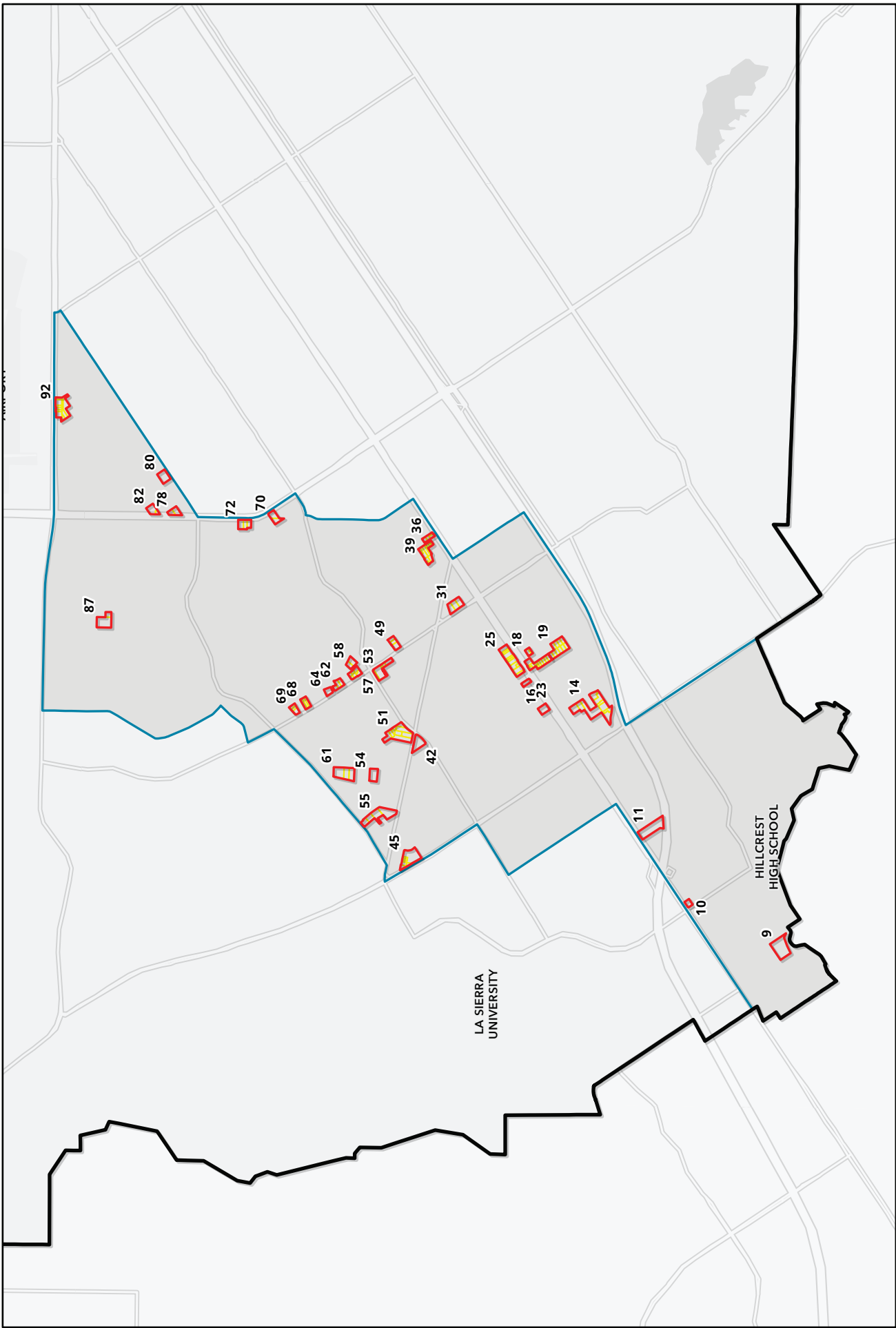


OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - 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	4th Cycle 5th Cycle	
															Income Level	RHNA
9	610	135230003	3559 Buchanan St	Ward 6	5.22	1912	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	103	Moderate Income	No
10	567	132020022	11880 Magnolia Ave	Ward 6	0.71	0	Non-Vacant	UDEV	C	BMP	Rezoned Residential	MU-U-TA	45	32	Lower Income	No
11	598	132020033	11510 Magnolia Ave	Ward 6	4.83	0	Non-Vacant	UDEV	MU-V	R-1-7000	Residential Upzone	MU-U-TA	45	217	Lower Income	No
14	474	138470019	3610 Park Sierra Dr	Ward 6	1.29	1982	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	45	58	Lower Income	No
14	488	138470020	3630 Park Sierra Dr	Ward 6	1.15	1982	Non-Vacant	OFF	MU-U	MU-U	No Zone Change	MU-U-TA	45	51	Lower Income	Yes
14	505	138470016	3700 Park Sierra Dr	Ward 6	0.92	1985	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	45	41	Lower Income	No
14	544	138470015	3740 Park Sierra Dr	Ward 6	1.15	1985	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	45	51	Lower Income	No
14	577	138470018	None	Ward 6	0.93	0	Non-Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	45	41	Lower Income	No
14	578	138470035	None	Ward 6	3.56	0	Non-Vacant	RET	MU-U	MU-U	No Zone Change	MU-U-TA	45	160	Lower Income	Yes
14	586	138470024	None	Ward 6	0.55	0	Vacant	UDEV	MU-U	MU-U	No Zone Change	MU-U-TA	45	24	Lower Income	Yes
14	599	138470023	3693 La Sierra Ave	Ward 6	1.31	0	Vacant	UDEV	MU-U	MU-U	No Zone Change	MU-U-TA	45	58	Lower Income	Yes
16	573	142293028	None	Ward 6	1.35	0	Vacant	UDEV	MU-V	MU-V	No Zone Change	MU-V-TA	30	40	Lower Income	Yes
18	538	138051029	3765 Nye Ave	Ward 6	0.46	0	Non-Vacant	UDEV	MU-U	MU-U	Residential Upzone	R-4	35	15	Moderate Income	No
18	565	138051030	3749 Nye Ave	Ward 6	0.22	0	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	35	6	Moderate Income	No
19.1	470	138052009	3654 Nye Ave	Ward 6	0.48	1960	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	15	Moderate Income	No
19.1	480	138052014	3625 Polk St	Ward 6	0.48	1965	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	15	Moderate Income	No
19.1	503	138052011	3624 Nye Ave	Ward 6	0.48	1959	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	15	Moderate Income	No
19.1	533	138052015	3637 Polk St	Ward 6	0.48	1960	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	15	Moderate Income	No
19.1	542	138052018	3685 Polk St	Ward 6	0.48	1934	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	13	Moderate Income	No
19.1	553	138052010	None	Ward 6	0.48	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	16	Moderate Income	No
19.1	581	138052017	3667 Polk St	Ward 6	0.48	0	Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No
19.1	582	138052016	3663 Polk St	Ward 6	0.48	0	Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	16	Moderate Income	No
19.1	584	138052013	None	Ward 6	0.48	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	16	Moderate Income	No
19.1	592	138052012	None	Ward 6	0.48	0	Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	16	Moderate Income	No
19.2	477	138052027	10650 Magnolia Ave	Ward 6	0.39	0	Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	45	17	Moderate Income	No
19.2	481	138052023	3747 Polk St	Ward 6	0.31	1963	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	8	Moderate Income	No
19.2	511	138052022	3735 Polk St	Ward 6	0.37	1952	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	10	Moderate Income	No
19.2	529	138052033	10600 Magnolia Ave	Ward 6	0.71	1985	Non-Vacant	MED	MU-U	CR	Rezoned Residential	MU-U-TA	45	31	Lower Income	No
19.2	540	138052019	None	Ward 6	0.48	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No
19.2	562	138052024	None	Ward 6	0.17	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	5	Moderate Income	No
19.2	570	138052021	3731 Polk St	Ward 6	0.37	1946	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	10	Moderate Income	No
19.2	580	138052028	10662 Magnolia Ave	Ward 6	0.22	0	Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No
19.2	597	138052020	3719 Polk St	Ward 6	0.37	1964	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	10	Moderate Income	No
19.2	609	138052032	None	Ward 6	0.28	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	8	Moderate Income	No
23	552	143390014	10705 Magnolia Ave	Ward 6	0.71	1983	Non-Vacant	LOD	MU-V	CR	Rezoned Residential	MU-U-TA	45	31	Lower Income	No
25	473	143290006	10611 Magnolia Ave	Ward 6	0.83	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	37	Lower Income	Yes
25	516	143290010	10555 Magnolia Ave	Ward 6	0.32	1955	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	14	Moderate Income	Yes
25	521	143290004	10683 Magnolia Ave	Ward 6	1.05	0	Non-Vacant	MED	MU-V	MU-V	Residential Upzone	MU-U-TA	45	47	Lower Income	Yes
25	526	143290018	None	Ward 6	0.20	0	Non-Vacant	RESX	MU-V	MU-V	Residential Upzone	MU-U-TA	45	9	Moderate Income	Yes
25	527	143290007	10595 Magnolia Ave	Ward 6	0.33	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	15	Moderate Income	Yes
25	571	143290015	10557 Magnolia Ave	Ward 6	0.96	1960	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	43	Lower Income	No
25	587	143290008	10587 Magnolia Ave	Ward 6	0.33	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	15	Moderate Income	Yes
25	589	143290022	None	Ward 6	0.79	0	Non-Vacant	SFRD	MU-V	CR	Rezoned Residential	MU-U-TA	45	35	Lower Income	No
25	591	143290017	10625 Magnolia Ave	Ward 6	0.75	1983	Non-Vacant	LOD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	33	Lower Income	Yes
25	612	143290019	10685 Magnolia Ave	Ward 6	0.45	1952	Non-Vacant	MED	MU-V	MU-V	Residential Upzone	MU-U-TA	45	20	Moderate Income	Yes
25	613	143290011	None	Ward 6	0.16	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	7	Moderate Income	Yes
31	528	145220024	3863 Tyler St	Ward 6	0.95	1980	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	45	42	Lower Income	No
31	560	145220025	3939 Tyler St	Ward 6	0.97	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	45	43	Lower Income	No
31	579	145220014	None	Ward 6	0.96	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	45	43	Lower Income	No
36	472	145272001	9971 Magnolia Ave	Ward 6	0.29	1947	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-U-TA	45	12	Moderate Income	No
36	536	145272003	3839 Dawes St	Ward 6	0.31	1948	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-U-TA	45	12	Moderate Income	No
36	583	145272002	None	Ward 6	0.16	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-U-TA	45	7	Moderate Income	No
36	605	145272023	3851 Dawes St	Ward 6	0.34	1944	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-U-TA	45	14	Moderate Income	No
39	466	145233001	3887 Megginson Ln	Ward 6	0.14	1954	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	35	3	Moderate Income	No
39	496	145233009	3875 Megginson Ln	Ward 6	0.41	1985	Non-Vacant	SFRD	C	R-3-2000	Residential Upzone	R-4	35	12	Moderate Income	No
39	501	145271007	3832 Dawes St	Ward 6	0.18	1947	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	35	6	Moderate Income	No

