



**CITY OF MORENO VALLEY  
HOUSING ELEMENT  
2014-2021**

City of Moreno Valley  
14177 Frederick Street  
Moreno Valley, CA. 92552-0805

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## I. Introduction

### Vision

***A City that provides safe and decent housing opportunities for all its residents, offering a range of housing options to accommodate the diverse needs of the community.***

The Housing Element is a component of the General Plan which assesses the housing needs of all economic segments of the City of Moreno Valley. In addition, the Housing Element defines the goals and policies that will guide the City's approach to resolving those needs and recommends a set of programs that would implement policies over the next few years.

State law requires that all cities adopt a Housing Element and describe in detail the necessary contents of the housing element. This Housing Element responds to those requirements, and responds to the special characteristics of the City's housing environment. This Housing Element incorporates the most current data and information readily available at the time of writing. It also includes an evaluation of the Housing Element adopted in 2011, an assessment of the current and potential housing actions, and an assessment of resources of the private sector and all levels of the public sector.

This Moreno Valley Housing Element is prepared for the 2014-2021 update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region.

### A. Purpose and Content

The Housing Element of the General Plan is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both State and local governments, Government Code Section 65580 states the intent of creating housing elements:

*The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.*

Per State Law, the Housing Element has two main purposes:

- To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- To provide a strategy that establishes housing goals, policies, and programs.

The Housing Element is an eight-year plan for the 2014-2021 period and serves as an integrated part of the General Plan, but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

- Matching housing supply with need;

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- Maximizing housing choice throughout the community;
  - Assisting in the provision of affordable housing choice;
  - Removing government and other constraints to housing investment; and
  - Promoting fair and equal housing opportunities.

The Housing Element consists of the following major components:

- A profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs.
- An analysis of constraints to housing production and maintenance. Constraints include potential market, governmental, and environmental limitations to meeting the City's identified housing needs.
- An overview of resources available to further housing production and maintenance.
- Resources include land available for new construction, opportunities for rehabilitation and revitalization, and financial and administrative resources available for implementing housing programs. In addition, this section also examines opportunities for energy conservation.
- An assessment of housing accomplishments during the previous Housing Element period, 2008-2014.
- A statement of the Housing Plan to address the City's identified housing needs, including a formulation of housing goals, policies, and programs.

### Community Profile

The City of Moreno Valley is located in northwestern Riverside County, approximately 52 miles east of downtown Los Angeles, and 42 miles west of Palm Springs. The City is located near the eastern edge of the Los Angeles metropolitan area. Moreno Valley is situated along two major freeways. The Moreno Valley Freeway (State Route 60) connects directly to downtown Los Angeles and the regional freeway system. State Route 60 connects to Orange County via the Riverside Freeway (State Route 91). To the east, State Route 60 connects with Interstate 10, running to Palm Springs, Phoenix, and beyond. Interstate 215 runs by the westerly city limits, and is an important north-south link from San Diego through western Riverside and San Bernardino counties and beyond.

Moreno Valley is characterized by a beautiful valley bounded by mountains and hills on three sides. The city limits are bounded on the north by the Box Springs Mountains. The gullied hills of the Badlands lie to the east. The mountains of the Lake Perris Recreation Area, the floodplain of Mystic Lake and the San Jacinto Wildlife Area and level terrain in the City of Perris are located to the south. Gently sloping terrain lies west of the city limits within March Air Reserve Base, the City of Riverside and the County of Riverside.

To understand the current land use and development patterns that exist in Moreno Valley, it is important to understand the general history of the settlement of the area. Early settlers traveled through the area from northern Mexico to various mission settlements along a trail charted by Juan Bautista de Anza in 1774. The trail passed through the San Jacinto Valley, the Perris

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Valley and southwest Moreno Valley. Moreno Valley and the rest of California became part of the United States in 1850. The Moreno Valley area began to develop in the late 1880's with the establishment of the Alessandro and Moreno settlements.

The City of Moreno Valley was incorporated on December 3, 1984 and thereafter the population soared, reaching 118,779 in 1990. For part of that period it was the fastest growing city in the country. Moreno Valley is the second largest city in Riverside County with a population of 193,365 in the year 2010 according to the US Census.

Today, Moreno Valley is very typical of other suburban communities in terms of the distribution and range of land use in the community. Moreno Valley offers a mix of housing types. Single-family homes make up about 75 percent of the housing stock and the multi-family share is about 25 percent.

To avoid serving simply as bedroom communities for adjacent countries, Riverside County jurisdictions, including Moreno Valley, are working to attract new businesses to provide employment opportunities for local residents. This also helps promote a more balanced jobs/housing ratio, reduces the need for long commutes and improves the local air quality and quality of life in general.

