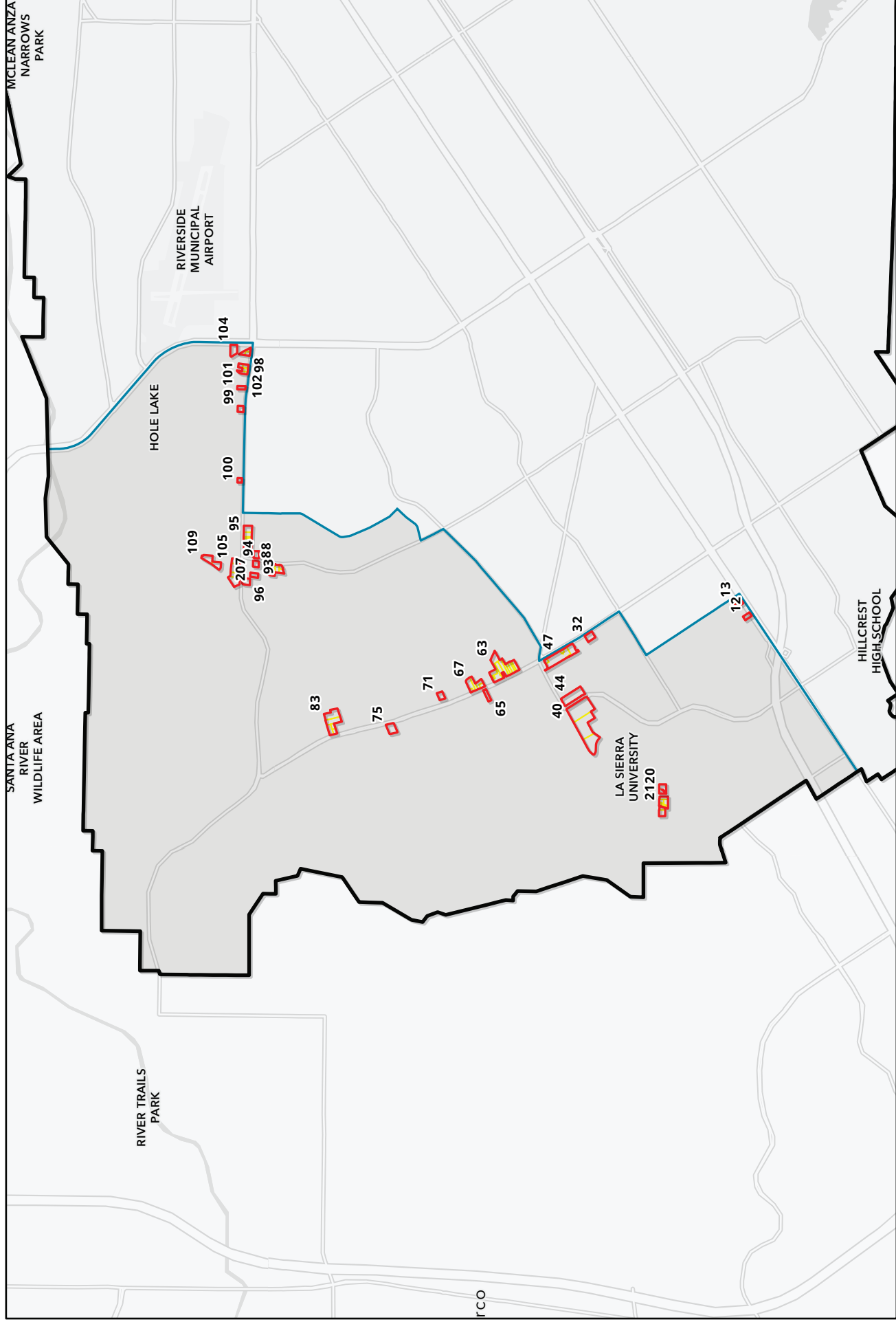


OPPORTUNITY SITES

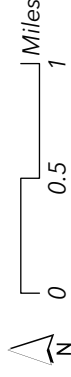
Riverside RHNA Housing Element Update: Ward 7 - Opportunity Sites