Opportunity Sites Inventory Table

4th Cycle 5th Cycle																
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	RHNA
39	506	145233011	3871 Megginson Ln	Ward 6	0.41	1962	Non-Vacant	SFRD	C	R-3-2000	Residential Upzone	R-4	35	12	Moderate Income	No
39	508	145271021	3846 Dawes St	Ward 6	0.22	1947	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	35	6	Moderate Income	No
39	520	145271022	None	Ward 6	0.23	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	35	8	Moderate Income	No
39	523	145271008	3838 Dawes St	Ward 6	0.18	1948	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	35	5	Moderate Income	No
39	537	145271016	3898 Dawes St	Ward 6	0.25	0	Non-Vacant	MFR	C	R-1-7000	Residential Upzone	R-4	35	7	Moderate Income	No
39	569	145271014	3868 Dawes St	Ward 6	0.61	1930	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	35	20	Lower Income	No
39	590	145271011	None	Ward 6	0.15	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	35	4	Moderate Income	No
39	611	145271015	3880 Dawes St	Ward 6	0.75	1960	Non-Vacant	MFR	C	R-1-7000	Residential Upzone	R-4	35	25	Lower Income	No
42	545	143332002	None	Ward 6	2.42	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	60	Moderate Income	No
45	479	146261019	4671 La Sierra Ave	Ward 6	0.16	0	Vacant	OFF	MU-V	MU-V	No Zone Change	MU-V	20	3	Moderate Income	No
45	497	146261014	11050 Whitford Ave	Ward 6	0.33	1981	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	20	6	Moderate Income	No
45	500	146261001	4781 La Sierra Ave	Ward 6	0.35	1952	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	20	6	Moderate Income	No
45	557	146261006	4745 La Sierra Ave	Ward 6	0.23	0	Non-Vacant	SFRD	MU-V	MU-V	No Zone Change	MU-V	20	4	Moderate Income	No
45	595	146261019	4671 La Sierra Ave	Ward 6	3.52	0	Non-Vacant	OFF	MU-V	MU-V	No Zone Change	MU-V	20	70	Moderate Income	No
45	604	146261019	4671 La Sierra Ave	Ward 6	0.16	0	Vacant	OFF	MU-V	MU-V	No Zone Change	MU-V	20	3	Moderate Income	No
49	482	145092003	None	Ward 6	0.46	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	9	Moderate Income	No
49	483	145092014	None	Ward 6	0.81	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	20	16	Moderate Income	No
49	541	145092002	10272 Selkirk Ave	Ward 6	0.46	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	9	Moderate Income	No
51	467	143080022	10583 Hole Ave	Ward 6	0.94	1945	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	22	Moderate Income	No
51	487	143080021	10591 Hole Ave	Ward 6	0.61	1993	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	14	Moderate Income	No
51	502	143080019	4412 Mobley Ave	Ward 6	0.21	1898	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	4	Moderate Income	No
51	507	143080024	None	Ward 6	0.06	0	Non-Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	1	Moderate Income	No
51	522	143080020	10585 Hole Ave	Ward 6	1.63	1950	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	39	Moderate Income	No
51	524	143080032	10561 Hole Ave	Ward 6	0.50	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	12	Moderate Income	No
51	539	143080030	None	Ward 6	1.23	0	Non-Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	30	Moderate Income	No
51	564	143080034	4430 Mobley Ave	Ward 6	0.46	1948	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	10	Moderate Income	No
51	566	143080033	None	Ward 6	0.98	0	Non-Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	24	Moderate Income	No
51	572	143080029	4420 Mobley Ave	Ward 6	0.25	1987	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	5	Moderate Income	No
53	485	143140053	None	Ward 6	0.61	0	Vacant	UDEV	O	O	Rezoned Residential	MU-V	20	12	Moderate Income	No
53	492	143356010	None	Ward 6	0.26	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	5	Moderate Income	No
53	495	143356009	None	Ward 6	1.78	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	20	35	Moderate Income	No
53	532	143356008	None	Ward 6	0.13	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	20	2	Moderate Income	No
53	543	143140022	4290 Tyler St	Ward 6	0.23	1953	Vacant	SFRD	O	O	Rezoned Residential	MU-V	20	4	Moderate Income	No
53	558	143356007	None	Ward 6	0.24	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No
53	568	143140001	None	Ward 6	0.15	0	Vacant	UDEV	O	O	Rezoned Residential	MU-V	20	3	Moderate Income	No
54	575	143040012	4618 Jones Ave	Ward 6	1.84	1955	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	46	Moderate Income	No
55	490	143020010	10762 Wells Ave	Ward 6	0.79	1930	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	18	Moderate Income	No
55	491	143020004	4729 Mitchell Ave	Ward 6	1.62	1952	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	39	Moderate Income	No
55	559	143020007	None	Ward 6	0.84	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	20	Moderate Income	No
55	606	143051001	None	Ward 6	2.45	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	61	Moderate Income	No
57	465	145021005	4413 Tyler St	Ward 6	0.49	0	Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	20	9	Moderate Income	No
57	468	145021003	None	Ward 6	0.31	0	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	20	5	Moderate Income	No
57	471	145021006	10251 Adobe Ave	Ward 6	0.39	0	Vacant	MFR	O	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No
57	476	145021001	4432 Tomlinson Ave	Ward 6	0.25	1942	Non-Vacant	SFRA	O	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No
57	563	145021002	None	Ward 6	0.19	0	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No
57	585	145021004	4422 Tomlinson Ave	Ward 6	0.20	1942	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No
58	484	145022009	None	Ward 6	0.57	0	Vacant	SFRD	LDR	R-1-7000	Residential Upzone	R-3-2500	20	11	Moderate Income	No
58	601	145022003	None	Ward 6	0.87	0	Vacant	UDEV	LDR	R-1-7000	Residential Upzone	R-3-2500	20	17	Moderate Income	No
61	519	143040016	4698 Jones Ave	Ward 6	1.18	1947	Non-Vacant	SFRD	HDR	R-1-7000	Residential Upzone	R-3-2500	20	22	Moderate Income	No
61	551	143040015	4678 Jones Ave	Ward 6	1.28	1949	Non-Vacant	SFRD	HDR	R-1-7000	Residential Upzone	R-3-2500	20	24	Moderate Income	No
61	556	143030009	None	Ward 6	2.06	0	Vacant	SFRD	HDR	R-1-7000	Residential Upzone	R-3-2500	20	41	Moderate Income	No
62	535	147333009	None	Ward 6	0.52	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	20	10	Moderate Income	No
62	594	147333012	4487 Tyler St	Ward 6	0.39	1954	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	20	6	Moderate Income	No
62	615	147333011	None	Ward 6	0.59	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	20	11	Moderate Income	No
64	549	147332023	None	Ward 6	0.90	1950	Non-Vacant	RET	O	O	Rezoned Residential	MU-V	20	17	Moderate Income	No
68	514	147282022	4643 Tyler St	Ward 6	0.48	1956	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	11	Moderate Income	No