## **B. Summary**

The 2011 housing element (2008-2014 planning period) consisted of a series of ongoing and new programs that implemented the City's housing element goals. The City of Moreno Valley's housing goals were classified into five areas of focus:

- Preservation and revitalization of existing neighborhoods.
- Creation of housing opportunities for special needs populations.
- Creation of rental housing for low and very low income households.
- Creation of housing opportunities for low and moderate income first time home buyers.
- Increase of energy conservation measures.

Under the goal of neighborhood preservation and revitalization, the City provided a series of highly successful programs that included annual neighborhood clean ups throughout the city, home improvement loan and grant programs, as well as focused neighborhood beautification grant programs. Additionally, the City of Moreno Valley takes a proactive role in its code enforcement activities in CDBG target areas. Often, code officers are the point of contact for referrals to the City's rehabilitation programs. Neighborhood revitalization programs also included the Targeted Neighborhood Program, which assisted in establishing owner's associations in order to address issues in smaller rental developments and maintain an important part of the privately owned, affordable multiple family rental housing stock.

The goal of creating housing opportunities for special needs populations in the past primarily focused on senior populations and transitional housing. In the 2008-2014 element this goal had

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been expanded to include Agency funding of rental units affordable to formerly homeless, mentally ill adults, as well as developmentally and physically disabled adults and seniors. On May 28, 2013, the City Council amended the Moreno Valley Industrial Area Specific Plan (SP 208) to include Emergency Shelters as a permitted use. Zoning regulations contained in Title 9 of the City of Moreno Valley Municipal Code were also amended to include Single Room Occupancy Units (SRO) zones in the multiple family and specified commercial zones as well as adopting Reasonable Accommodation Procedures. Although Moreno Valley is no longer an agricultural community, pursuant to State law, the element also required an amendment to the Municipal Code to include currently permitting, by right, farm worker housing in all multiple family zones. The May 2013 amendments provided the necessary consistency with the City of Moreno Valley's certified 2008-2014 Housing Element.

The goal of creating rental housing for low and very low income households consists of a continuation of programs that in the past have created in excess of 600 permanently affordable rental units. The most ambitious program in the 2011 Housing Element (2008-2014 planning period), with the goal of creating rental housing for low and very low income households, was the rezoning of 142 acres to Residential 30 (R30) (approved by City Council on April 23, 2013).

To accommodate the 2008-2014 regional housing need of 1,806 Very Low-Income Units and 1,239 Low-Income Units (total of affordable units = 3,045), the City rezoned 142 acres of vacant and underutilized sites to R30 with a minimum density of 24 units per acre. The rezoned sites are identified by Assessor Parcel Number (APN) in Attachment #. The sites are appropriately sized to accommodate higher density developments, and will allow owner-occupied and rental multifamily residential uses without a conditional use permit (CUP), which is not required in Moreno Valley for multiple family housing, or other discretionary action pursuant to Government Code Section 65583.2 (h) and (i). As part of the rezoning program, the City has rezoned 8.75 acres of Agency owned land at Day and Alessandro, which in the past has been proposed to be used for a 225 unit affordable housing development with a day care facility. Additionally, the Agency provided financing for projects such as Perris Isle Senior Apartments, Rancho Dorado family housing, Atwood Gardens which includes units for developmentally disabled adults, Casitas Del Valle which consists of 40 units of affordable family housing.

In the sphere of creating affordable housing the City of Moreno Valley has a tradition of providing incentives for the development of housing to complement its provision of funds and land. The incentives include deferral of development impact fees for affordable housing until issuance of Certificate of Occupancy, lower development impact fees for affordable housing, and permit streamlining. Through the County of Riverside, waiver of Traffic Uniform Mitigation Fees (TUMF) for affordable housing; density bonus pursuant to the City's density bonus ordinance and a 100% density bonus for senior housing.

The City's goal of creating housing opportunities for low and moderate income first time home buyers consists of three programs. The first program provides down payment assistance to first time homebuyers in the form of a silent second. The second program targets households at 50% and 60% of median income through the City's partnership with Habitat for Humanity. The third is the Neighborhood Stabilization Program (NSP), which was established by HUD for the

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purpose of stabilizing communities that have suffered from foreclosures and abandonment. Through the NSP program, the city was able to use funds to purchase and rehabilitate homes then resell them to individuals or families whose incomes do not exceed 50 percent of the area median income.

The goal of increasing energy conservation measures is being met by a series of programs that include adopting an ordinance to require all new and replacement roofing to utilize radiant barrier plywood; implementing the City's Residential Solar Initiative Program; and distributing free of charge compact fluorescent light bulbs.

### **C. New State Legislation**

The Moreno Valley Housing Element was last updated in 2011 and is currently being updated for the years 2014 to 2021 as part of the new update cycle for jurisdictions within the SCAG (Southern California Association of Governments) region to allow for synchronization with the 2012-2035 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Element sets forth an 8-year strategy to address the City's identified housing needs, including specific implementing programs and activities.

