V	CR	Rezoned Residential	MU-V-TA	30	11	Moderate Income	No	No
415	233022018	None	Ward 5	0.1	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	2	Moderate Income	No	No
431	233022070	3693 Van Buren Blvd	Ward 5	0.14	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	4	Moderate Income	No	No
460	233022074	3689 Van Buren Blvd	Ward 5	0.4	0	Non-Vacant	SFRD	MU-V	CR	Rezoned Residential	MU-V-TA	30	11	Moderate Income	No	No

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OPPORTUNITY SITES

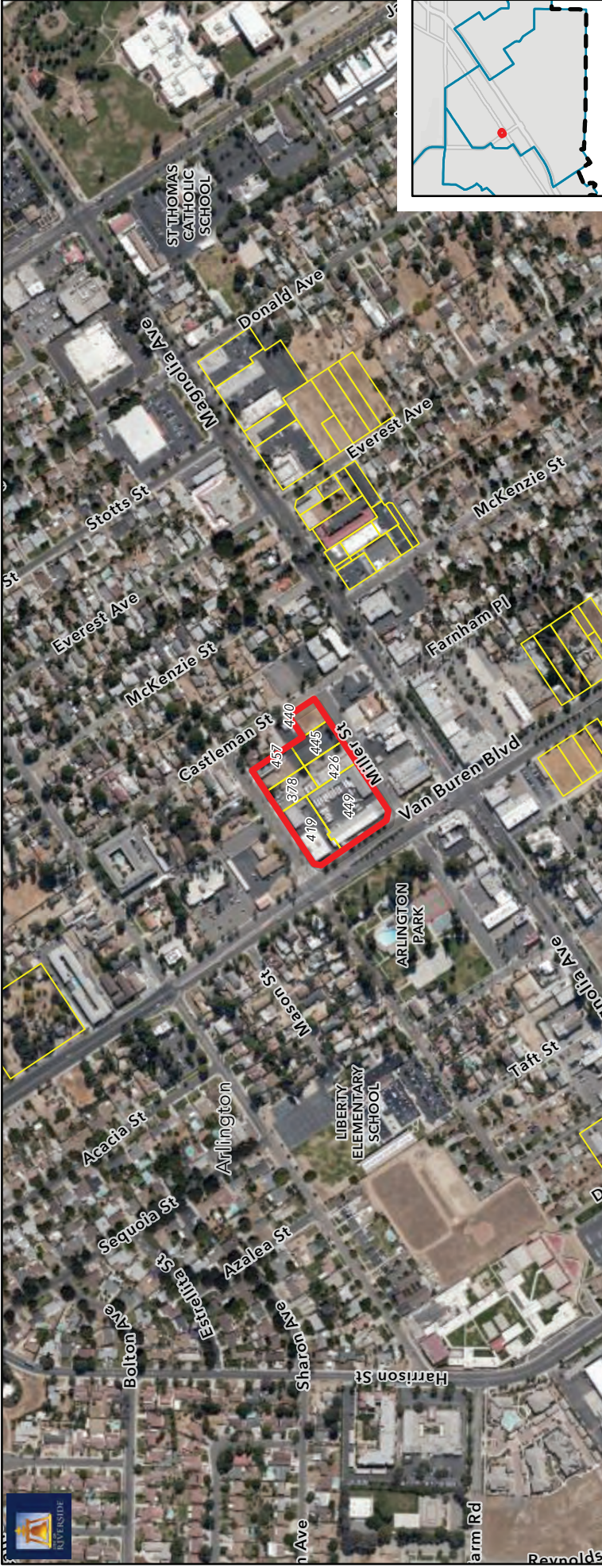
Riverside RHNA Housing Element Update: Ward 5 - Site 56