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 5th Cycle	
																RHNA	RHNA
68	530	147282018		Ward 6	0.47	0	Non-Vacant		HDR	R-3-1500	No Zone Change	R-3-1500	25	10	Moderate Income	No	Yes
68	603	147282021	4639 Tyler St	Ward 6	0.47	1956	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	10	Moderate Income	No	Yes
69	509	147282014	None	Ward 6	0.53	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	13	Moderate Income	No	Yes
69	513	147282015	10278 Mull Ave	Ward 6	0.29	1925	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	6	Moderate Income	No	Yes
69	596	147282011	10270 Mull Ave	Ward 6	0.33	1960	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	8	Moderate Income	No	Yes
70	518	145162021		Ward 6	0.77	0	Non-Vacant		MU-V	CR	Rezoned Residential	MU-V	20	15	Moderate Income	No	No
70	550	145162006	4330 Van Buren Blvd	Ward 6	1.00	1957	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-V	20	20	Moderate Income	No	No
72	574	145082037	4510 Van Buren Blvd	Ward 6	0.95	0	Non-Vacant	RET	HDR	R-3-1500	No Zone Change	R-3-1500	25	22	Moderate Income	No	Yes
72	576	145082035	4490 Van Buren Blvd	Ward 6	0.61	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	14	Moderate Income	No	Yes
72	593	145082038	4500 Van Buren Blvd	Ward 6	0.67	0	Non-Vacant	RET	HDR	R-3-1500	No Zone Change	R-3-1500	25	15	Moderate Income	No	Yes
78	499	191050001	5175 Van Buren Blvd	Ward 6	0.55	1939	Non-Vacant	OFF	C	R-1-7000	Residential Upzone	MU-V	20	10	Moderate Income	No	No
78	531	191050021	5111 Van Buren Blvd	Ward 6	0.89	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-V	20	16	Moderate Income	No	No
80	616	191060024	9191 Colorado Ave	Ward 6	5.82	1967	Non-Vacant	POW	PF	R-1-7000	Residential Upzone	MU-V	20	39	Moderate Income	No	No
82	493	191040037	5375 Van Buren Blvd	Ward 6	1.37	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-V	20	27	Moderate Income	No	No
82	504	191040036	5325 Van Buren Blvd	Ward 6	0.23	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No	No
87	600	151111046	None	Ward 6	0.58	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	14	Moderate Income	No	Yes
87	602	151111034	None	Ward 6	2.89	0	Vacant	UDEV	HDR	R-3-1500	No Change	R-3-1500	20	57	Moderate Income	No	Yes
92	486	191150010	None	Ward 6	0.56	0	Non-Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	20	11	Moderate Income	No	No
92	510	191150031	6836 Arlington Ave	Ward 6	0.71	1951	Vacant	UDEV	O	CR	Rezoned Residential	MU-V	20	14	Moderate Income	No	No
92	512	191150014	4843 Monroe St	Ward 6	0.26	1935	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No	No
92	525	191150009	6758 Arlington Ave	Ward 6	0.74	1955	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	20	13	Moderate Income	No	No
92	534	191150015	4831 Monroe St	Ward 6	0.55	1946	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	10	Moderate Income	No	No
92	546	191150007		Ward 6	0.23	0	Non-Vacant		O	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No	No
92	548	191150017	None	Ward 6	0.18	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No	No
92	554	191150016	None	Ward 6	1.35	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	26	Moderate Income	No	No
92	555	191150006	6818 Arlington Ave	Ward 6	0.26	1951	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No	No
92	608	191150008	None	Ward 6	0.26	0	Non-Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	20	5	Moderate Income	No	No

OPPORTUNITY SITES



City Boundary Site in Focus Opportunity Parcel

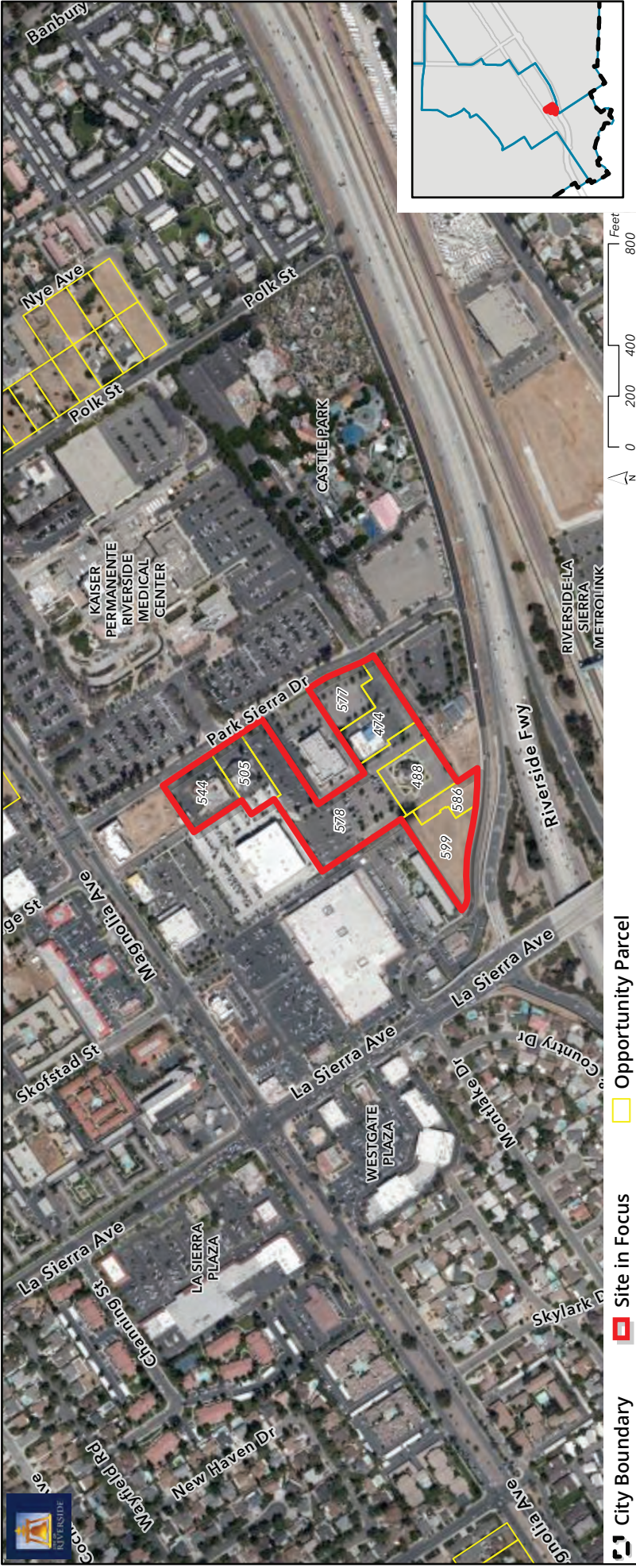
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
610	135230003	3559 Buchanan St	Ward 6	5.22	1912	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	103	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
567	132020022	11880 Magnolia Ave	Ward 6	0.71	0	Non-Vacant	UDEV	C	BMP	Rezoned Residential	MU-U-TA	45	32	Lower 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
598	132020033	11510 Magnolia Ave	Ward 6	4.83	0	Non-Vacant	UDEV	MU-V	R-1-7000	Residential Upzone	MU-U-TA	45	217	Lower Income	No	No