Various amendments have been made to Housing Element law since adoption of the City's current Housing Element. These include:

- AB 162: Requires the City, upon adoption of the Housing Element, to identify specific flood hazard zones in the Land Use Element and specific floodwater and groundwater recharge areas in the Conservation and Safety Elements.
- SB 244: Requires the City, upon the adoption of a Housing Element, to update the Land Use Element to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities and their infrastructure needs.
- SB 812: In addition to the existing special needs groups, the City must include an analysis of the housing needs for persons with developmental disabilities.
- AB 1867: Under certain conditions, the City can now count multi-unit homeownership units that have been converted to affordable units toward their RHNA allocation.
- SB375 Implications: For jurisdictions that do not submit their adopted 2014-2021 housing element update within 120 days of the October 2013 deadline, their housing element updates revert to a four-year cycle.

The contents of this updated Housing Element comply with these amendments and all other requirements of Housing Element law.

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## D. Citizen's Participation

Citizen participation is one of the most important components of the Housing Element process. The City of Moreno Valley Community & Economic Development Department utilized the following strategy to solicit meaningful community input in preparing the City's 2014-2021 Housing Element.

### Consolidated and Annual Action Plans

The U.S. Department of Housing and Urban Development (HUD) requires that grantee cities, such as Moreno Valley, prepare both a Consolidated Plan and an Annual Action Plan as a condition to receiving Federal funding under the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). The Consolidated Plan is a planning document that covers a five year period between July 1, 2013 and June 30, 2018, and establishes the City's strategies for addressing low and moderate income needs of the community, as defined by HUD regulations. As the above plans required much the same data/input as the Housing Element, the community outreach was combined. As the above plans required much the same data/input as the Housing Element, the community outreach was used to formulate Housing Element policies and programs.

Citizen participation for the development of the Consolidated Plan, the Annual Action Plan, and the Analysis of Impediments to Fair Housing (AI) was accomplished through a series of meetings, public notices and announcements. City staff conducted meetings with area residents, non-profit organizations and surrounding jurisdictions to solicit input on community needs. Two public meetings were conducted to determine community needs. In addition, several focused meetings with local agencies, surrounding jurisdictions and City committees were also conducted. Information and notification of these meetings was distributed through correspondence, flyers and public notices in the Press Enterprise Newspaper. The information compiled from the meetings was used in determining the needs in the community and the development of strategies as well as updating the Housing Element.

Fair housing workshops were held on October 29, 2012 and November 14, 2012. The first workshop was attended by residents and public service agencies. An overview of the scope of purpose of the AI was given to the attendees. Housing concerns mentioned at the workshop primarily pertained to the great need for rental assistance. On-site apartment resident managers were invited to the second focus group workshop. The Fair Housing Council distributed information on fair housing training to those in attendance. The main concern raised at the focus group workshop was reasonable accommodations, particularly the issue of reasonable accommodation requests to smoke marijuana and cultivate it on the site.

In addition, three public hearings were conducted to solicit input from the general public for the required reports. The first public hearing took place on December 11, 2012 and residents were given the opportunity to provide comments regarding priority needs in the community. A second public hearing was held on March 26, 2013 to discuss the proposed Consolidated Plan goals

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and objectives and the proposed projects for the upcoming fiscal year. After receiving input from the community, the proposed Consolidated Plan was available for a 30-day public examination and comment period from March 15, 2013 through April 15, 2013. The Plan was available at four locations (Library, City Corporate Yard, City Hall and Senior Center) within the City. A final public hearing was conducted on May 23, 2013 after the close of the public review period. The final public hearing allowed the public an opportunity to comment on the proposed Consolidated Plan before adoption by the City Council.

## Alessandro Boulevard Corridor Plan

In 2009 the City of Moreno Valley received a Compass Blueprint Strategy grant award from the Southern California Association of Governments (SCAG) to complete the “Alessandro Boulevard Corridor – Vision Plan”. The “Alessandro Boulevard Corridor – Vision Plan” focused on long-term goals for the corridor related to land-use, transportation, and economic revitalization along Alessandro Boulevard, including ways to enhance the boulevard as a transit corridor for faster and more frequent bus service. The vision plan looked at socioeconomic trends, surrounding development patterns, and the type of development envisioned for Alessandro Boulevard Corridor and then evaluated these conditions and made a series of recommendations.

The development of the vision plan for the Alessandro Boulevard Corridor was a collaborative and participatory process. There were two public workshops held at the City Hall Council Chambers on April 22, 2010 and May 6, 2010. Participants were given the opportunity to voice their opinions on where to locate mixed use and/or higher density development along the corridor. There were also a series of meetings with community stakeholders at City Hall with the consultants and City Staff.