City Boundary

Ward

Site in Focus



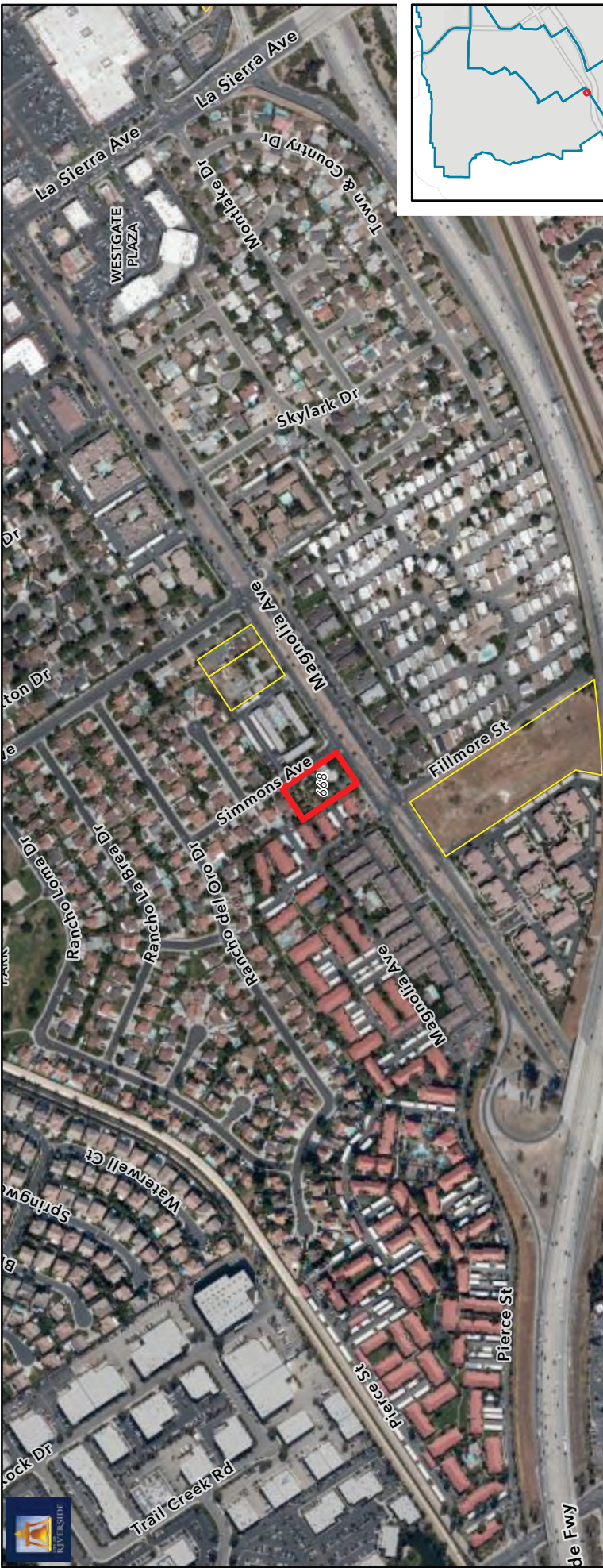
Opportunity Sites Inventory Table

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	Income Level		4th Cycle RHNA		5th Cycle RHNA
12	668	142210029	114113 Magnolia Ave	Ward 7	0.85	1946	Non-Vacant	MED	VHDR	BMP	Rezoned Residential	MU-U-TA	45	38	Lower Income	No	No	No	No
13	640	142231006	113113 Magnolia Ave	Ward 7	0.47	1947	Non-Vacant	SFRD	VHDR	R-4	Residential Upzone	MU-U-TA	45	20	Moderate Income	No	Yes	Yes	Yes
13	696	142231007	11325 Magnolia Ave	Ward 7	0.94	1946	Non-Vacant	SFRD	VHDR	R-4	Residential Upzone	MU-U-TA	45	41	Lower Income	No	Yes	No	Yes
20	654	141240047	11984 Raley Dr	Ward 7	1.07	1944	Non-Vacant	SFRD	MHDR	R-3-1500	No Zone Change	R-3-1500	25	25	Moderate Income	No	No	No	No
20	680	141221001	12008 Raley Dr	Ward 7	0.56	1936	Non-Vacant	SFRD	MHDR	R-3-1500	No Zone Change	R-3-1500	25	12	Moderate Income	No	No	No	No
21	622	141221007	None	Ward 7	0.17	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	4	Moderate Income	No	Yes	No	Yes
21	632	141221031	12056 Raley Dr	Ward 7	0.39	1946	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	8	Moderate Income	No	Yes	No	Yes
21	649	141221036	12082 Raley Dr	Ward 7	0.41	1937	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	9	Moderate Income	No	Yes	No	Yes
21	669	141221009	None	Ward 7	0.05	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	1	Moderate Income	No	Yes	No	Yes
21	684	141221026	12100 Raley Dr	Ward 7	0.46	1945	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	9	Moderate Income	No	Yes	No	Yes
21	685	141221033	None	Ward 7	0.08	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	1	Moderate Income	No	Yes	No	Yes
21	686	141221032	None	Ward 7	0.68	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	17	Moderate Income	No	Yes	No	Yes
21	687	141221011	12108 Raley Dr	Ward 7	0.98	1929	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	22	Moderate Income	No	Yes	No	Yes
21	700	141221035	12014 Raley Dr	Ward 7	0.62	1945	Non-Vacant	SFRD	MHDR	R-3-1500	No Zone Change	R-3-1500	25	13	Moderate Income	No	No	No	No
32	623	142030029	4550 La Sierra Ave	Ward 7	1.53	1984	Non-Vacant	EDU	PF	O	Rezoned Residential	MU-V	20	30	Moderate Income	No	No	No	No
40	621	141350009	11398 Pierce St	Ward 7	7.83	1982	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-V	20	156	Moderate Income	No	No	No	No
40	657	141350005	4820 Riverwalk Dr	Ward 7	9.59	1981	Non-Vacant	POW	MU-V	BMP	Rezoned Residential	MU-V	20	191	Moderate Income	No	No	No	No
40	693	141350011	None	Ward 7	4.86	0	Vacant	UDEV	HDR	R-3-1500	Residential Upzone	MU-U	30	145	Lower Income	No	No	No	No
44	682	146210024	None	Ward 7	5.07	1968	Non-Vacant	LIND	HDR	R-3-1500	No Zone Change	R-3-1500	25	126	Moderate Income	No	Yes	No	Yes
47	620	146220042	None	Ward 7	5.76	0	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	20	115	Moderate Income	No	Yes	No	Yes
47	641	146220025	4740 La Sierra Ave	Ward 7	0.24	1989	Non-Vacant	RESX	MU-V	MU-V	No Zone Change	MU-V	20	4	Moderate Income	No	Yes	No	Yes
47	660	146210022	4720 La Sierra Ave	Ward 7	1.89	1986	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	20	37	Moderate Income	No	Yes	No	Yes
47	683	146220043	None	Ward 7	0.00	0	Non-Vacant	UTIL	MU-V	MU-V	No Zone Change	MU-V	20	0	Moderate Income	No	Yes	No	Yes
47	688	146220045	None	Ward 7	0.00	0	Non-Vacant	UTIL	MU-V	MU-V	No Zone Change	MU-V	20	0	Moderate Income	No	Yes	No	Yes
47	699	146220035	4860 La Sierra Ave	Ward 7	0.35	2003	Non-Vacant	RESX	MU-V	MU-V	No Zone Change	MU-V	20	7	Moderate Income	No	Yes	No	Yes
47	701	146220044	None	Ward 7	0.00	0	Non-Vacant	UTIL	MU-V	MU-V	No Zone Change	MU-V	20	0	Moderate Income	No	Yes	No	Yes
63	618	146181022	4979 La Sierra Ave	Ward 7	0.88	1922	Non-Vacant	UDEV	MDR	CG	Rezoned Residential	MU-V	20	17	Moderate Income	No	No	No	No
63	619	146170023	5061 La Sierra Ave	Ward 7	0.01	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	0	Moderate Income	No	No	No	No
63	625	146170029	5009 La Sierra Ave	Ward 7	0.82	1940	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	15	Moderate Income	No	No	No	No
63	627	146170028	5025 La Sierra Ave	Ward 7	0.87	0	Non-Vacant	MFR	MDR	R-1-7000	Residential Upzone	MU-V	20	16	Moderate Income	No	No	No	No
63	628	146170032	None	Ward 7	1.39	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	26	Moderate Income	No	No	No	No
63	634	146170003	11000 Norwood Ave	Ward 7	0.85	1949	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	15	Moderate Income	No	No	No	No
63	655	146170001	11046 Norwood Ave	Ward 7	0.14	1949	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	2	Moderate Income	No	No	No	No
63	658	146170030	5069 La Sierra Ave	Ward 7	2.00	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	38	Moderate Income	No	No	No	No
63	663	146170031	5015 La Sierra Ave	Ward 7	0.71	1958	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	13	Moderate Income	No	No	No	No
63	667	146170027	5033 La Sierra Ave	Ward 7	1.53	1962	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	29	Moderate Income	No	No	No	No
63	677	146170025	None	Ward 7	1.64	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	31	Moderate Income	No	No	No	No
63	678	146181015	4995 La Sierra Ave	Ward 7	0.48	1928	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	8	Moderate Income	No	No	No	No
65	629	146050022	5142 La Sierra Ave	Ward 7	0.96	1937	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	18	Moderate Income	No	No	No	No
67	617	146071048	None	Ward 7	1.58	0	Non-Vacant	SFRD	MDR	R-3-2500	Residential Upzone	R-4	35	54	Lower Income	No	No	No	No
67	651	146071022	None	Ward 7	0.46	0	Vacant	SFRD	MDR	R-4	Residential Upzone	R-4	35	16	Moderate Income	No	No	No	No
67	666	146071036	None	Ward 7	0.96	0	Vacant	SFRD	MDR	R-4	Residential Upzone	R-4	35	33	Lower Income	No	No	No	No
67	691	146071049	5169 La Sierra Ave	Ward 7	0.93	1945	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-4	35	31	Lower Income	No	No	No	No
67	708	146071047	None	Ward 7	1.58	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-4	35	7	Lower Income	No	No	No	No
71	664	149280008	10985 Gramercy Pl	Ward 7	1.16	1952	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	22	Moderate Income	No	No	No	No
75	626	149170053	5608 La Sierra Ave	Ward 7	2.10	1947	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	20	40	Moderate Income	No	No	No	No
83	630	149180009	None	Ward 7	0.50	0	Vacant	MISC	MDR	R-1-8500	Residential Upzone	MU-V	20	9	Moderate Income	No	No	No	No
83	647	149180004	5995 La Sierra Ave	Ward 7	1.05	1950	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	MU-V	20	20	Moderate Income	No	No	No	No
83	673	149180015	10982 Cypress Ave	Ward 7	2.89	1981	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	MU-V	20	56	Moderate Income	No	No	No	No
83	676	149180045	5971 La Sierra Ave	Ward 7	0.47	1947	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	20	8	Moderate Income	No	No	No	No
83	681	149180010	11060 Cypress Ave	Ward 7	2.01	1922	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	MU-V	20	39	Moderate Income	No	No	No	No
88	633	150221025	10323 Cypress Ave	Ward 7	0.45	1979	Non-Vacant	RESX	SRR	CG	Rezoned Residential	MU-V	20	9	Moderate Income	No	No	No	No
88	659	150101018	6050 Tyler St	Ward 7	0.66	1962	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	13	Moderate Income	No	No	No	No
88	684	150221027	None	Ward 7	0.82	1958	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	16	Moderate Income	No	No	No	No
88	697	150101030	6100 Tyler St	Ward 7	1.14	1963	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	22	Moderate Income	No	No	No	No
88	702	150221028	6022 Tyler St	Ward 7	0.32	0	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	6	Moderate Income	No	No	No	No