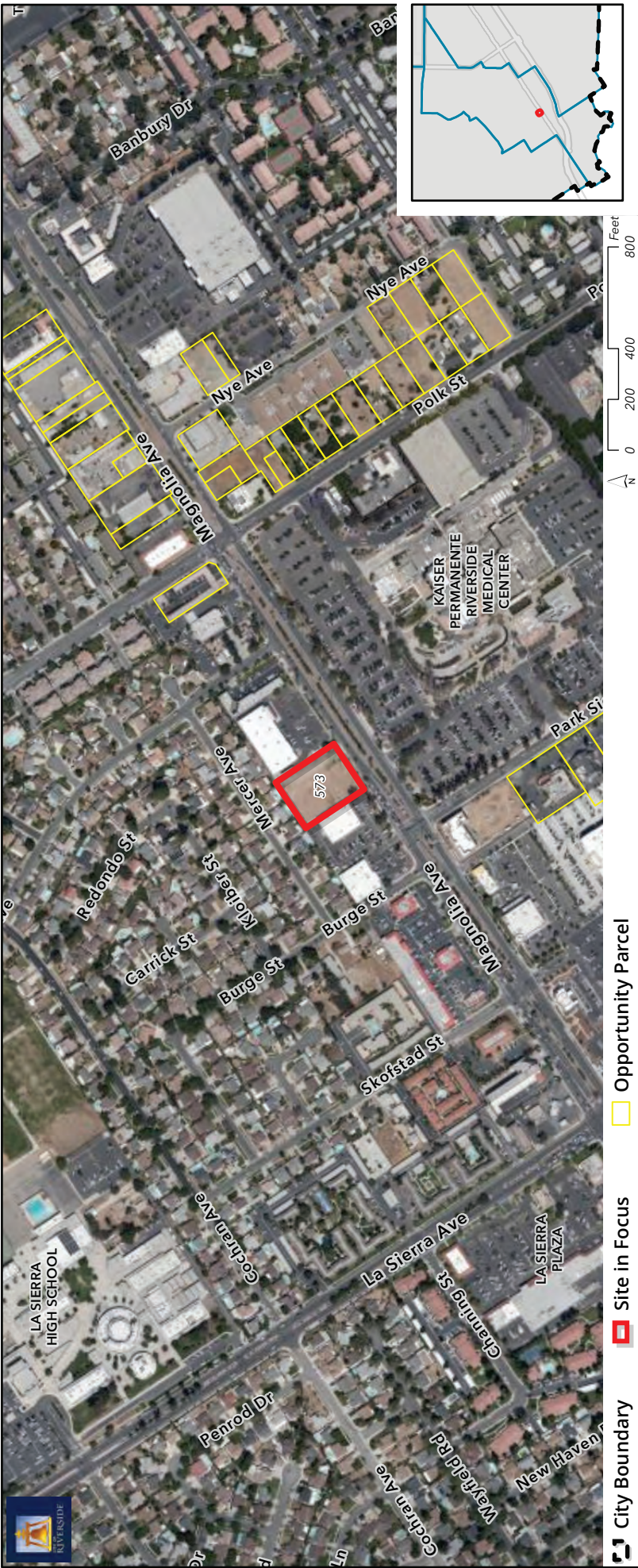


City Boundary **Site in Focus** **Opportunity Parcel**

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
474	138470019	3610 Park Sierra Dr	Ward 6	1.29	1982	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	45	58	Lower Income	No	No
488	138470020	3630 Park Sierra Dr	Ward 6	1.15	1982	Non-Vacant	OFF	MU-U	MU-U	No Zone Change	MU-U-TA	45	51	Lower Income	No	Yes
505	138470016	3700 Park Sierra Dr	Ward 6	0.92	1985	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	45	41	Lower Income	No	No
544	138470015	3740 Park Sierra Dr	Ward 6	1.15	1985	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	45	51	Lower Income	No	No
577	138470018	None	Ward 6	0.93	0	Non-Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	45	41	Lower Income	No	No
578	138470035	None	Ward 6	3.56	0	Non-Vacant	RET	MU-U	MU-U	No Zone Change	MU-U-TA	45	160	Lower Income	No	Yes
586	138470024	None	Ward 6	0.55	0	Vacant	UDEV	MU-U	MU-U	No Zone Change	MU-U-TA	45	24	Lower Income	No	Yes
599	138470023	3693 La Sierra Ave	Ward 6	1.31	0	Vacant	UDEV	MU-U	MU-U	No Zone Change	MU-U-TA	45	58	Lower Income	No	Yes

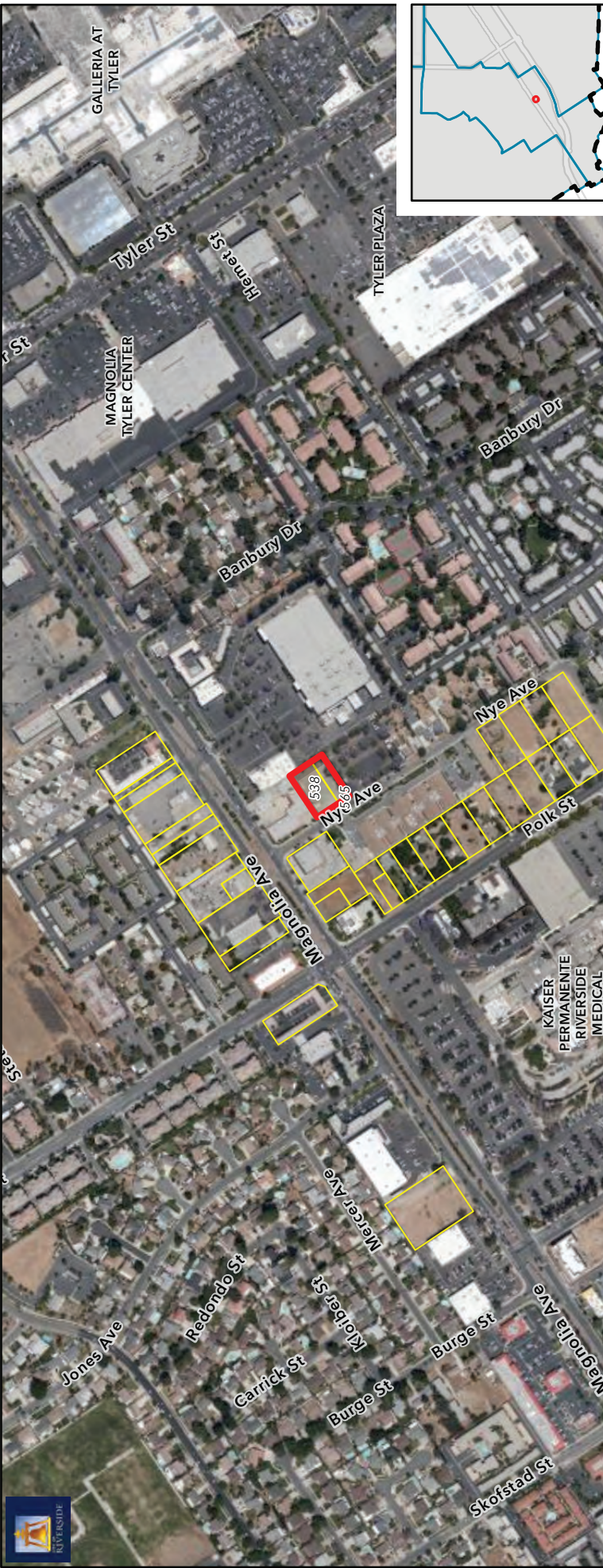
OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 16



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
573	142293028	None	Ward 6	1.35	0	Vacant	UDEV	MU-V	MU-V	No Zone Change	MU-V-TA	30	40	Lower Income	No	Yes

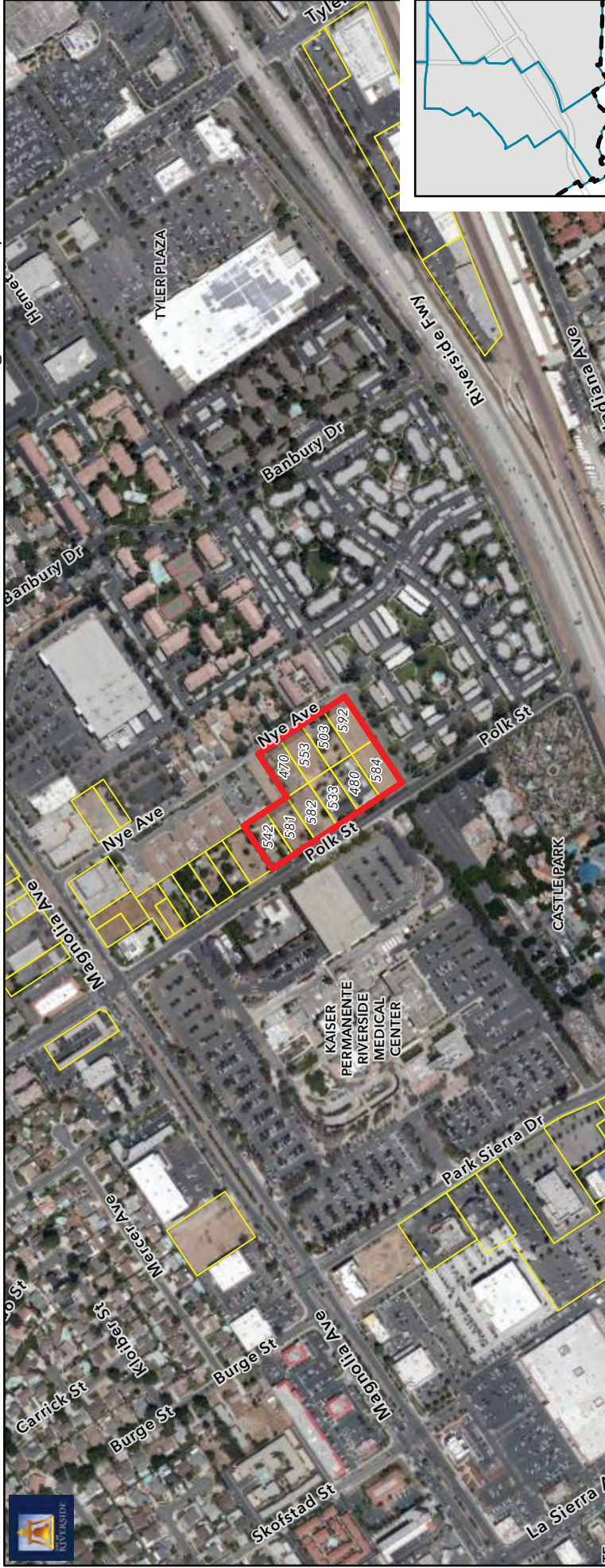


City Boundary **Site in Focus** **Opportunity Parcel**



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
538	138051029	3765 Nye Ave	Ward 6	0.46	0	Non-Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	R-4	35	15	Moderate Income	No	No
565	138051030	3749 Nye Ave	Ward 6	0.22	0	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	35	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
470	138052009	3654 Nye Ave	Ward 6	0.48	1960	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	15	Moderate Income	No	No
480	138052014	3625 Polk St	Ward 6	0.48	1965	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	15	Moderate Income	No	No
503	138052011	3624 Nye Ave	Ward 6	0.48	1959	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	15	Moderate Income	No	No
533	138052015	3637 Polk St	Ward 6	0.48	1960	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	15	Moderate Income	No	No
542	138052018	3685 Polk St	Ward 6	0.48	1934	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	13	Moderate Income	No	No
553	138052010	None	Ward 6	0.48	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	16	Moderate Income	No	No
581	138052017	3667 Polk St	Ward 6	0.48	0	Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No
582	138052016	3663 Polk St	Ward 6	0.48	0	Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	16	Moderate Income	No	No
584	138052013	None	Ward 6	0.48	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	16	Moderate Income	No	No
592	138052012	None	Ward 6	0.48	0	Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	35	16	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
477	138052027	10650 Magnolia Ave	Ward 6	0.39	0	Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	45	17	Moderate Income	No	No
481	138052023	3747 Polk St	Ward 6	0.31	1963	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	8	Moderate Income	No	No
511	138052022	3735 Polk St	Ward 6	0.37	1952	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	10	Moderate Income	No	No
529	138052033	10600 Magnolia Ave	Ward 6	0.71	1985	Non-Vacant	MED	MU-U	CR	Rezoned Residential	MU-U-TA	45	31	Lower Income	No	No
540	138052019	None	Ward 6	0.48	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No
562	138052024	None	Ward 6	0.17	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	5	Moderate Income	No	No
570	138052021	3731 Polk St	Ward 6	0.37	1946	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	10	Moderate Income	No	No
580	138052028	10662 Magnolia Ave	Ward 6	0.22	0	Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No
597	138052020	3719 Polk St	Ward 6	0.37	1964	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	10	Moderate Income	No	No
609	138052032	None	Ward 6	0.28	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	8	Moderate Income	No	No



