

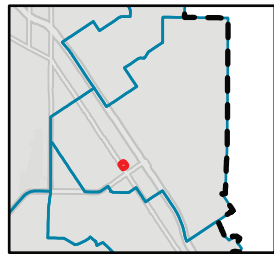
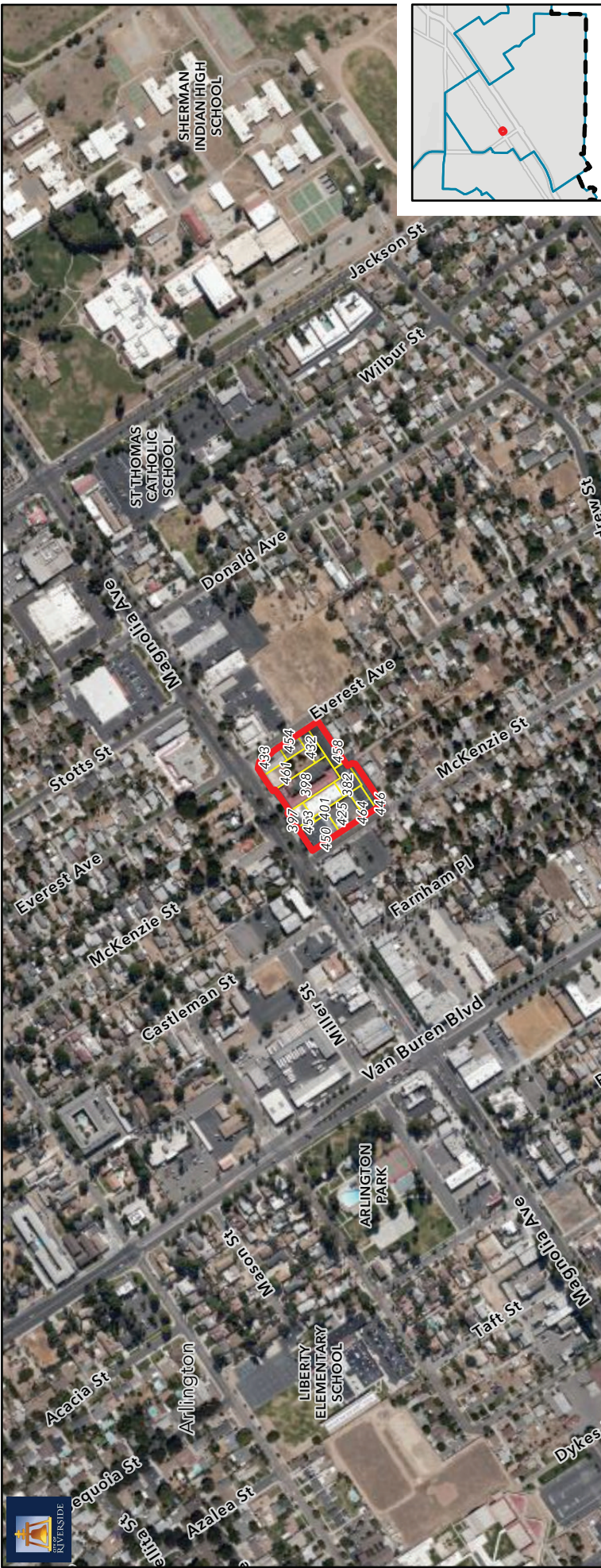


City Boundary **Site in Focus** **Opportunity Parcel**

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use	Proposed GP 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	MU-V	O	Rezoned Residential Upzone	MU-V	20	12	Moderate Income	No	No
492	143356010	None	Ward 6	0.26	0	Vacant	UDEV	MDR	MU-V	R-1-7000	Rezoned Residential Upzone	MU-V	20	5	Moderate Income	No	No
495	143356009	None	Ward 6	1.78	0	Vacant	UDEV	O	MU-V	R-1-7000	Rezoned Residential Upzone	MU-V	20	35	Moderate Income	No	No
532	143356008	None	Ward 6	0.13	0	Vacant	UDEV	O	MU-V	R-1-7000	Rezoned Residential Upzone	MU-V	20	2	Moderate Income	No	No
543	143140022	4290 Tyler St	Ward 6	0.23	1953	Vacant	SFRD	O	MU-V	O	Rezoned Residential Upzone	MU-V	20	4	Moderate Income	No	No
558	143356007	None	Ward 6	0.24	0	Vacant	UDEV	O	MU-V	R-1-7000	Rezoned Residential Upzone	MU-V	20	4	Moderate Income	No	No
568	143140001	None	Ward 6	0.15	0	Vacant	UDEV	O	MU-V	O	Rezoned Residential	MU-V	20	3	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 56