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
93	662	150092014	6225 Tyler St	Ward 7	0.98	1980	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	19	Moderate Income	No	No
94	638	150091033	6266 Tyler St	Ward 7	0.91	1962	Non-Vacant	RESX	C	CG	Rezoned Residential	MU-V	20	18	Moderate Income	No	No
95	637	150110048	None	Ward 7	0.61	0	Non-Vacant	UDEV	C	CG	Rezoned Residential	MU-V	20	12	Moderate Income	No	No
95	643	150110046	10100 Arlington Ave	Ward 7	1.33	1948	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	26	Moderate Income	No	No
95	645	150110044	None	Ward 7	0.74	0	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	14	Moderate Income	No	No
95	650	150110045	10176 Arlington Ave	Ward 7	0.29	0	Vacant	UDEV	C	CG	Rezoned Residential	MU-V	20	5	Moderate Income	No	No
95	652	150110050	10128 Arlington Ave	Ward 7	0.97	1957	Non-Vacant	SFRD	C	CG	Rezoned Residential	MU-V	20	19	Moderate Income	No	No
95	665	150110035	10194 Arlington Ave	Ward 7	0.36	1979	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	7	Moderate Income	No	No
95	672	150110049	10158 Arlington Ave	Ward 7	0.33	0	Non-Vacant	SFRD	C	CG	Rezoned Residential	MU-V	20	6	Moderate Income	No	No
96	689	150091001	10390 Arlington Ave	Ward 7	1.21	1955	Non-Vacant	RESX	C	CG	Rezoned Residential	MU-V	20	24	Moderate Income	No	No
98	631	155290018	7445 Arlington Ave	Ward 7	0.46	1958	Non-Vacant	RET	VHDR	R-4	No Zone Change	R-4	35	16	Moderate Income	No	Yes
98	648	155290019	7437 Arlington Ave	Ward 7	0.73	1989	Non-Vacant	RET	VHDR	R-4	No Zone Change	R-4	35	24	Lower Income	No	Yes
99	644	155290050	8207 Arlington Ave	Ward 7	0.91	1962	Non-Vacant	RET	HDR	CR	Rezoned Residential	MU-V	20	18	Moderate Income	No	No
100	690	155171014	9005 Arlington Ave	Ward 7	0.51	1965	Non-Vacant	RET	MHDR	CR	Rezoned Residential	MU-V	20	10	Moderate Income	No	No
101	646	155290035	7951 Arlington Ave	Ward 7	0.70	1980	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	14	Moderate Income	No	No
102	670	155290016	7591 Arlington Ave	Ward 7	0.52	1959	Non-Vacant	RET	VHDR	R-4	No Zone Change	R-4	35	18	Lower Income	No	Yes
102	674	155290012	7671 Arlington Ave	Ward 7	0.64	1958	Non-Vacant	RESX	VHDR	R-4	No Zone Change	R-4	35	22	Lower Income	No	Yes
102	675	155290014	7601 Arlington Ave	Ward 7	0.41	1954	Non-Vacant	MFR	VHDR	R-4	No Zone Change	R-4	35	14	Moderate Income	No	Yes
102	679	155290015	7571 Arlington Ave	Ward 7	0.50	1953	Non-Vacant	RET	VHDR	R-4	No Zone Change	R-4	35	17	Lower Income	No	Yes
104	653	155290063	None	Ward 7	1.79	0	Vacant	RET	C	CR	Rezoned Residential	MU-V	20	35	Moderate Income	No	No
105	624	154321017	10303 Arlington Ave	Ward 7	1.11	1958	Non-Vacant	RECO	C	CG	Rezoned Residential	MU-V	20	22	Moderate Income	No	No
105	639	154321019	10333 Arlington Ave	Ward 7	1.68	1980	Non-Vacant	LIND	C	CG	Rezoned Residential	MU-V	20	33	Moderate Income	No	No
105	656	154321011	10355 Arlington Ave	Ward 7	0.43	0	Non-Vacant	SFRD	C	CG	Rezoned Residential	MU-V	20	8	Moderate Income	No	No
105	661	154321016	10369 Arlington Ave	Ward 7	1.08	1978	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	21	Moderate Income	No	No
105	671	154321024	10391 Arlington Ave	Ward 7	2.06	1960	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	41	Moderate Income	No	No
109	695	154330010	None	Ward 7	1.25	0	Non-Vacant	SFRD	SRR	RR	Residential Upzone	R-3-2500	20	25	Moderate Income	No	No
109	698	154330037	None	Ward 7	1.63	0	Vacant	UDEV	MDR	RR	Residential Upzone	R-3-2500	20	32	Moderate Income	No	No
207	703	150091032	None	Ward 7	0.86	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	21	Moderate Income	No	No

OPPORTUNITY SITES



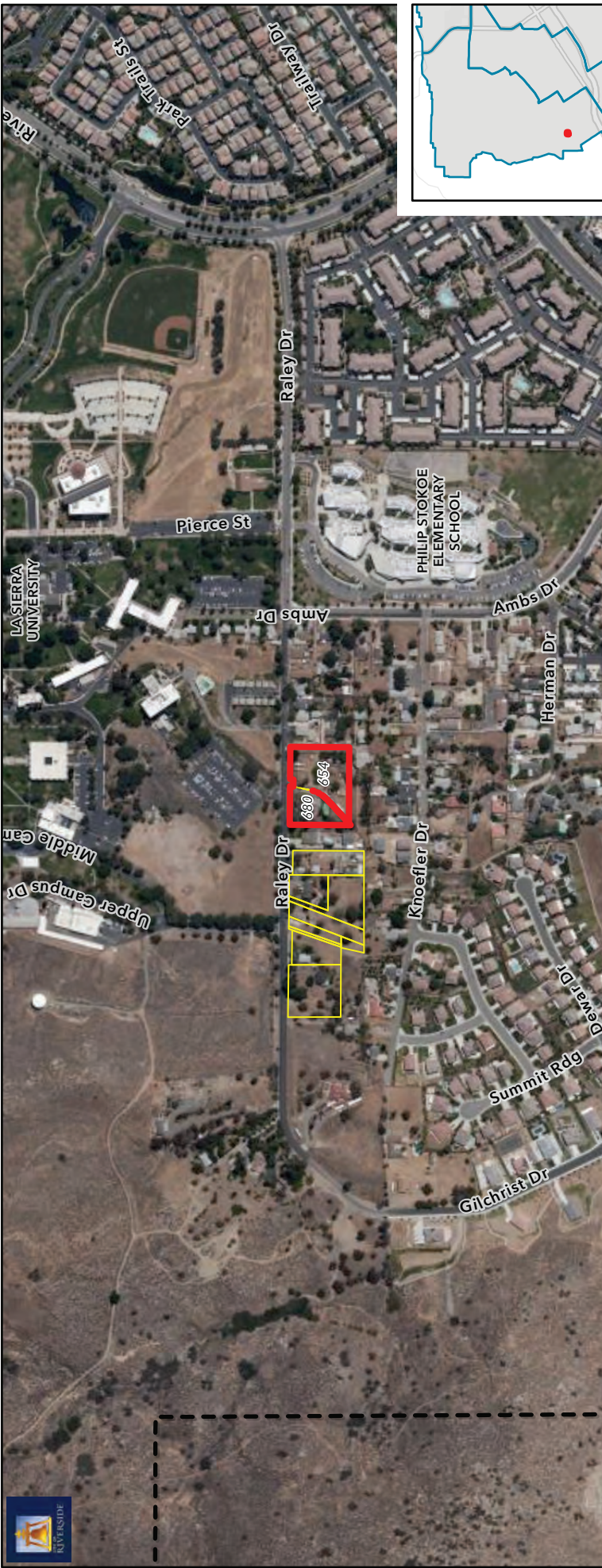
City Boundary Site in Focus Opportunity Parcel

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
668	142210029	11411 Magnolia Ave	Ward 7	0.85	1946	Non-Vacant	MED	HDR	BMP	Rezoned Residential	MU-U-TA	45	38	Lower Income	No	No