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
552	143300014	10705 Magnolia Ave	Ward 6	0.71	1983	Non-Vacant	LOD	MU-V	CR	Rezoned Residential	MU-U-TA	45	31	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
473	143290006	10611 Magnolia Ave	Magnolia	0.83	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	37	Lower Income	No	Yes
516	143290010	10555 Magnolia Ave	Magnolia	0.32	1955	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	14	Moderate Income	No	Yes
521	143290004	10683 Magnolia Ave	Magnolia	1.05	0	Non-Vacant	MED	MU-V	MU-V	Residential Upzone	MU-U-TA	45	47	Lower Income	No	Yes
526	143290018	None	Ward 6	0.2	0	Non-Vacant	RESX	MU-V	MU-V	Residential Upzone	MU-U-TA	45	9	Moderate Income	No	Yes
527	143290007	10595 Magnolia Ave	Magnolia	0.33	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	15	Moderate Income	No	Yes
571	143290015	10557 Magnolia Ave	Magnolia	0.96	1960	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	43	Lower Income	No	Yes
587	143290008	10587 Magnolia Ave	Magnolia	0.33	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	15	Moderate Income	No	Yes
589	143290022	None	Ward 6	0.79	0	Non-Vacant		MU-V	CR	Rezoned Residential	MU-U-TA	45	35	Lower Income	No	No
591	143290017	10625 Magnolia Ave	Magnolia	0.75	1983	Non-Vacant	LOD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	33	Lower Income	No	Yes
612	143290019	10685 Magnolia Ave	Magnolia	0.45	1952	Non-Vacant	MED	MU-V	MU-V	Residential Upzone	MU-U-TA	45	20	Moderate Income	No	Yes
613	143290011	None	Ward 6	0.16	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	7	Moderate Income	No	Yes

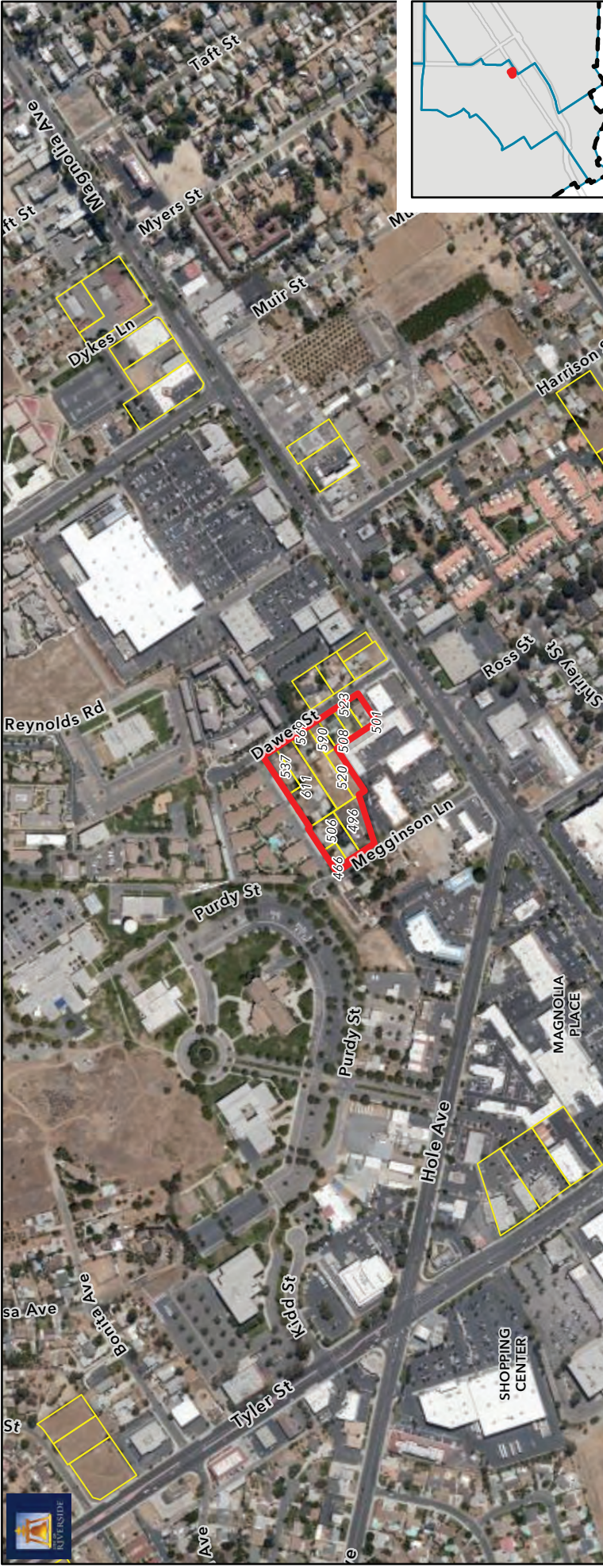


City Boundary		Site in Focus		Opportunity Parcel												
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
528	145220024	3863 Tyler St	Ward 6	0.95	1980	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	45	42	Lower Income	No	No
560	145220025	3939 Tyler St	Ward 6	0.97	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	45	43	Lower Income	No	No
579	145220014		Ward 6	0.96	0	Non-Vacant		C	CR	Rezoned Residential	MU-U-TA	45	43	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
472	145272001	9971 Magnolia Ave	Ward 6	0.29	1947	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-U-TA	45	12	Moderate Income	No	No
536	145272003	3839 Dawes St	Ward 6	0.31	1948	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-U-TA	45	12	Moderate Income	No	No
583	145272002	None	Ward 6	0.16	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-U-TA	45	7	Moderate Income	No	No
605	145272023	3851 Dawes St	Ward 6	0.34	1944	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-U-TA	45	14	Moderate Income	No	No



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

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant 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
466	145233001	3887 Megginson Ln	Ward 6	0.14	1954	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	35	3	Moderate Income	No	No
496	145233009	3875 Megginson Ln	Ward 6	0.41	1985	Non-Vacant	SFRD	C	R-3-2000	Residential Upzone	R-4	35	12	Moderate Income	No	No
501	145271007	3832 Dawes St	Ward 6	0.18	1947	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	35	6	Moderate Income	No	No
506	145233011	3871 Megginson Ln	Ward 6	0.41	1962	Non-Vacant	SFRD	C	R-3-2000	Residential Upzone	R-4	35	12	Moderate Income	No	No
508	145271021	3846 Dawes St	Ward 6	0.22	1947	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	35	6	Moderate Income	No	No
520	145271022	None	Ward 6	0.23	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	35	8	Moderate Income	No	No
523	145271008	3838 Dawes St	Ward 6	0.18	1948	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	35	5	Moderate Income	No	No
537	145271016	3898 Dawes St	Ward 6	0.25	0	Non-Vacant	MFR	C	R-1-7000	Residential Upzone	R-4	35	7	Moderate Income	No	No
569	145271014	3868 Dawes St	Ward 6	0.61	1930	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	35	20	Lower Income	No	No
590	145271011	None	Ward 6	0.15	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	35	4	Moderate Income	No	No
611	145271015	3880 Dawes St	Ward 6	0.75	1960	Non-Vacant	MFR	C	R-1-7000	Residential Upzone	R-4	35	25	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 42



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
545	143332002	None	Ward 6	2.42	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	60	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 45



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
479	146261019	4671 La Sierra Ave	Ward 6	0.16	0	Vacant	OFF	MU-V	MU-V	No Zone Change	MU-V	20	3	Moderate Income	No	Yes
497	146261014	11050 Whitford Ave	Ward 6	0.33	1981	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	20	6	Moderate Income	No	Yes
500	146261001	4781 La Sierra Ave	Ward 6	0.35	1952	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	20	6	Moderate Income	No	Yes
557	146261006	4745 La Sierra Ave	Ward 6	0.23	0	Non-Vacant	SFRD	MU-V	MU-V	No Zone Change	MU-V	20	4	Moderate Income	No	Yes
595	146261019	4671 La Sierra Ave	Ward 6	3.52	0	Non-Vacant	OFF	MU-V	MU-V	No Zone Change	MU-V	20	70	Moderate Income	No	Yes
604	146261019	4671 La Sierra Ave	Ward 6	0.16	0	Vacant	OFF	MU-V	MU-V	No Zone Change	MU-V	20	3	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			
482	145092003	None	Ward 6	0.46	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	9	Moderate Income	No	No			
483	145092014	None	Ward 6	0.81	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	20	16	Moderate Income	No	No			
541	145092002	10272 Selkirk Ave	Ward 6	0.46	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	9	Moderate Income	No	No			