The key recommendations from the workshops and meetings were used to create a series of independent but related activity nodes. These activity nodes works in concert with Moreno Valley’s existing activity nodes to provide a complete and strategically dispersed set of places aimed at either the regional, community or neighborhood level of activity. The following six nodes were defined in the Vision Plan for inclusion in the Mixed Use Districts Overlay:

- Alessandro Boulevard & Frederick Street (MUI)
- Alessandro Boulevard & Heacock Street (MUN)
- Alessandro Boulevard & Perris Boulevard (MUC)
- Alessandro Boulevard & Lasselle Street (MUN)
- Alessandro Boulevard & Nason Street (MUI)

The “Alessandro Boulevard Corridor – Vision Plan” workshops and meetings also supported the placement of the higher density Residential 30 (R30) housing as identified in the 2011 General Plan Housing Element. The four areas included:

- Area #1 - Alessandro Boulevard and Day Street,

- Area #2 - Alessandro Boulevard & Elsworth Street
- Area #3 - Alessandro Boulevard & Morrison Street
- Area #4 - Perris Boulevard & Iris Avenue

In 2011 the City of Moreno Valley received a Compass Blueprint Strategy grant award from the Southern California Association of Governments (SCAG) to complete the “Alessandro Boulevard Corridor Implementation Project”. The goal of the “Alessandro Boulevard Corridor Demonstration Project – Phase I” was to identify opportunities for mixed use transit-oriented development along Alessandro Boulevard. With implementation of the Corridor Project, the City of Moreno Valley was able to provide additional Multiple Family housing in areas near existing or emerging employment and shopping centers along Alessandro Boulevard. The Residential 30 (R30) rezoned as part of the Alessandro Boulevard Corridor Project also allowed the City of Moreno Valley to meet its 2008-2014 State-mandated Regional Housing Needs Assessment (RHNA) numbers.

Two 1/8 page ads were published in the Press Enterprise and 1,167 notices were sent residents affected by the rezoning and Mixed Use Districts Overlay area (including a 300 foot buffer) for both the Planning Commission (March 14, 2013) and City Council (April 23, 2013) Public Hearings. There was also one public informational meeting held at the City Hall Council Chambers on March 7, 2013 and the information for this meeting was included on the Planning Commission Public Hearing notice. The three members of the public came to the informational meeting and were interested in either the proposed changes to their own property or had a neighboring parcel. No concerns were raised with the project at either the Planning Commission or City Council Public Hearings.

The rezoned sites are identified by Assessor Parcel Number (APN) in Attachment 4. The 146.19 acres rezoned to Residential 30 (R30) could potentially provide up to 4,385 units, if fully built out at the density of 30 units per acre. The Housing Element noted that based on historical development patterns, it will be assumed that the majority of sites would be developed at 80% of the maximum residential density, which would be 3,508 units.

The 2008-2014 RHNA required specific numbers of units based on income categories. The requirements were a total of 1,806 units in the “Very Low” category, and 1,239 units in the “Low” category for a total of 3,045 units. The rezoning of 146.19 acres to Residential 30 (R30) allowed the City of Moreno Valley to maintain its compliance with State housing element law.

## Related Specific Plan & Code Amendments

The City of Moreno Valley amended the Moreno Valley Industrial Area Specific Plan (SP 208) and zoning regulations contained in Title 9 of the City of Moreno Valley Municipal Code to include Emergency Shelters, Farm Worker Housing, Single Room Occupancy Units (SRO) and Reasonable Accommodation Procedures. The amendments provided the necessary consistency with the City of Moreno Valley’s certified Housing Element.

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The specific plan and code amendments went to two public hearings and a 1/8 page advertisement was published in the Press Enterprise for each meeting. Planning Commission was held on April 25, 2013 and City Council was held on May 28, 2013. All the items are approved.

### September 2013 Community Outreach & Planning Commission

The City of Moreno Valley held a joint public review meeting at the September 26, 2013 Planning Commission. The public review provided the opportunity to gain input regarding the Housing Element before the draft is submitted to the State Department of Housing and Community Development (HCD) for review and certification.

A 1/8 page advertisement was published in the Press Enterprise and the notice was posted online at the City's website as well. The three members of the public came to the meeting, with two of them speaking. The first speaker brought up the need for executive/upscale housing as well as the limitations placed on development in the Hillside Residential (HR) zoning districts. The second speaker questioned the previous public participation and pointed out some errors in the employment tables, which have been fixed. The Planning Commission also spoke regarding the potential for executive/upscale housing in the City and for the development of 55+ active adult living communities.

#### **E. Consistency with State Planning Law**

The Housing Element is one of the seven General Plan elements mandated by the State of California. Sections 65580 to 65590 of the California Government Code contain the legislative mandate for the Housing Element. State law requires that the City's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing" (Section 65583). In addition, the Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

There is no single approved format for a Housing Element. Instead, State law defines components of issues that must be addressed. A Housing Element should clearly identify and address, at a minimum, each component listed below.