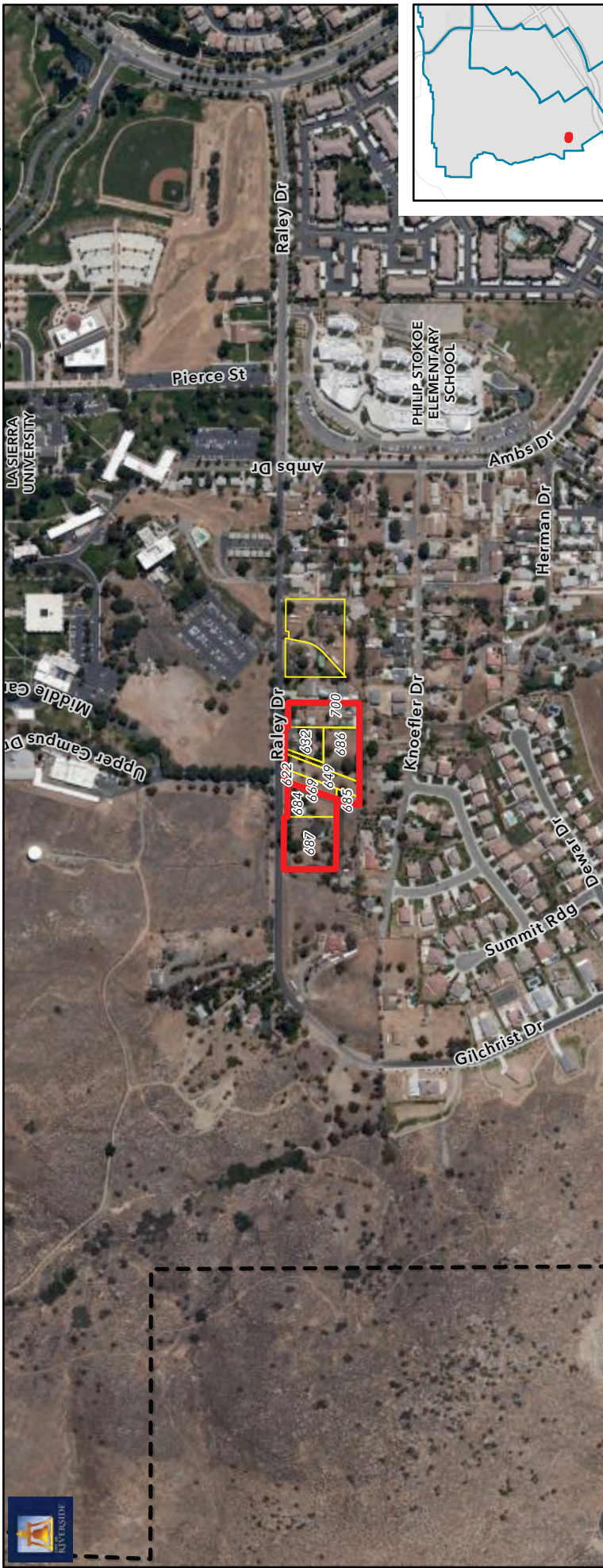


City Boundary **Site in Focus** **Opportunity Parcel**

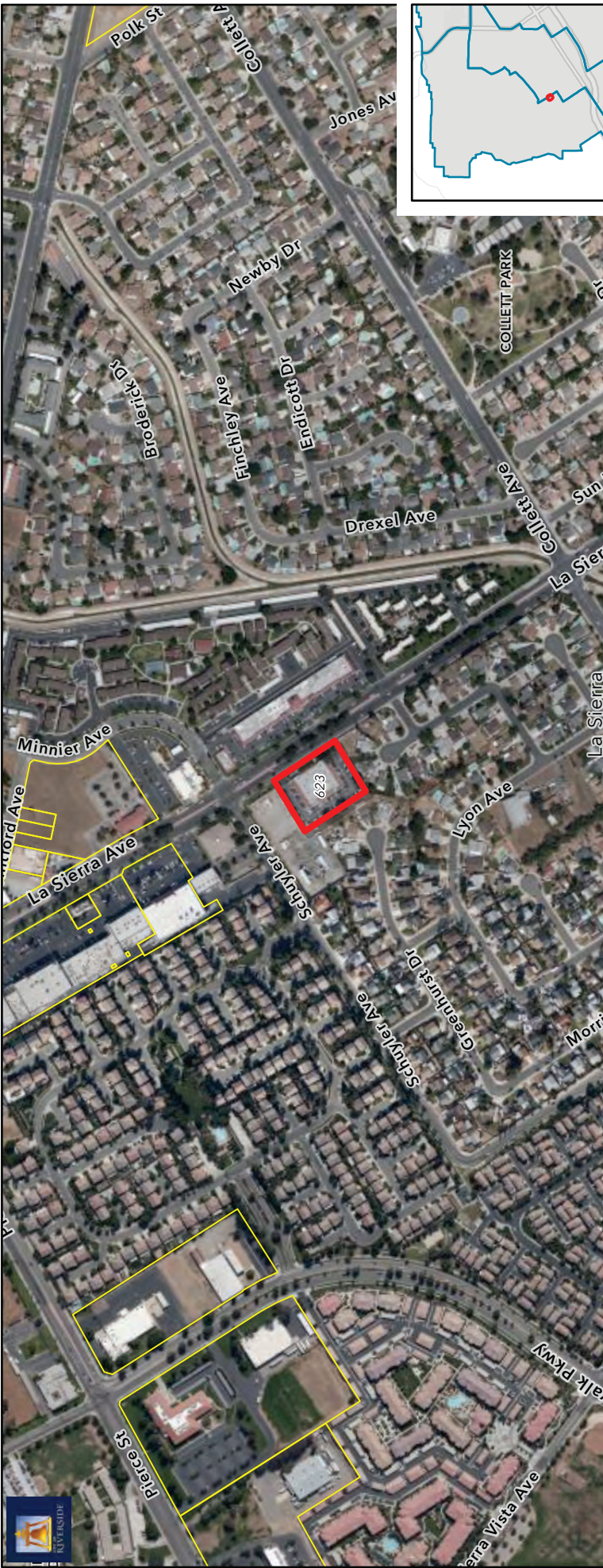
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
640	142231006	11313 Magnolia Ave	Ward 7	0.47	1947	Non-Vacant	SFRD	VHDR	R-4	Residential Upzone	MU-U-TA	45	20	Moderate Income	No	Yes
696	142231007	11325 Magnolia Ave	Ward 7	0.94	1946	Non-Vacant	SFRD	VHDR	R-4	Residential Upzone	MU-U-TA	45	41	Lower 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
654	141240047	11984 Raley Dr	Ward 7	1.07	1944	Non-Vacant	SFRD	MHDR	R-3-1500	No Zone Change	R-3-1500	25	25	Moderate Income	No	No
680	141221001	12008 Raley Dr	Ward 7	0.56	1936	Non-Vacant	SFRD	MHDR	R-3-1500	No Zone Change	R-3-1500	25	12	Moderate Income	No	No



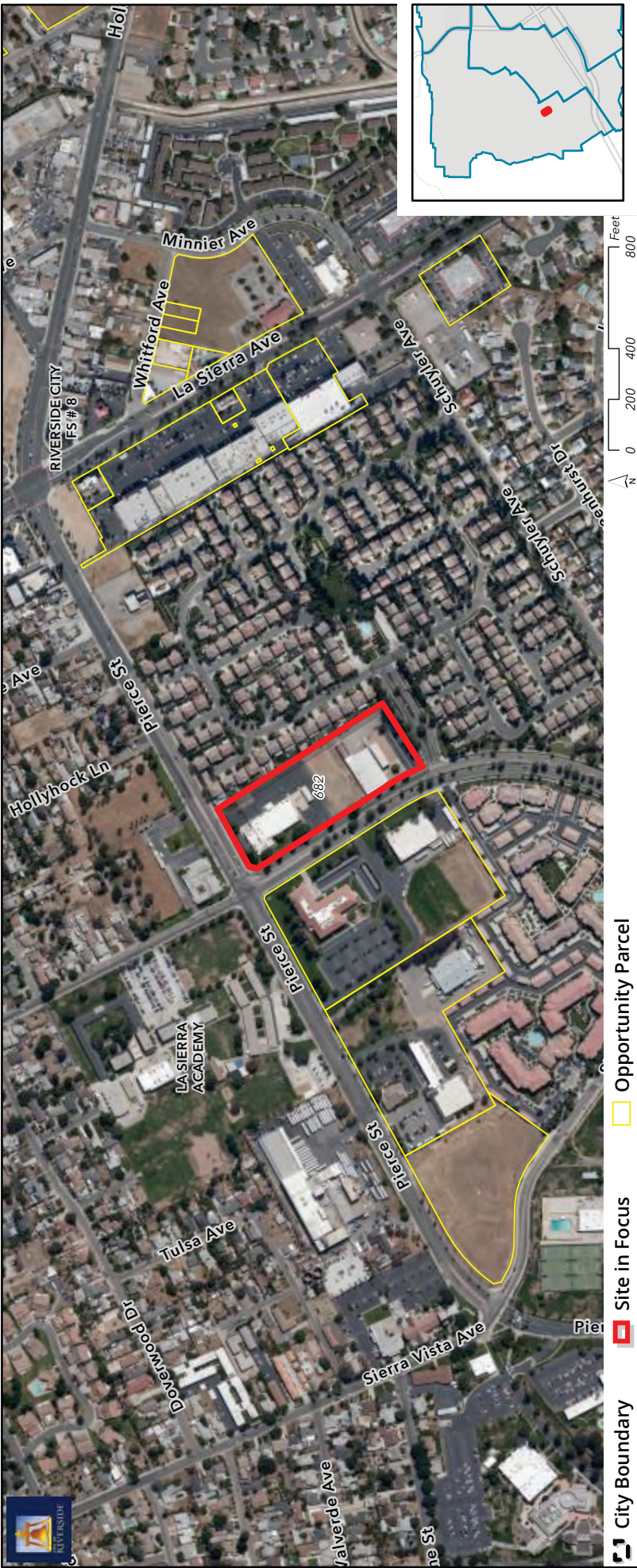
City Boundary			Site in Focus			Opportunity Parcel										
						0200400800 Feet										
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
622	141221007	None	Ward 7	0.17	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	4	Moderate Income	No	Yes
632	141221031	12056 Raley Dr	Ward 7	0.39	1946	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	8	Moderate Income	No	Yes
649	141221006	12082 Raley Dr	Ward 7	0.41	1937	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	9	Moderate Income	No	Yes
669	141221009	None	Ward 7	0.05	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	1	Moderate Income	No	Yes
684	141221026	12100 Raley Dr	Ward 7	0.46	1945	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	9	Moderate Income	No	Yes
685	141221033	None	Ward 7	0.08	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	1	Moderate Income	No	Yes
686	141221032	None	Ward 7	0.68	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	17	Moderate Income	No	Yes
687	141221011	12108 Raley Dr	Ward 7	0.98	1929	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	22	Moderate Income	No	Yes
700	141221035	12014 Raley Dr	Ward 7	0.62	1945	Non-Vacant	SFRD	MHDR	R-3-1500	No Zone Change	R-3-1500	25	13	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
623	142030029	4550 La Sierra Ave	Ward 7	1.53	1984	Non-Vacant	EDU	PF	O	Rezoned Residential	MU-V	20	30	Moderate Income	No	No