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 51



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
467	143080022	10583 Hole Ave	Ward 6	0.94	1945	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	22	Moderate Income	No	Yes
487	143080021	10591 Hole Ave	Ward 6	0.61	1993	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	14	Moderate Income	No	Yes
502	143080019	4412 Mobley Ave	Ward 6	0.21	1898	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	4	Moderate Income	No	Yes
507	143080024	None	Ward 6	0.06	0	Non-Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	1	Moderate Income	No	Yes
522	143080020	10585 Hole Ave	Ward 6	1.63	1950	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	39	Moderate Income	No	Yes
524	143080032	10561 Hole Ave	Ward 6	0.5	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	12	Moderate Income	No	Yes
539	143080030	None	Ward 6	1.23	0	Non-Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	30	Moderate Income	No	Yes
564	143080034	4430 Mobley Ave	Ward 6	0.46	1948	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	10	Moderate Income	No	Yes
566	143080033	None	Ward 6	0.98	0	Non-Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	24	Moderate Income	No	Yes
572	143080029	4420 Mobley Ave	Ward 6	0.25	1987	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	5	Moderate Income	No	Yes

OPPORTUNITY SITES



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			
485	143140053	None	Ward 6	0.61	0	Vacant	UDEV	O	O	Rezoned Residential	MU-V	20	12	Moderate Income	No	No			
492	143356010	None	Ward 6	0.26	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	5	Moderate Income	No	No			
495	143356009		Ward 6	1.78	0	Vacant		O	R-1-7000	Residential Upzone	MU-V	20	35	Moderate Income	No	No			
532	143356008	None	Ward 6	0.13	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	20	2	Moderate Income	No	No			
543	143140022	4290 Tyler St	Ward 6	0.23	1953	Vacant	SFRD	O	O	Rezoned Residential	MU-V	20	4	Moderate Income	No	No			
558	143356007	None	Ward 6	0.24	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No	No			
568	143140001	None	Ward 6	0.15	0	Vacant	UDEV	O	O	Rezoned Residential	MU-V	20	3	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
575	143040012	4618 Jones Ave	Ward 6	1.84	1955	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	46	Moderate Income	No	Yes



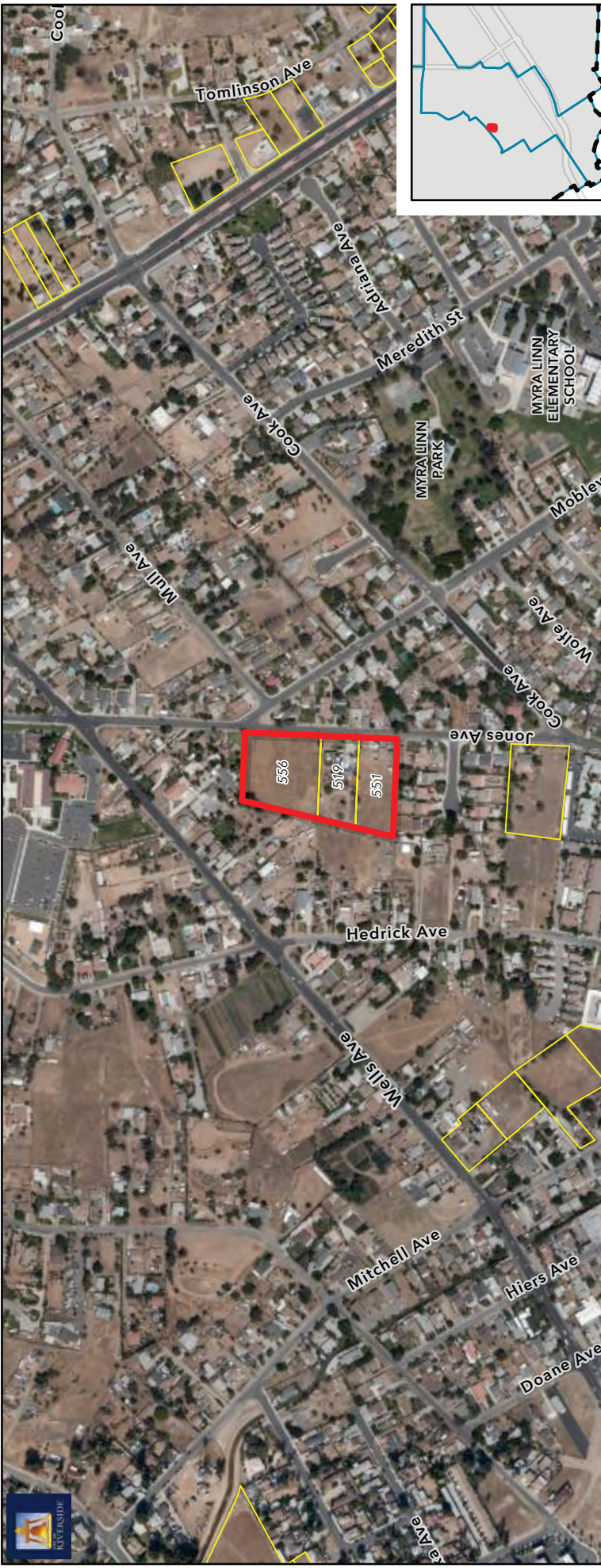
City Boundary			Site in Focus			Opportunity Parcel										
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
490	143020010	10762 Wells Ave	Ward 6	0.79	1930	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	18	Moderate Income	No	Yes
491	143020004	4729 Mitchell Ave	Ward 6	1.62	1952	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	39	Moderate Income	No	Yes
559	143020007	None	Ward 6	0.84	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	20	Moderate Income	No	Yes
606	143051001	None	Ward 6	2.45	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	61	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
				Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use							
465	145021005	4413 Tyler St	Ward 6	0.49	0	Vacant	SFRD	O	R-1-7000	MU-V	20	9	Moderate Income	No	No
468	145021003		Ward 6	0.31	0	Non-Vacant		O	R-1-7000	MU-V	20	5	Moderate Income	No	No
471	145021006	10251 Adobe Ave	Ward 6	0.39	0	Vacant	MFR	O	R-1-7000	MU-V	20	3	Moderate Income	No	No
476	145021001	4432 Tomlinson Ave	Ward 6	0.25	1942	Non-Vacant	SFRA	O	R-1-7000	MU-V	20	3	Moderate Income	No	No
563	145021002		Ward 6	0.19	0	Non-Vacant		O	R-1-7000	MU-V	20	3	Moderate Income	No	No
585	145021004	4422 Tomlinson Ave	Ward 6	0.2	1942	Non-Vacant	SFRD	O	R-1-7000	MU-V	20	3	Moderate Income	No	No



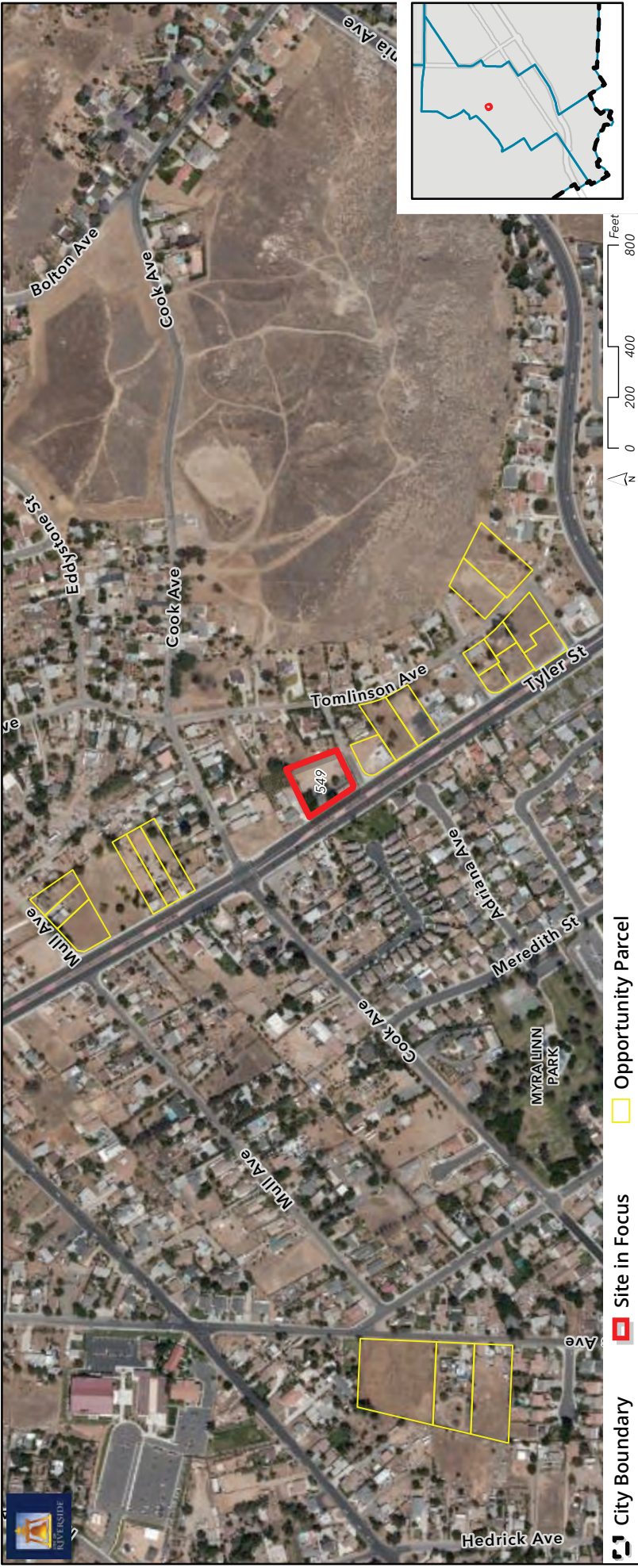
City Boundary			Site in Focus			Opportunity Parcel										
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
484	145022009	None	Ward 6	0.57	0	Vacant	SFRD	LDR	R-1-7000	Residential Upzone	R-3-2500	20	11	Moderate Income	No	No
601	145022003	None	Ward 6	0.87	0	Vacant	UDEV	LDR	R-1-7000	Residential Upzone	R-3-2500	20	17	Moderate Income	No	No