City Boundary Site in Focus Opportunity Parcel

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Proposed GP 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-U	MU-V	Residential Upzone	MU-U-TA	45	8	Moderate Income	No	Yes
397	233031005	9340 Ave	Magnolia	0.12	1959	Non-Vacant	RET	MU-V	MU-U	MU-V	Residential Upzone	MU-U-TA	45	5	Moderate Income	No	Yes
398	233031051	9328 Ave	Magnolia	0.57	1989	Non-Vacant	LOD	MU-V	MU-U	MU-V	Residential Upzone	MU-U-TA	45	25	Lower Income	No	Yes
401	233031004	9342 Ave	Magnolia	0.24	1960	Non-Vacant	RET	MU-V	MU-U	MU-V	Residential Upzone	MU-U-TA	45	10	Moderate Income	No	Yes
425	233031003	9364 Ave	Magnolia	0.31	1961	Non-Vacant	RET	MU-V	MU-U	MU-V	Residential Upzone	MU-U-TA	45	13	Moderate Income	No	Yes
432	233031010	3770 Ave	Everest	0.15	1914	Non-Vacant	SFRD	MU-V	MU-U	MU-V	Residential Upzone	MU-U-TA	45	6	Moderate Income	No	Yes
433	233031053	9304 Ave	Magnolia	0.15	0	Non-Vacant		MU-V	MU-U	MU-V	Residential Upzone	MU-U-TA	45	6	Moderate Income	No	Yes
446	233031014	None		0.13	0	Non-Vacant	RET	MU-V	MU-U	MU-V	Residential Upzone	MU-U-TA	45	5	Moderate Income	No	Yes
450	233031001	None		0.27	0	Non-Vacant	RET	MU-V	MU-U	MU-V	Residential Upzone	MU-U-TA	45	12	Moderate Income	No	Yes
453	233031002	None		0.03	0	Non-Vacant	RET	MU-V	MU-U	MU-V	Residential Upzone	MU-U-TA	45	1	Moderate Income	No	No
454	233031009	3774 Ave	Everest	0.12	0	Non-Vacant	SFRD	MU-V	MU-U	MU-V	Residential Upzone	MU-U-TA	45	5	Moderate Income	No	Yes
458	233031011	None		0.22	0	Non-Vacant	RET	MDR	MU-U	CR	Rezoned Residential Upzone	MU-U-TA	45	9	Moderate Income	No	No
461	233031007			0.32	0	Non-Vacant		MU-V	MU-U	MU-V	Residential Upzone	MU-U-TA	45	14	Moderate Income	No	Yes
464	233031013	None		0.14	0	Non-Vacant	RET	MU-V	MU-U	MU-V	Residential Upzone	MU-U-TA	45	6	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	Proposed GP Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle		
465	145021005	4413 Tyler St	Ward 6	0.49	0	Vacant	SFRD	O	MU-V	R-1-7000	Residential Upzone	MU-V	20	9	Moderate Income	No	No		
468	145021003		Ward 6	0.31	0	Non-Vacant		O	MU-V	R-1-7000	Residential Upzone	MU-V	20	5	Moderate Income	No	No		
471	145021006	10251 Adobe Ave	Ward 6	0.39	0	Vacant	MFR	O	MU-V	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No	No		
476	145021001	4432 Tomlinson Ave	Ward 6	0.25	1942	Non-Vacant	SFRA	O	MU-V	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No	No		
563	145021002		Ward 6	0.19	0	Non-Vacant		O	MU-V	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No	No		
585	145021004	4422 Tomlinson Ave	Ward 6	0.2	1942	Non-Vacant	SFRD	O	MU-V	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No	No		



City Boundary			Site in Focus			Opportunity Parcel			Income Level			RHNA 4th Cycle			RHNA 5th Cycle		
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use	Proposed GP 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	HDR	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	HDR	R-1-7000	Residential Upzone	R-3-2500	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	Proposed GP Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
440	191312008	None	Ward 5	0.28	0	Vacant	UDEV	MU-V	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	MU-V	O	Rezoned Residential	MU-V-TA	30	12	Moderate Income	No	No
457	191312003	9426 Hayes St	Ward 5	0.41	1952	Non-Vacant	RET	MU-V	MU-V	O	Rezoned Residential	MU-V-TA	30	12	Moderate Income	No	No