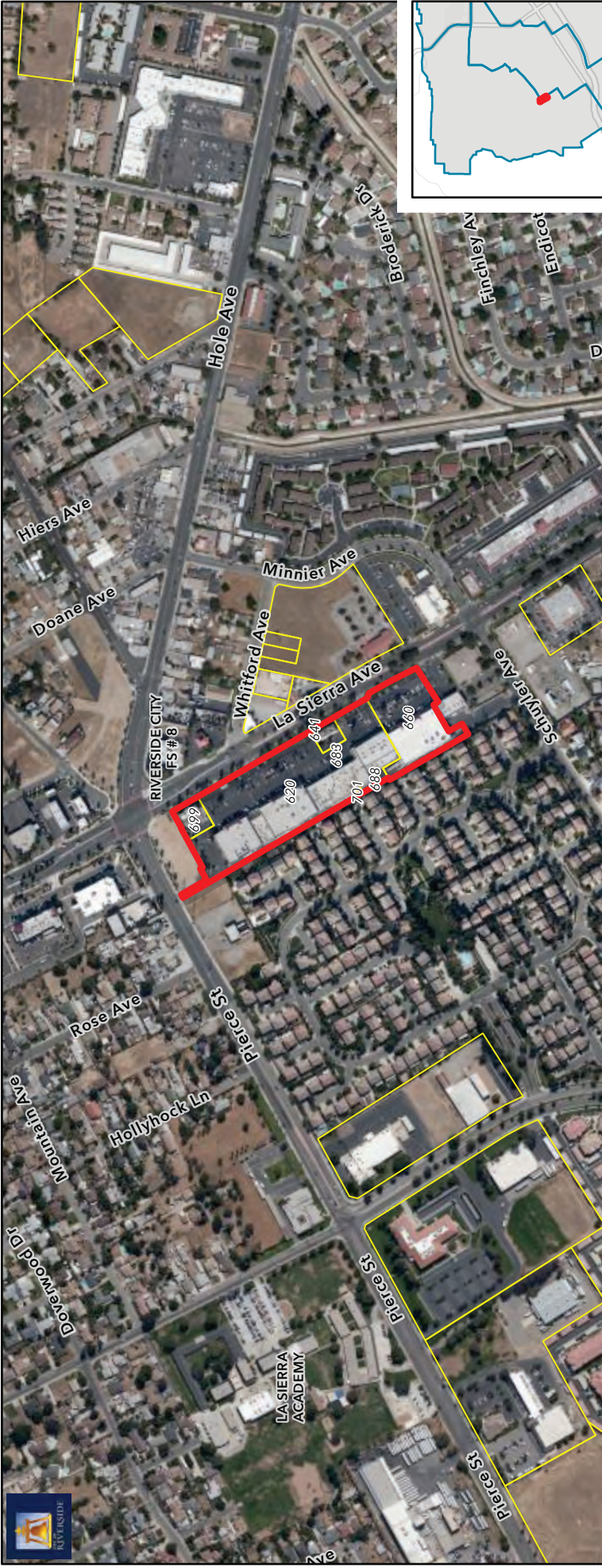


City Boundary			Site in Focus			Opportunity Parcel										
																
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
621	141350009	11398 Pierce St	Ward 7	7.83	1982	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-V	20	156	Moderate Income	No	No
657	141350005	4820 Riverwalk Dr	Ward 7	9.59	1981	Non-Vacant	POW	MU-V	BMP	Rezoned Residential	MU-V	20	191	Moderate Income	No	No
693	141350011	None	Ward 7	4.86	0	Vacant	UDEV	HDR	R-3-1500	Rezoned Residential Upzone	MU-U	30	145	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
682	146210024	None	Ward 7	5.07	1968	Non-Vacant	LIND	HDR	R-3-1500	No Zone Change	R-3-1500	25	126	Moderate Income	No	Yes