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
519	143040016	4698 Jones Ave	Ward 6	1.18	1947	Non-Vacant	SFRD	HDR	R-1-7000	Residential Upzone	R-3-2500	20	22	Moderate Income	No	No
551	143040015	4678 Jones Ave	Ward 6	1.28	1949	Non-Vacant	SFRD	HDR	R-1-7000	Residential Upzone	R-3-2500	20	24	Moderate Income	No	No
556	143030009	None	Ward 6	2.06	0	Vacant	SFRD	HDR	R-1-7000	Residential Upzone	R-3-2500	20	41	Moderate Income	No	No



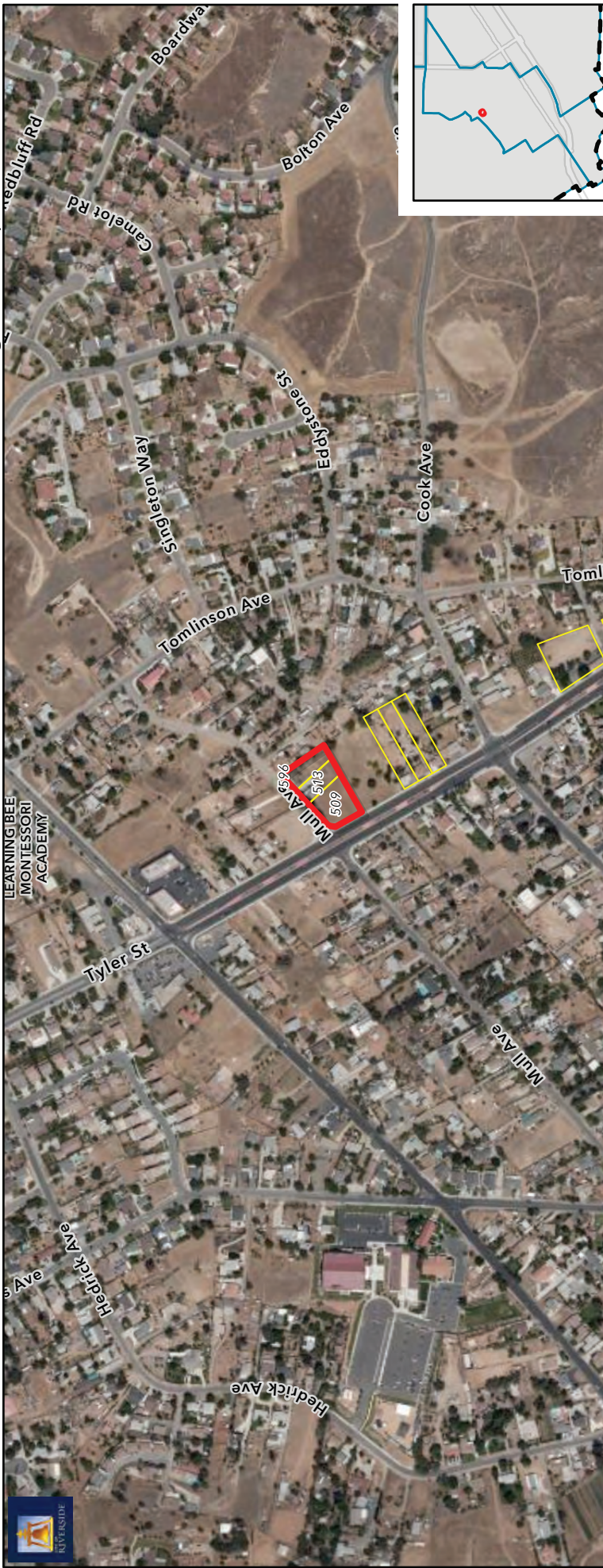
City Boundary			Site in Focus			Opportunity Parcel										
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
535	1473333009	None	Ward 6	0.52	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	20	10	Moderate Income	No	No
594	1473333012	4487 Tyler St	Ward 6	0.39	1954	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	20	6	Moderate Income	No	No
615	1473333011	None	Ward 6	0.59	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	20	11	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	
549	147332023	None	Ward 6	0.9	1950	Non-Vacant	RET	O	O	Rezoned Residential	MU-V	20	17	Moderate Income	No	No	

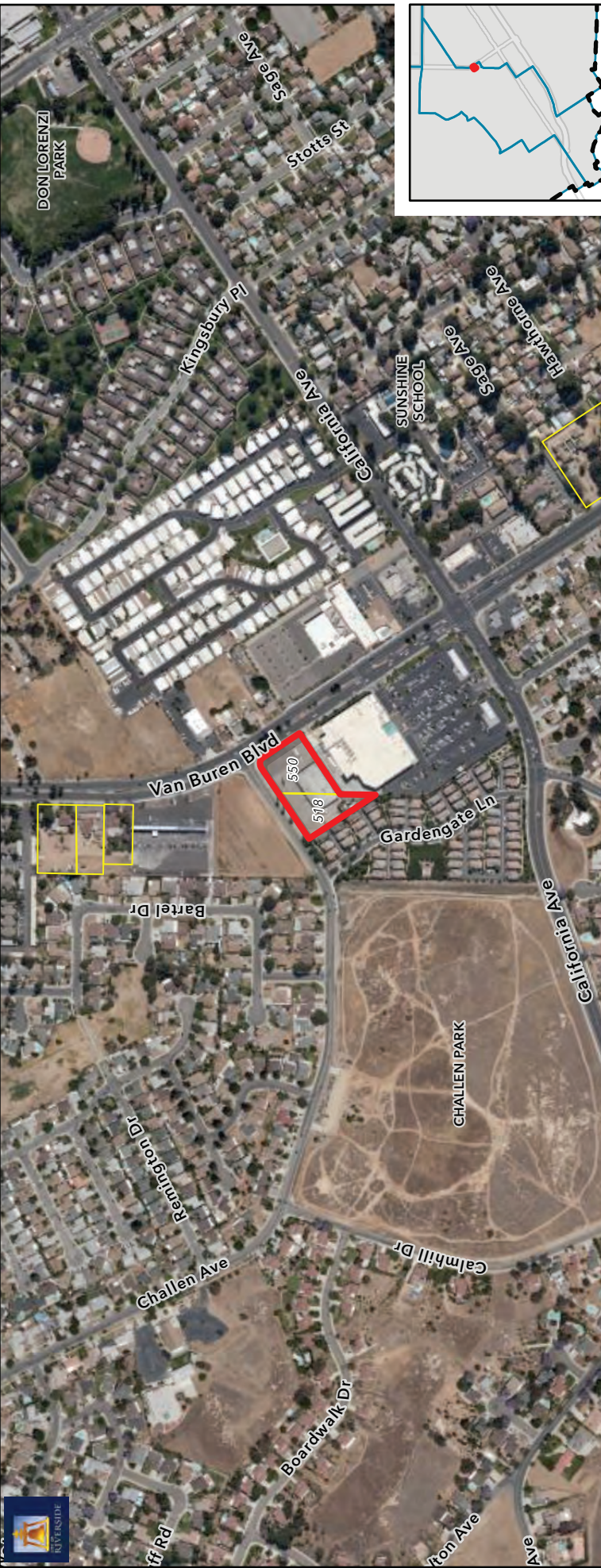


City Boundary			Site in Focus			Opportunity Parcel										
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
514	147282022	4643 Tyler St	Ward 6	0.48	1956	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	11	Moderate Income	No	Yes
530	147282018		Ward 6	0.47	0	Non-Vacant		HDR	R-3-1500	No Zone Change	R-3-1500	25	10	Moderate Income	No	Yes
603	147282021	4639 Tyler St	Ward 6	0.47	1956	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	10	Moderate Income	No	Yes