1. Review of existing Housing Element.
2. An assessment of existing and projected housing and employment trends to assess a locality's housing needs for all income levels.
3. An inventory of resources relevant to meeting housing needs.
4. An inventory of constraints relevant to the meeting of these needs.

5. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
6. A program that sets forth an eight-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

## **F. General Plan Consistency**

The goals, policies, objectives and programs in the housing element for the planning period of 2014-2021, relate to and are consistent with all elements in the general plan. The City's housing element identifies programs and resources required for the preservation, improvement and development of housing to meet the existing and projected needs of its residents. As portions of the General Plan are amended in the future, the housing element will be reviewed to ensure internal consistency.

### Relationship to Other General Plan Elements

The City of Moreno Valley's General Plan contains goals and policies for urban development, community design, housing, natural hazards, economic development, and public services and facilities.

The Land Use Element sets forth the amount and type of residential development permitted under the General Plan, thereby affecting housing opportunity in Moreno Valley. In addition, the Land Use Element contains policies directed at maintaining the existing housing stock, as well as ensuring the quality of new residential development. The Circulation Element contains policies to minimize roadway traffic into residential neighborhoods and the Noise Element sets forth policies to minimize the level of noise in neighborhoods. The Conservation and Open Space Element establishes development standards to minimize the impact of residential development on sensitive resources, such as hillside areas, ecological habitat, and scenic view sheds. Finally, the Safety Element sets forth policies to ensure the safety of the City's housing stock through such measures as code enforcement, and mitigation of environmental hazard (such as wildfires and flooding) as conditions to development.

The City must also ensure that adequate water and sewer services are available to accommodate the growth anticipated in the Housing Element. In the event of a shortage in water supply or sewage capacity, affordable housing will be given priority for allocation pursuant to SB 1087. Upon adoption of the Housing Element, the City will send a copy of the Housing Element to the various water and sewer service providers.

## **Goals and Policies**

The Moreno Valley Housing Element includes the following goals:

- Maintain and enhance the quality of existing residential neighborhoods in Moreno Valley.

- Encourage adequate provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.
- Provide increased opportunities for home ownership.
- Provide housing support services to address the needs of the City's low and moderate income residents.
- Promote equal opportunity for all residents to reside in the housing of their choice.



## II. Housing Plan

The Housing Plan includes goals, policies, and programs related to housing and are presented in this section. The policies are established to guide the development, redevelopment and preservation of a balanced inventory of housing to meet the needs of present and future residents of the City. It is a goal of the City to ensure that all residents have decent, safe, sanitary and affordable housing regardless of income. This statement guides the City's actions with respect to housing. The specific goals, policies and actions detailed in this section provide the framework for the City's overall housing program. Specific policies and actions included in this element are intended to provide a wide variety of programs and tools to implement the City's General Plan goals. Actual programs will be implemented at the discretion of the City in order to meet established objectives.

The goals and policies contained in the Housing Element address Moreno Valley's identified housing needs and are implemented through a series of actions and programs. Housing programs define the specific actions the City will take to achieve specific goals and policies. The action plan includes both programs currently in operation and new activities which have been added to address the City's unmet housing needs. It should be noted that the listing of a particular funding source of a particular program and/or action does not denote that it has been allocated or appropriated as a source of funding for such a program and/or action.

**Housing Goal #1:** *Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.*

**Policy 1.1:** Continue to support non-profit and for-profit organizations in their efforts to construct, acquire, and improve housing to accommodate households with lower and moderate incomes.

**Policy 1.2:** Promote development that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate services and recognition of environmental constraints.

**Policy 1.3:** Avoid concentrating housing constructed expressly for lower income households in any single portion of any neighborhood.

**Policy 1.4:** Locate higher density residential development in close proximity to employment and shopping.

**Policy 1.5:** Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).

**Actions and Programs**

Action 1.1	<p>Review and update the General Plan periodically (if an update is needed) to ensure that growth trends are addressed.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
Action 1.2	<p>Encourage variety of housing development through various Overlay zone alternatives (Senior Housing, Planned Development, Mixed Use) or with the density bonus incentives.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i>  <i>Objective: Target 1 mixed-use project over the planning period.</i></p>
Action 1.3	<p>The Moreno Valley Housing Authority will utilize available funding, HOME, CDBG, etc. allocations to provide the following incentives which may be applied to an affordable housing project: 1) Lease or purchase of City owned property at low rates; 2) Provision of off-site improvements.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: CDBG, HOME, General Fund</i></p>
Action 1.4	<p>Encourage a mixture of diverse housing types and densities in new developments, guided by specific plans and the Mixed Use Overlay District, around Sunnymead and Alessandro Boulevards and throughout the City. Focus development activity within the Village Specific Plan (SP 204) area to suitably zoned underutilized land and the potential for mixed-use projects exists for the development of affordable housing.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund, Moreno Valley Housing Authority</i>  <i>Objective: Target 1 mixed-use project over the planning period.</i></p>
Action 1.5	<p>Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021 (latest grant funded through December 2014)</i>  <i>Potential Funding Source: General Fund, Grants</i>  <i>Objective: Using SC Edison grants to develop innovative development standards for energy conservation.</i></p>
Action 1.6	<p>Work with Habitat for Humanity to utilize vacant Housing Authority owned infill</p>