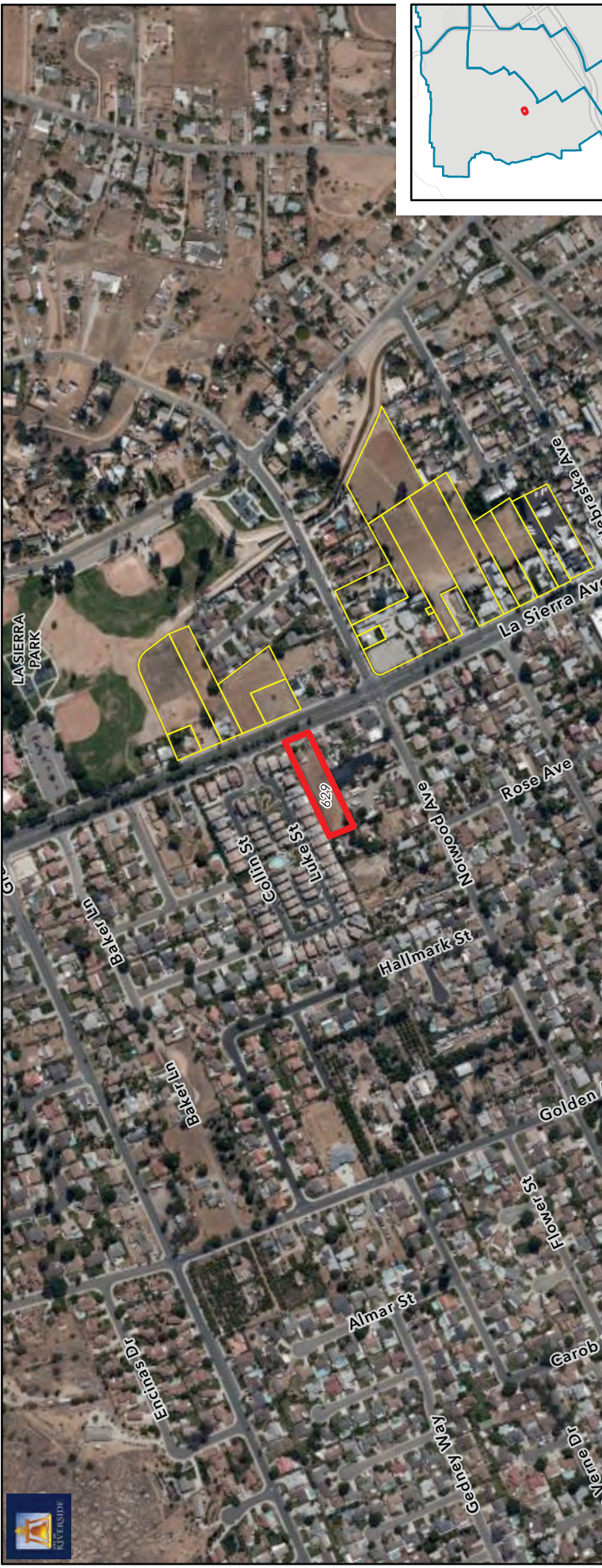


City Boundary			Site in Focus			Opportunity Parcel										
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
620	146220042	None	Ward 7	5.76	0	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	20	115	Moderate Income	No	Yes
641	146220025	4740 La Sierra Ave	Ward 7	0.24	1989	Non-Vacant	RESX	MU-V	MU-V	No Zone Change	MU-V	20	4	Moderate Income	No	Yes
660	146210022	4720 La Sierra Ave	Ward 7	1.89	1986	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	20	37	Moderate Income	No	Yes
683	146220043	None	Ward 7	0	0	Non-Vacant	UTIL	MU-V	MU-V	No Zone Change	MU-V	20	0	Moderate Income	No	Yes
688	146220045	None	Ward 7	0	0	Non-Vacant	UTIL	MU-V	MU-V	No Zone Change	MU-V	20	0	Moderate Income	No	Yes
699	146220035	4860 La Sierra Ave	Ward 7	0.35	2003	Non-Vacant	RESX	MU-V	MU-V	No Zone Change	MU-V	20	7	Moderate Income	No	Yes
701	146220044	None	Ward 7	0	0	Non-Vacant	UTIL	MU-V	MU-V	No Zone Change	MU-V	20	0	Moderate Income	No	Yes



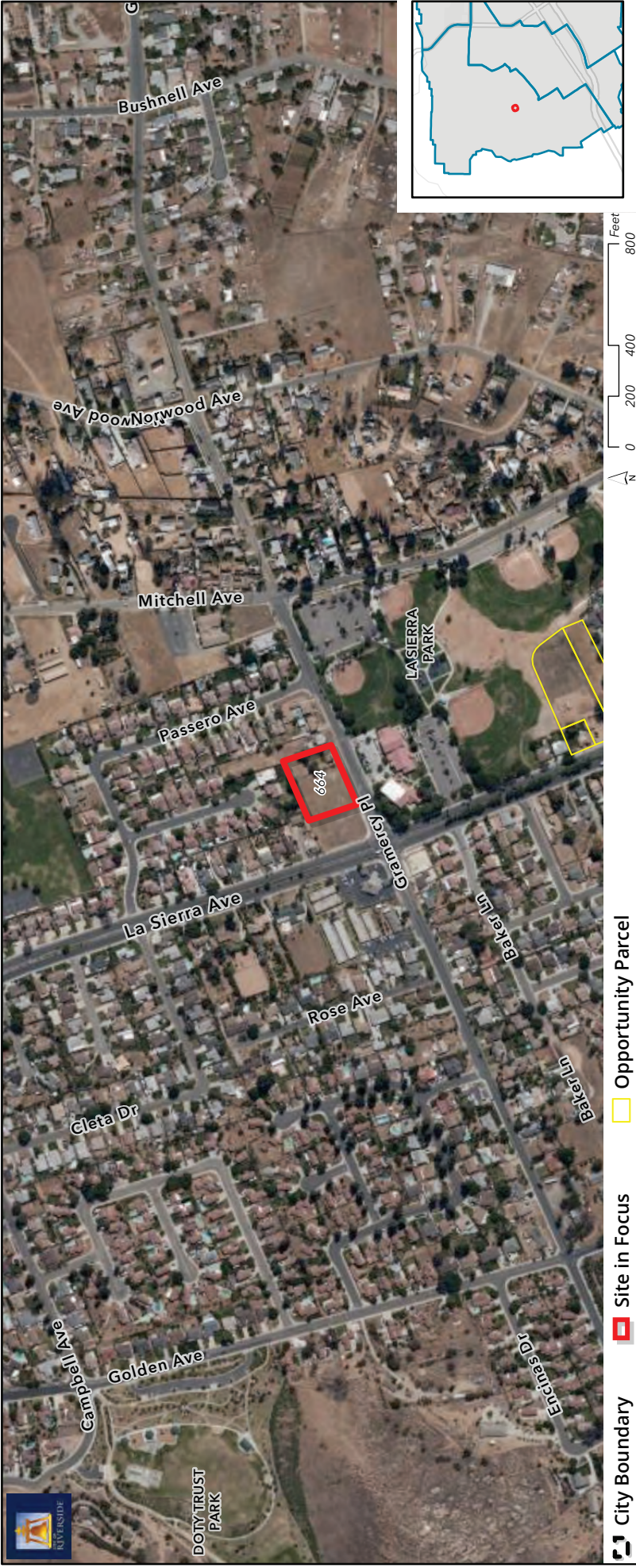
City Boundary **Site in Focus** **Opportunity Parcel**

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
618	146181022	4979 La Sierra Ave	Ward 7	0.88	1922	Non-Vacant	UDEV	MDR	CG	Rezoned Residential	MU-V	20	17	Moderate Income	No	No
619	146170023	5061 La Sierra Ave	Ward 7	0.01	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	0	Moderate Income	No	No
625	146170029	5009 La Sierra Ave	Ward 7	0.82	1940	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	15	Moderate Income	No	No
627	146170028	5025 La Sierra Ave	Ward 7	0.87	0	Non-Vacant	MFR	MDR	R-1-7000	Residential Upzone	MU-V	20	16	Moderate Income	No	No
628	146170032	None	Ward 7	1.39	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	26	Moderate Income	No	No
634	146170003	11000 Norwood Ave	Ward 7	0.85	1949	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	15	Moderate Income	No	No
655	146170001	11046 Norwood Ave	Ward 7	0.14	1949	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	2	Moderate Income	No	No
658	146170030	5069 La Sierra Ave	Ward 7	2	0	Non-Vacant	MFR	MDR	R-1-7000	Residential Upzone	MU-V	20	38	Moderate Income	No	No
663	146170031	5015 La Sierra Ave	Ward 7	0.71	1958	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	13	Moderate Income	No	No
667	146170027	5033 La Sierra Ave	Ward 7	1.53	1962	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	29	Moderate Income	No	No
677	146170025	None	Ward 7	1.64	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	31	Moderate Income	No	No
678	146181015	4995 La Sierra Ave	Ward 7	0.48	1928	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	8	Moderate Income	No	No