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

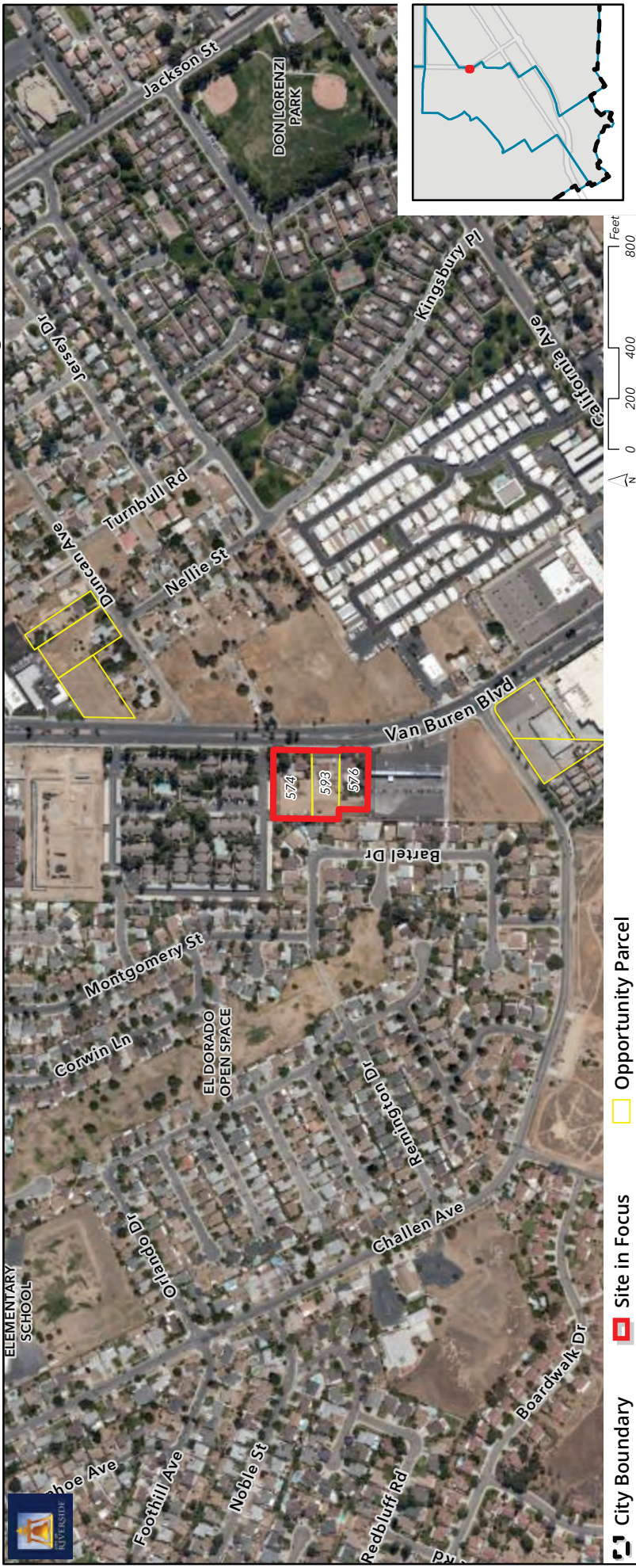
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
509	147282014	None	Ward 6	0.53	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	13	Moderate Income	No	Yes
513	147282015	10278 Mull Ave	Ward 6	0.29	1925	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	6	Moderate Income	No	Yes
596	147282011	10270 Mull Ave	Ward 6	0.33	1960	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	8	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
518	145162021		Ward 6	0.77	0	Non-Vacant		MU-V	CR	Rezoned Residential	MU-V	20	15	Moderate Income	No	No
550	145162006	4330 Van Buren Blvd	Ward 6	1	1957	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-V	20	20	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 72



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
574	145082037	4510 Van Buren Blvd	Ward 6	0.95	0	Non-Vacant	RET	HDR	R-3-1500	No Zone Change	R-3-1500	25	22	Moderate Income	No	Yes
576	145082035	4490 Van Buren Blvd	Ward 6	0.61	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	14	Moderate Income	No	Yes
593	145082038	4500 Van Buren Blvd	Ward 6	0.67	0	Non-Vacant	RET	HDR	R-3-1500	No Zone Change	R-3-1500	25	15	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 78



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
499	191050001	5175 Van Buren Blvd	Ward 6	0.55	1939	Non-Vacant	OFF	C	R-1-7000	Residential Upzone	MU-V	20	10	Moderate Income	No	No
531	191050021	5111 Van Buren Blvd	Ward 6	0.89	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-V	20	16	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
616	191060024	9191 Colorado Ave	Ward 6	5.82	1967	Non-Vacant	POW	PF	R-1-7000	Residential Upzone	MU-V	20	39	Moderate Income	No	No

OPPORTUNITY SITES

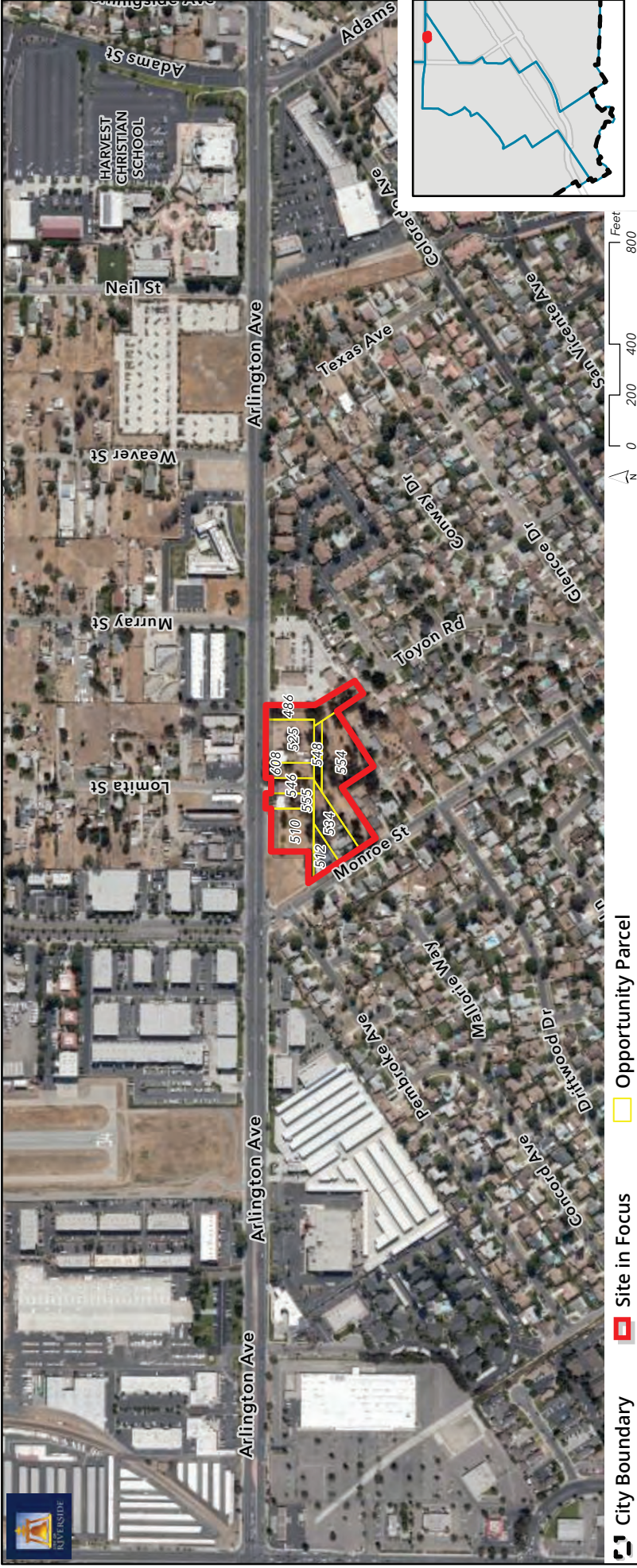


Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
493	191040037	5375 Van Buren Blvd	Ward 6	1.37	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-V	20	27	Moderate Income	No	No
504	191040036	5325 Van Buren Blvd	Ward 6	0.23	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	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			
600	151111046	None	Ward 6	0.58	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	14	Moderate Income	No	Yes			
602	151111034	None	Ward 6	2.89	0	Vacant	UDEV	HDR	R-3-1500	No Change	R-3-1500	20	57	Moderate Income	No	Yes			

OPPORTUNITY SITES



City Boundary				Site in Focus				Opportunity Parcel				Income Level			
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	RHNA Cycle
486	191150010	None	Ward 6	0.56	0	Non-Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	20	11	Moderate Income	No
510	191150031	6836 Arlington Ave	Ward 6	0.71	1951	Vacant	UDEV	O	CR	Rezoned Residential	MU-V	20	14	Moderate Income	No
512	191150014	4843 Monroe St	Ward 6	0.26	1935	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No
525	191150009	6758 Arlington Ave	Ward 6	0.74	1955	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	20	13	Moderate Income	No
534	191150015	4831 Monroe St	Ward 6	0.55	1946	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	10	Moderate Income	No
546	191150007		Ward 6	0.23	0	Non-Vacant		O	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No
548	191150017	None	Ward 6	0.18	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No
554	191150016	None	Ward 6	1.35	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	26	Moderate Income	No
555	191150006	6818 Arlington Ave	Ward 6	0.26	1951	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No
608	191150008	None	Ward 6	0.26	0	Non-Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	20	5	Moderate Income	No