	<p>lots for single-family development to provide housing for lower income families and individuals.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division, Business Support &amp; Neighborhood Programs Division and Moreno Valley Housing Authority</i></p> <p><i>Timeframe: Ongoing 2014-2021</i></p> <p><i>Potential Funding Source: CDBG&amp; NSP 3 funds for acquisition of property to be rehabilitated and sold</i></p> <p><i>Objective: Approval of 8 unit Tract Map and building 8 units in the planning period. Tentative Tract map for project was approved at Planning Commission in on December 12, 2013. Building of units to begin in Fall 2014.</i></p>
<p>Action 1.7</p>	<p>Continue to track affordable housing units City-wide. This includes monitoring the method by which units remain affordable to lower-income households (i.e. covenants, deed restrictions, loans, etc.).</p> <p><i>Responsible Agency: City of Moreno Valley Business Support &amp; Neighborhood Programs Division and Moreno Valley Housing Authority</i></p> <p><i>Timeframe: Ongoing 2014-2021</i></p> <p><i>Potential Funding Source: General Fund</i></p>
<p>Action 1.8</p>	<p>The Planning Division will utilize design, development, processing and streamlining incentives, such as reductions in parking requirements, and other standards, to encourage residential uses and to promote more intense residential development in the Mixed Use Districts Overlay and Residential 30 (R30) areas. Information on these financial and regulatory incentives will be made available on the City’s website and in public places at City Hall.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i></p> <p><i>Timeframe: Ongoing 2014-2021</i></p> <p><i>Potential Funding Sources: General Fund, Tax Credits, HOME funds, CDBG, CHFA funds, HUD, Local Lenders</i></p> <p><i>Objective: Promote development of one mixed use project for lower and moderate-income households</i></p>
<p>Action 1.9</p>	<p>Establish parking standards for senior and affordable housing developments that are located in proximity to transit stops.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i></p> <p><i>Timeframe: Adopt by end of 2014</i></p> <p><i>Potential Funding Source: General Fund</i></p> <p><i>Objective: To promote high density housing near transportation opportunities. Promote development of one senior and affordable housing development over the planning period.</i></p>
<p>Action 1.10</p>	<p>To encourage the development of affordable residential and mixed-use projects, the City will offer incentives such as a reduction in development standards (i.e. lot size and parking requirements) and with assistance from the Moreno Valley Housing Authority, subsidize a portion of development costs to encourage lot consolidation and to promote more intense residential and mixed-use development on vacant and underutilized sites within the Village Specific Plan (SP 204) area. While the City is more than able to accommodate the remaining RHNA allocation for the planning period on sites larger than one</p>

	<p>acre, this program allows for the City to begin planning for the future by encouraging property owners to consolidate adjacent properties to develop larger projects.</p> <p><i>Responsible Agency: The City of Moreno Valley Planning Division and Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
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**Housing Goal #2: Promote and preserve suitable and affordable housing for persons with special needs, including lower income households, large families, single parent households, the disabled, senior citizens and shelter for the homeless.**

**Policy 2.1:** Encourage the development of residential units which are accessible to persons with disabilities or are adaptable for conversion to residential use by persons with disabilities.

**Policy 2.2:** Work with non-profit agencies and private sector developers to encourage the development of senior housing.

**Policy 2.3:** Provide access to emergency shelter with emergency support for City residents, including disadvantaged groups.

**Policy 2.4:** Support innovative public, private and non-profit efforts in the development of affordable housing, particularly for the special needs groups.

**Policy 2.5:** Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.

**Policy 2.6:** Adopt a density bonus ordinance in compliance with Government Code Section 65915 and develop an outreach program to ensure its successful implementation.