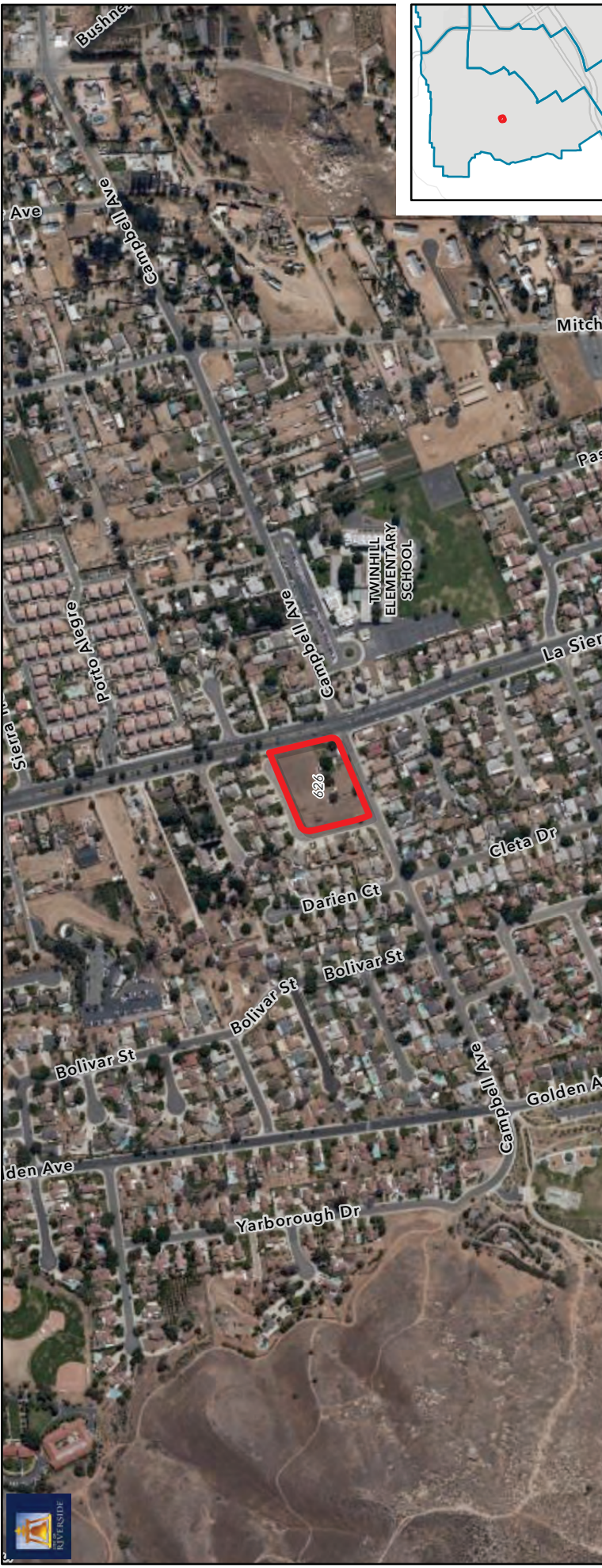


City Boundary			Site in Focus			Opportunity Parcel										
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
629	146050022	5142 La Sierra Ave	Ward 7	0.96	1937	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	18	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)
664	149280008	10985 Gramercy Pl	Ward 7	1.16	1952	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20
										Potential Units	22	
										Income Level	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	
626	149170053	5608 La Sierra Ave	Ward 7	2.1	1947	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	20	40	Moderate Income	No	No	



City Boundary			Site in Focus			Opportunity Parcel										Feet	
City Boundary			Site in Focus			Opportunity Parcel										0200400800	
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	
630	149180009	None	Ward 7	0.5	0	Vacant	MISC	MDR	R-1-8500	Residential Upzone	MU-V	20	9	Moderate Income	No	No	
647	149180044	5995 La Sierra Ave	Ward 7	1.05	1950	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	MU-V	20	20	Moderate Income	No	No	
673	149180015	10982 Cypress Ave	Ward 7	2.89	1981	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	20	56	Moderate Income	No	No	
676	149180045	5971 La Sierra Ave	Ward 7	0.47	1947	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	MU-V	20	8	Moderate Income	No	No	
681	149180010	11060 Cypress Ave	Ward 7	2.01	1922	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	20	39	Moderate Income	No	No	



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

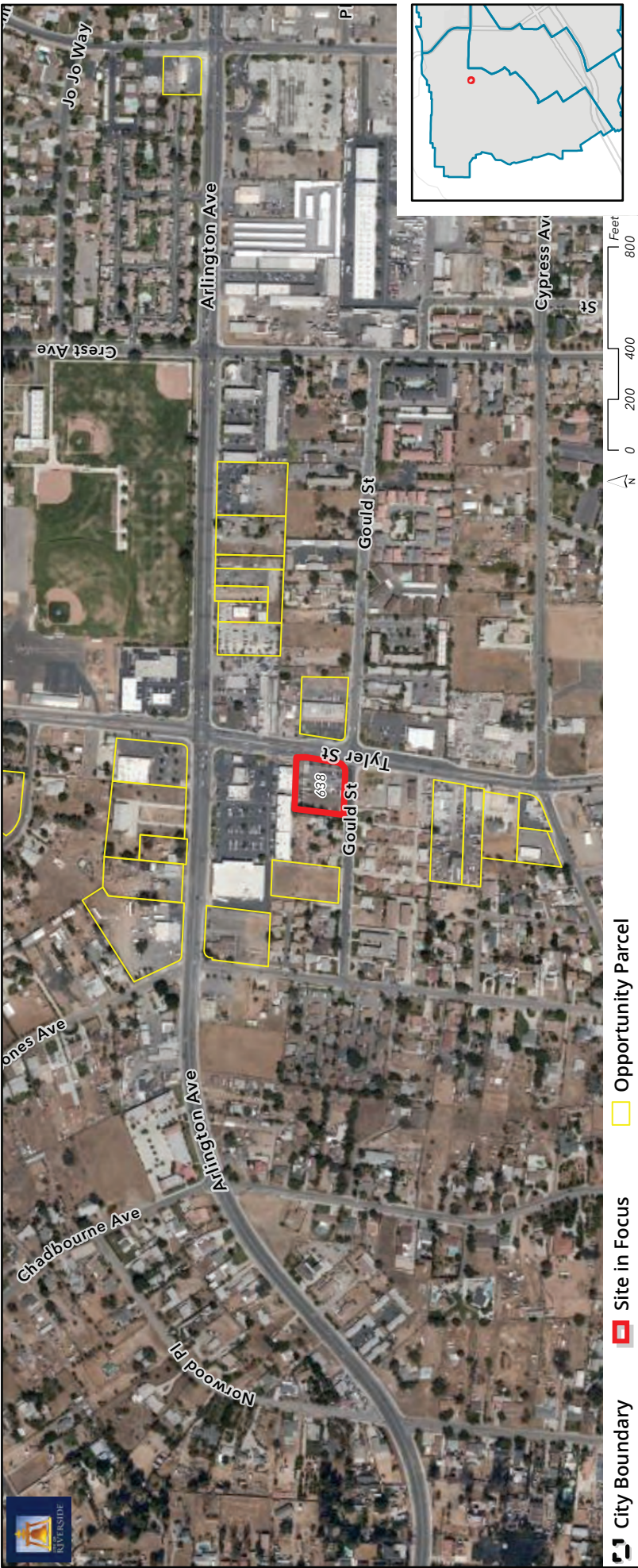
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
633	150221025	10323 Cypress Ave	Ward 7	0.45	1979	Non-Vacant	RESX	SRR	CG	Rezoned Residential	MU-V	20	9	Moderate Income	No	No
659	150101018	6050 Tyler St	Ward 7	0.66	1962	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	13	Moderate Income	No	No
694	150221027		Ward 7	0.82	1958	Non-Vacant		C	CG	Rezoned Residential	MU-V	20	16	Moderate Income	No	No
697	150101030	6100 Tyler St	Ward 7	1.14	1963	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	22	Moderate Income	No	No
702	150221028	6022 Tyler St	Ward 7	0.32	0	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	6	Moderate Income	No	No

OPPORTUNITY SITES

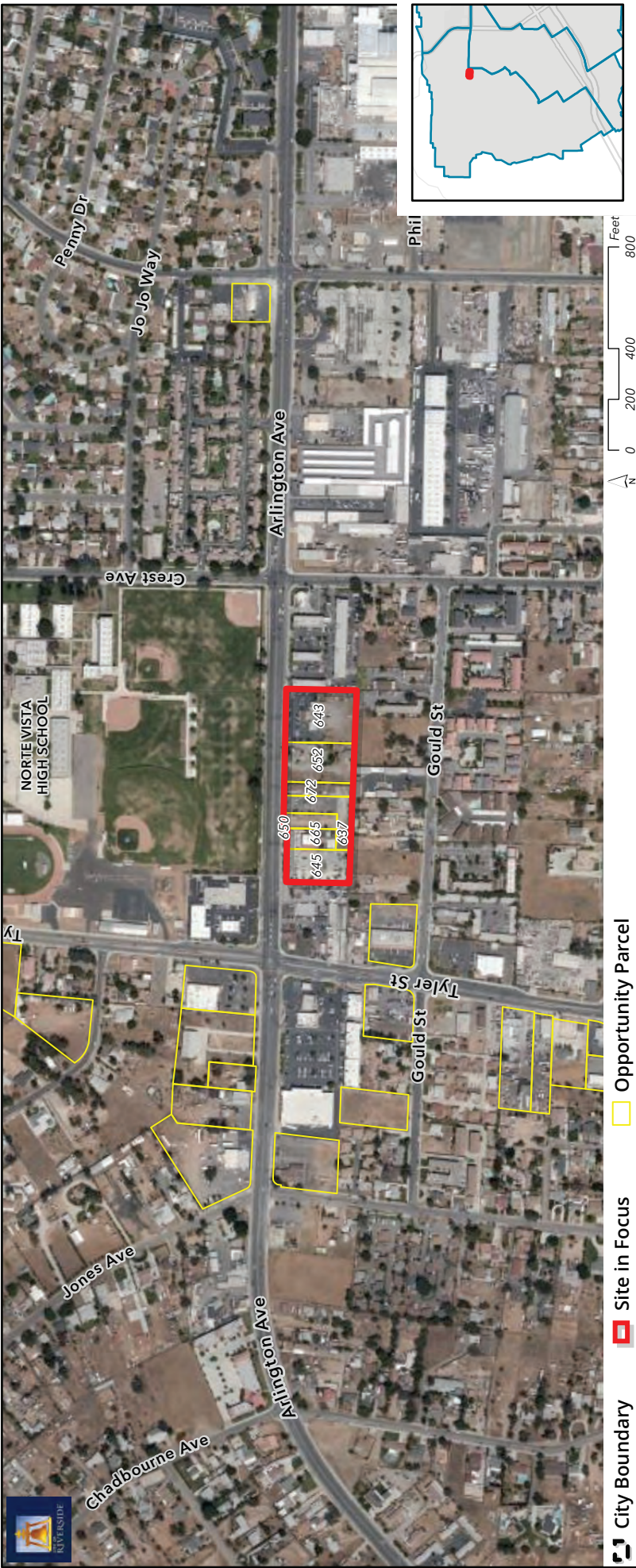
Riverside RHNA Housing Element Update: Ward 7 - Site 93