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)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
382	233031012	None	Ward 5	0.19	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	8	Moderate Income	No	Yes
397	233031005	9340 Magnolia Ave	Ward 5	0.12	1959	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	5	Moderate Income	No	Yes
398	233031051	9328 Magnolia Ave	Ward 5	0.57	1989	Non-Vacant	LOD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	25	Lower Income	No	Yes
401	233031004	9342 Magnolia Ave	Ward 5	0.24	1960	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	10	Moderate Income	No	Yes
425	233031003	9364 Magnolia Ave	Ward 5	0.31	1961	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	13	Moderate Income	No	Yes
432	233031010	3770 Everest Ave	Ward 5	0.15	1914	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	6	Moderate Income	No	Yes
433	233031053	9304 Magnolia Ave	Ward 5	0.15	0	Non-Vacant		MU-V	MU-V	Residential Upzone	MU-U-TA	45	6	Moderate Income	No	Yes
446	233031014	None	Ward 5	0.13	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	5	Moderate Income	No	Yes
450	233031001	None	Ward 5	0.27	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	12	Moderate Income	No	Yes
453	233031002	None	Ward 5	0.03	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	1	Moderate Income	No	No
454	233031009	3774 Everest Ave	Ward 5	0.12	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	5	Moderate Income	No	Yes
458	233031011	None	Ward 5	0.22	0	Non-Vacant	RET	MDR	CR	Rezoned Residential	MU-U-TA	45	9	Moderate Income	No	No
461	233031007		Ward 5	0.32	0	Non-Vacant		MU-V	MU-V	Residential Upzone	MU-U-TA	45	14	Moderate Income	No	Yes
464	233031013	None	Ward 5	0.14	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	6	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 59