**Actions and Programs**

Action 2.1	<p>Utilize resources such as HOME funds, California Housing Finance Agency single-family and multiple-family programs, HUD Section 208/811 loans, and HOPE II and III Homeownership programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: HOME funds, CDBG, CHFA funds, HUD, Local Lenders</i></p>
Action 2.2	<p>The Moreno Valley Housing Authority should facilitate discussions between developers and local banks to meet their obligations pursuant to the California</p>

	<p>Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i> <i>Timeframe: Ongoing 2014-2021</i></p>
Action 2.3	<p>Consider pursuing a program through the Moreno Valley Housing Authority, if funding is available, or through interested certified Community Housing Development Organization's (CHDO) and/or non-profit organizations, to purchase affordability covenants on existing multiple-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i> <i>Timeframe: Ongoing 2014-2021</i> <i>Potential Funding Source: Moreno Valley Housing Authority, CDBG, HOME, Bond Financing</i> <i>Objective: Target one project of a minimum of 40 units for extremely-low and very-low incomes.</i></p>
Action 2.4	<p>To comply with Senate Bill 2, the City has amended the Moreno Valley Industrial Area Plan (SP 208) to permit emergency shelters by right in the Industrial Support Area without a conditional use permit or other discretionary permit. The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and will work with appropriate organizations to ensure the needs of the homeless population whenever possible.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i> <i>Timeframe: 2014-2021</i> <i>Potential Funding Source: General Fund, Emergency Shelter Grant Funds</i> <i>Objective: Yearly review of inventory sites in the Moreno Valley Industrial Area Plan (SP 208)</i></p>
Action 2.5	<p>The City will maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i> <i>Timeframe: Ongoing 2014-2021</i></p>
Action 2.6	<p>Continue cooperation with the Riverside County Housing Authority to provide Section 8 rental assistance and work with property owners to encourage expansion of rental projects participating in the program.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority and Riverside County Housing Authority</i> <i>Timeframe: Ongoing 2014-2021</i> <i>Potential Funding Source: Riverside County Housing Authority, HUD Section 8</i></p>
Action 2.7	<p>Provide incentives for development of lower income housing through the density bonus program. Actively promote its use in conjunction with mixed-use projects in the Mixed Use Districts Overlay, for senior housing, and within multiple-family</p>

	<p>zones.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund, Tax Credits</i>  <i>Objective: Target 1 mixed-use project over the planning period.</i></p>
Action 2.8	<p>Continue to support the City's effort of encouraging multiple-family developments with affordability covenants on units through offering development incentives. These incentives could include reduction in development standards, and expedited permit processing.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: 2014-2021</i>  <i>Potential Funding Source: CDBG, HOME funds, Bond Financing</i>  <i>Potential Funding Source: General Fund</i>  <i>Objective: Target 1 mixed-use project over the planning period.</i></p>
Action 2.9	<p>Pursuant to Government Code Section 65583, the City of Moreno Valley is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. To address the needs of this population, the City amended the Zoning Code to adopt formal reasonable accommodation procedures. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. The City will provide information regarding the City's reasonable accommodation ordinance and make information on the program more widely available to residents.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: 2014-2021</i>  <i>Potential Funding Source: General Fund, HUD Section 202/811 funds</i></p>
Action 2.10	<p>Prioritize resources such as HOME funds, California Housing Finance Agency single-family and multiple-family programs, HUD Section 208/811 loans for the development of rental projects that provide units with two or three bedrooms.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: CHFA funds, HUD loans, HOPE funds, HOME funds</i>  <i>Objective: Promote the development of 20 rental units with two or three bedrooms</i></p>
Action 2.11	<p>The City will adopt a density bonus ordinance in compliance with Government Code Section 65915.</p> <p><i>Responsible Agency: Planning Division</i>  <i>Timing: Adopt by end of 2014</i>  <i>Funding: General Fund</i>  <i>Objective: To promote the financial feasibility of development affordable to lower-income households utilizing density bonuses and incentives and concessions.</i></p>

**Housing Goal #3: Removal or mitigation of constraints to the maintenance, improvement and development of affordable housing, where appropriate and legally possible.**

**Policy 3.1:** When feasible, consider reducing, waiving, or deferring development fees to facilitate the provision of affordable housing.

**Policy 3.2:** Periodically review and revise City development standards to facilitate quality housing that is affordable to lower and moderate income households.

**Policy 3.3:** Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.

**Policy 3.4** Ensure that water and sewer providers are aware of the City’s intentions for residential development throughout the City.

**Actions and Programs**

Action 3.1	<p>The City shall expedite and prioritize development processing time of applications for new construction or rehabilitation of housing for lower and moderate-income households and seniors (Previously referred to as Program 8.16). Expedited permit processing would allow complete development applications to be reviewed at an accelerated rate by City Staff in order to ensure that permit processing times do not create a potential constraint on the development of affordable units by adding to the overall cost of the project.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
Action 3.2	<p>To accommodate the needs of extremely low-income households and households with special needs and comply with Senate Bill 2, the City amended Zoning Code Section 9.09.190 to include Single room occupancy (SRO) facilities. Residential 30 (R30), the Mixed Use District Overlay and Community Commercial (CC) allow Single Room Occupancy (SRO) housing as a permitted use without a conditional use permit or other discretionary permit. The City will continue to monitor the inventory of sites appropriate to accommodate single-room occupancy units and will work with the appropriate organizations to ensure the needs of extremely low-income residents are met.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: 2014-2021</i>  <i>Potential Funding Source: General Fund</i>  <i>Objective: Yearly review of site inventory.</i></p>
Action 3.3	<p>Continue to permit manufactured housing on permanent foundations in residential zones subject to compatibility criteria (manufactured housing is</p>