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
662	150092014	6225 Tyler St	Ward 7	0.98	1980	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	19
										Income Level		RHNA 4th Cycle	
										Moderate Income		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
638	150091033	6266 Tyler St	Ward 7	0.91	1962	Non-Vacant	RESX	C	CG	Rezoned Residential	MU-V	20	18	Moderate Income	No	No



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
637	150110048	None	Ward 7	0.61	0	Non-Vacant	UDEV	C	CG	Rezoned Residential	MU-V	20	12	Moderate Income	No	No
643	150110046	10100 Arlington Ave	Ward 7	1.33	1948	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	26	Moderate Income	No	No
645	150110044	None	Ward 7	0.74	0	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	14	Moderate Income	No	No
650	150110045	10176 Arlington Ave	Ward 7	0.29	0	Vacant	UDEV	C	CG	Rezoned Residential	MU-V	20	5	Moderate Income	No	No
652	150110050	10128 Arlington Ave	Ward 7	0.97	1957	Non-Vacant	SFRD	C	CG	Rezoned Residential	MU-V	20	19	Moderate Income	No	No
665	150110035	10194 Arlington Ave	Ward 7	0.36	1979	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	7	Moderate Income	No	No
672	150110049	10158 Arlington Ave	Ward 7	0.33	0	Non-Vacant	SFRD	C	CG	Rezoned Residential	MU-V	20	6	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
689	150091001	10390 Arlington Ave	Ward 7	1.21	1955	Non-Vacant	RESX	C	CG	Rezoned Residential	MU-V	20	24	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
631	155290018	7445 Arlington Ave	Ward 7	0.46	1958	Non-Vacant	RET	VHDR	R-4	No Zone Change	R-4	35	16	Moderate Income	No	Yes
648	155290019	7437 Arlington Ave	Ward 7	0.73	1989	Non-Vacant	RET	VHDR	R-4	No Zone Change	R-4	35	24	Lower Income	No	Yes

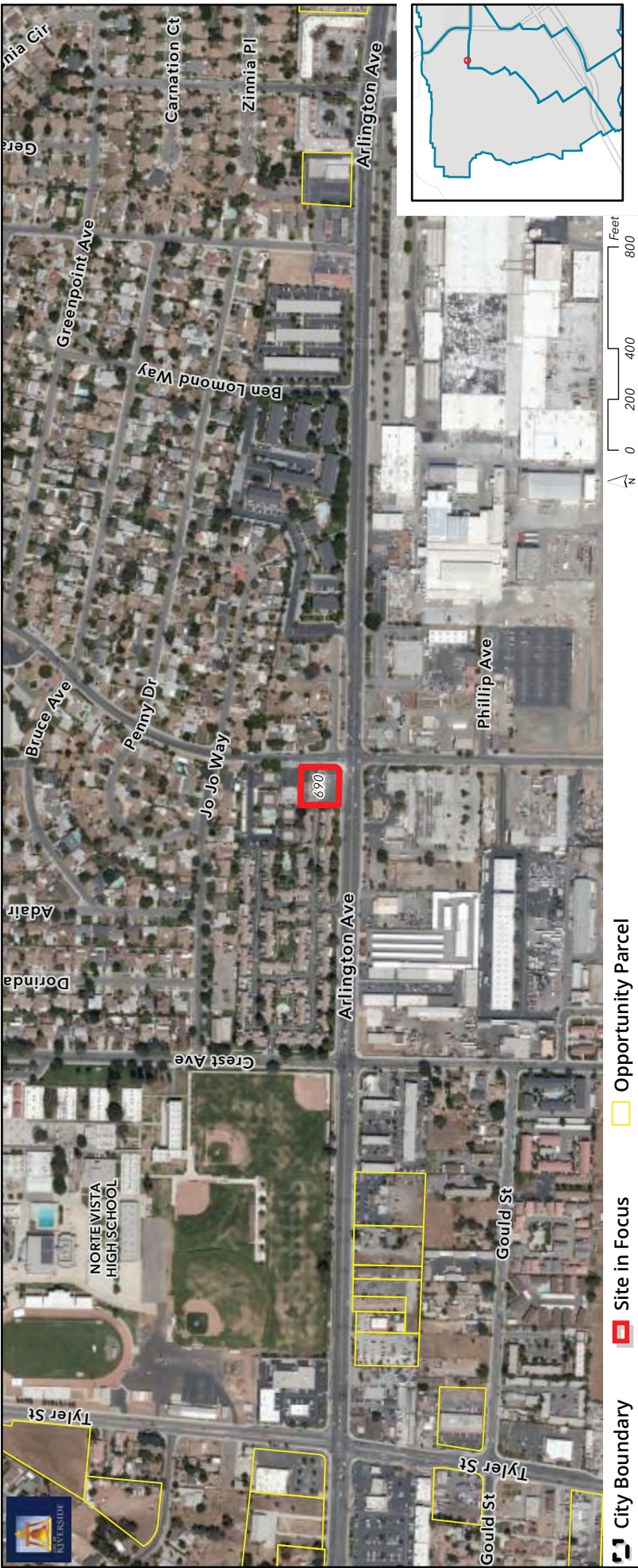
OPPORTUNITY SITES



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
644	155290050	8207 Arlington Ave	Ward 7	0.91	1962	Non-Vacant	RET	HDR	CR	Rezoned Residential	MU-V	20	18	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
690	155171014	9005 Arlington Ave	Ward 7	0.51	1965	Non-Vacant	RET	MHDR	CR	Rezoned Residential	MU-V	20	10	Moderate Income	No	No



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
646	155290035	7951 Arlington Ave	Ward 7	0.7	1980	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	14	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
670	155290016	7591 Arlington Ave	Ward 7	0.52	1959	Non-Vacant	RET	VHDR	R-4	No Zone Change	R-4	35	18	Lower Income	No	Yes
674	155290012	7671 Arlington Ave	Ward 7	0.64	1958	Non-Vacant	RESX	VHDR	R-4	No Zone Change	R-4	35	22	Lower Income	No	Yes
675	155290014	7601 Arlington Ave	Ward 7	0.41	1954	Non-Vacant	MFR	VHDR	R-4	No Zone Change	R-4	35	14	Moderate Income	No	Yes
679	155290015	7571 Arlington Ave	Ward 7	0.5	1953	Non-Vacant	RET	VHDR	R-4	No Zone Change	R-4	35	17	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
695	154330010	None	Ward 7	1.25	0	Non-Vacant	SFRD	SRR	RR	Residential Upzone	R-3-2500	20	25
698	154330037	None	Ward 7	1.63	0	Vacant	UDEV	MDR	RR	Residential Upzone	R-3-2500	20	32
										Income Level		RHNA 4th Cycle	RHNA 5th Cycle
										Moderate Income		No	No
										Moderate Income		No	No
										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	
703	150091032	None	Ward 7	0.86	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	21	Moderate Income	No	No	