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



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519	143040016	4698 Jones Ave	Ward 6	1.18	1947	Non-Vacant	SFRD	HDR	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	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	HDR	R-1-7000	Residential Upzone	R-3-2500	20	41	Moderate Income	No	No



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

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618	146181022	4979 La Sierra Ave	Ward 7	0.88	1922	Non-Vacant	UDEV	MDR	MU-V	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	MU-V	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	MU-V	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	MU-V	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	MU-V	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	MU-V	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	MU-V	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	MU-V	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	MU-V	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	MU-V	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	MU-V	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	MU-V	R-1-7000	Residential Upzone	MU-V	20	8	Moderate Income	No	No

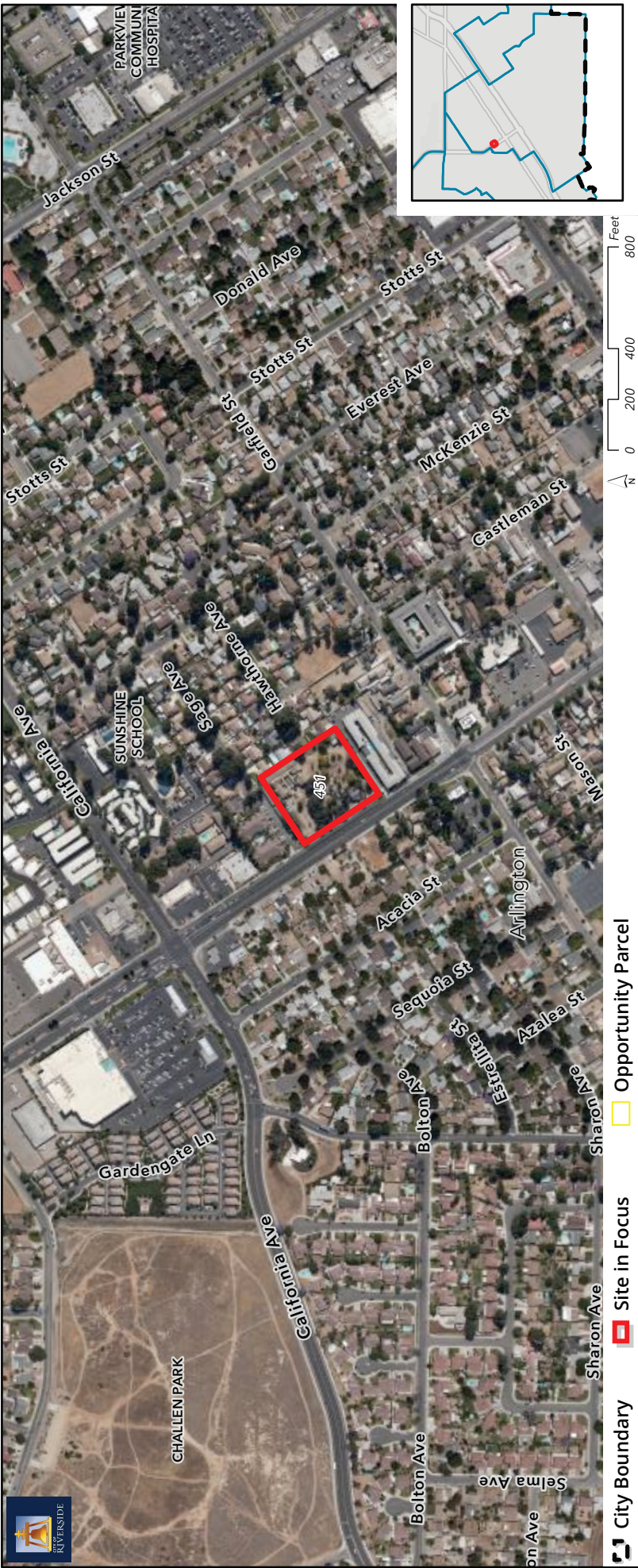


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Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Proposed GP Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
549	147332023	None	Ward 6	0.9	1950	Non-Vacant	RET	O	MU-V	O	Rezoned Residential	MU-V	20	17	Moderate Income	No	No



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629	146050022	5142 La Sierra Ave	Ward 7	0.96	1937	Non-Vacant	SFRD	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	18	Moderate Income	No	No



 City Boundary Site in Focus Opportunity Parcel

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