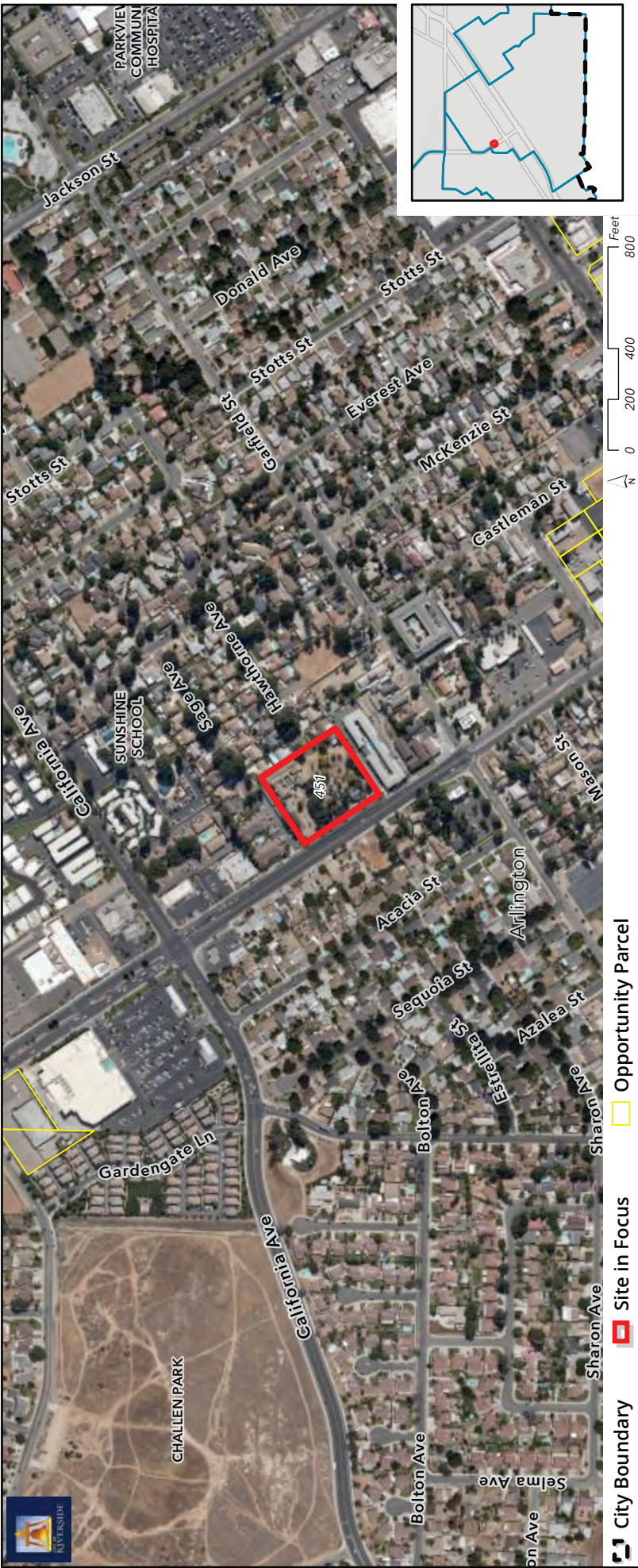


City Boundary			Site in Focus			Opportunity Parcel										Feet		
																0200400800		
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle		
378	191312002	None	Ward 5	0.42	0	Non-Vacant	UDEV	MU-V	MU-V	No Zone Change	MU-V-TA	30	12	Moderate Income	No	Yes		
419	191312020	3881 Van Buren Blvd	Ward 5	0.71	1959	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V-TA	30	21	Lower Income	No	Yes		
426	191312010	None	Ward 5	0.42	0	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V-TA	30	12	Moderate Income	No	Yes		
440	191312008	None	Ward 5	0.28	0	Vacant	UDEV	MU-V	O	Rezoned Residential	MU-V-TA	30	8	Moderate Income	No	No		
445	191312009	9431 Miller St	Ward 5	0.41	0	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-V-TA	30	12	Moderate Income	No	No		
449	191312021	3839 Van Buren Blvd	Ward 5	1.41	1939	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V-TA	30	42	Lower Income	No	Yes		
457	191312003	9426 Hayes St	Ward 5	0.41	1952	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-V-TA	30	12	Moderate Income	No	No		



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

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
379	233040024	9262 Magnolia Ave - Unit B&C	Ward 5	0.34	0	Non-Vacant	OFF	MU-V	MU-V	Residential Upzone	MU-U-TA	45	15	Moderate Income	No	Yes
380	233040023	9216 Magnolia Ave	Ward 5	1.5	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	67	Lower Income	No	Yes
406	233040028	3751 Everest Ave	Ward 5	0.56	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V-TA	30	16	Lower Income	No	No
413	233040022	9204 Magnolia Ave	Ward 5	0.66	1959	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U	30	19	Lower Income	No	Yes
418	233040027	3763 Everest Ave	Ward 5	0.18	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-U-TA	45	8	Moderate Income	No	No
423	233040025	9292 Magnolia Ave	Ward 5	0.92	1964	Non-Vacant	OFF	MU-V	CR	Rezoned Residential	MU-U-TA	45	41	Lower Income	No	No
430	233040029	None	Ward 5	0.35	0	Vacant	UDEV	MDR	CR	Rezoned Residential	MU-V-TA	30	10	Moderate Income	No	No
442	233040030	3733 Everest Ave	Ward 5	0.45	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V-TA	30	13	Moderate Income	No	No
444	233040026	3771 Everest Ave	Ward 5	0.73	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-U-TA	45	31	Lower Income	No	No

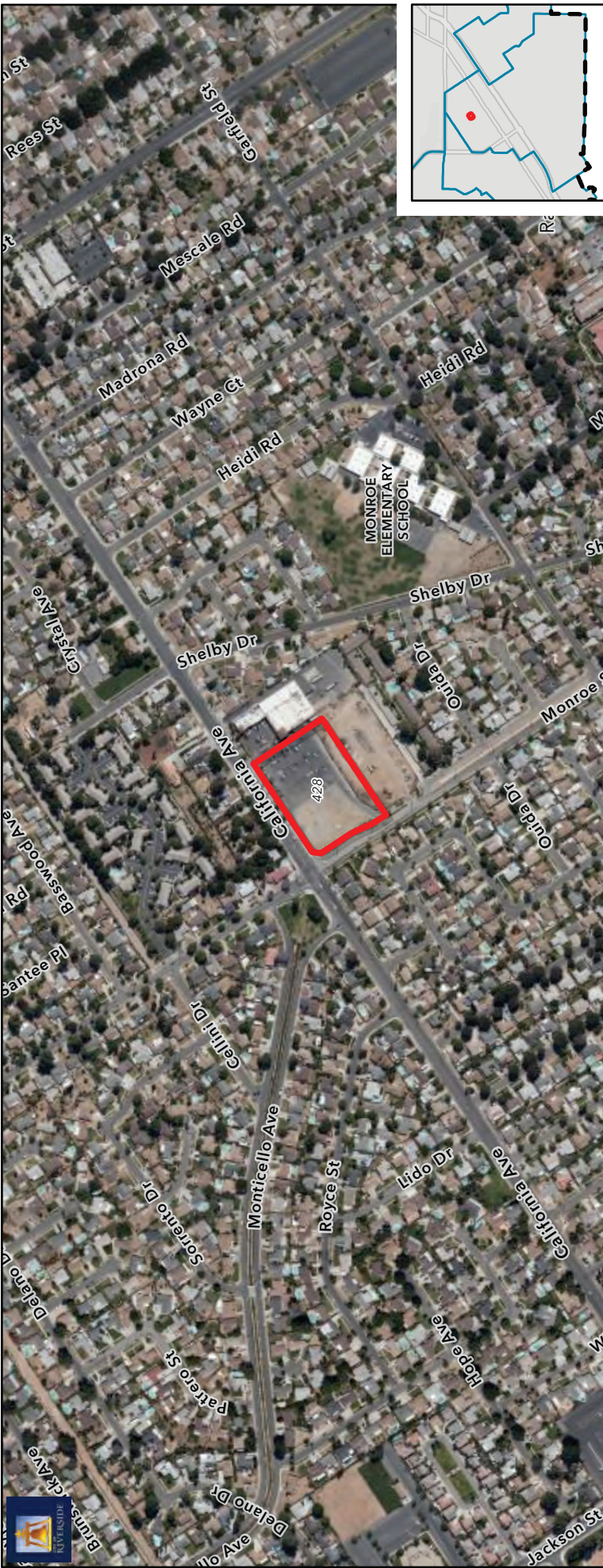


 City Boundary Site in Focus Opportunity Parcel

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
451	191281037	4065 Van Buren Blvd	Ward 5	2.5	1988	Non-Vacant	LOD	MDR	R-1-7000	Residential Upzone	MU-V-TA	30	75	Lower Income	No	No



City Boundary			Site in Focus			Opportunity Parcel		
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use
403	191200010	9341 Duncan Ave	Ward 5	1	1925	Non-Vacant	SFRD	HDR
408	191200027	9325 Duncan Ave	Ward 5	0.51	1942	Non-Vacant	SFRD	HDR
452	191200024	None	Ward 5	0.92	0	Vacant	SFRD	HDR
Opportunity Parcel Data								
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use
403	191200010	9341 Duncan Ave	Ward 5	1	1925	Non-Vacant	SFRD	HDR
408	191200027	9325 Duncan Ave	Ward 5	0.51	1942	Non-Vacant	SFRD	HDR
452	191200024	None	Ward 5	0.92	0	Vacant	SFRD	HDR
Zoning and Density Data								
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use
403	191200010	9341 Duncan Ave	Ward 5	1	1925	Non-Vacant	SFRD	HDR
408	191200027	9325 Duncan Ave	Ward 5	0.51	1942	Non-Vacant	SFRD	HDR
452	191200024	None	Ward 5	0.92	0	Vacant	SFRD	HDR
Income and Potential Data								
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use
403	191200010	9341 Duncan Ave	Ward 5	1	1925	Non-Vacant	SFRD	HDR
408	191200027	9325 Duncan Ave	Ward 5	0.51	1942	Non-Vacant	SFRD	HDR
452	191200024	None	Ward 5	0.92	0	Vacant	SFRD	HDR
RHNA Cycle Data								
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use
403	191200010	9341 Duncan Ave	Ward 5	1	1925	Non-Vacant	SFRD	HDR
408	191200027	9325 Duncan Ave	Ward 5	0.51	1942	Non-Vacant	SFRD	HDR
452	191200024	None	Ward 5	0.92	0	Vacant	SFRD	HDR



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
428	193261027	None	Ward 5	3.29	0	Non-Vacant	UDEV	MU-V	MU-V	No Zone Change	MU-V-TA	30	98	Lower Income	No	Yes