	<p>subject to the same design review criteria as custom or tract homes).</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: Ongoing 2014-2021</i></p>
Action 3.4	<p>In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver a copy of the 2014-2021 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Moreno Valley.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: By March 1, 2014</i>  <i>Potential Funding Source: General Fund</i></p>
Action 4.4	<p>Administer contract with fair housing agency (Previously referred to as Program 8.7). These services provide educating households on their rights and responsibilities and assist residents with fair housing issues.</p> <p><i>Responsible Agency: City of Moreno Valley Business Support &amp; Neighborhood Programs Division</i>  <i>Timeframe: 2014-2021</i>  <i>Potential Funding Source: General Fund</i>  <i>Objective: To assist 2,500 households during the planning cycle of 2014-2021.</i></p>
Action 4.5	<p>Maintain Development Impact Fees (DIF) at a lower level for affordable units (Previously referred to as Program 8.15). The City offers 25% reduction in the Development Impact Fees (DIF) for affordable housing developments.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: Ongoing</i>  <i>Potential Funding Source: General Fund</i>  <i>Objective: 600 affordable units over the planning cycle.</i></p>
Action 4.6	<p>Defer Development Impact Fee for affordable units, until issuance of Certificate of Occupancy (Previously referred to as Program 8.14).</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: Ongoing</i>  <i>Potential Funding Source: General Fund</i>  <i>Objective: 600 affordable units over the planning cycle.</i></p>
Action 4.7	<p>Waive Traffic Uniform Mitigation Fee (TUMF) for affordable units (Previously referred to as Program 8.17).</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: Ongoing</i>  <i>Potential Funding Source: General Fund</i>  <i>Objective: 600 affordable units over the planning cycle.</i></p>
Action 4.8	<p>Apply for grant funds to upgrade water infrastructure in the Box Springs Municipal Water Company (BSMWC) service area (Previously referred to as Program 8.22).</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division and Business Support &amp; Neighborhood Programs Division</i></p>

	<p><i>Timeframe: Ongoing</i>  <i>Potential Funding Source: Grants</i>  <i>Objective: The City will continue to research grant opportunities.</i></p>
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**Housing Goal #4: Provide increased opportunities for homeownership.**

**Policy 4.1:** Pursue a variety of private, local, state and federal assistance options to support development or purchase of housing within the income limits of lower income households.

**Actions and Programs**

Action 4.1	<p>Continue to provide favorable home purchasing options to lower and moderate-income households, when funds are available, through the County of Riverside’s First Time Homebuyers Down Payment Assistance Program and homeownership assistance with the County Mortgage Credit Certificate (MCC) program.</p> <p><i>Responsible Agency: County of Riverside Housing Authority and Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: County of Riverside Economic Development Department</i></p>
Action 4.2	<p>Continue to work with Habitat for Humanity in the development of single-family homes for lower income families.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: HOME Funds</i>  <i>Objective: Approval of 8 unit Tract Map and building 8 units in the planning period. Tentative Tract map was approved at Planning Commission on December 12, 2013. Building of units to begin in Fall 2014.</i></p>
Action 4.3	<p>The Moreno Valley Housing Authority shall provide support to the California Housing Finance Agency (CHFA) program, which supports construction of new owner-occupied units in conjunction with non-profit organizations and/or private developers through advertisement and referral to the program.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: HOME Funds, CHFA Funds</i></p>
Action 4.4	<p>The City shall establish relationships with local lenders, developers and other constituencies such as realtors, and non-profit organizations through community outreach workshops that emphasize specific ideas, issues, and expectations for future development in Moreno Valley.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i></p>

	<p><i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
Action 4.5	<p>Provide funds for Homebuyer Assistance Program (HAP) silent seconds. Work with approved lenders that have HAP experience. The goal of the program is to provide homeownership for low and moderate income families (Previously referred to as Program 8.10).</p> <p><i>Responsible Agency: City of Moreno Valley Business Support &amp; Neighborhood Programs Division</i>  <i>Timeframe: 2014-2021</i>  <i>Potential Funding Source: CDBG funds</i>  <i>Objective: Target of 15 units during the planning cycle of 2014-2021.</i></p>

**Housing Goal #5: Enhance the quality of existing residential neighborhoods in Moreno Valley, through maintenance and preservation, while minimizing displacement impacts.**

**Policy 5.1:** Through the Neighborhood Stabilization Program the City will preserve property values, correct housing deficiencies, bring substandard units into compliance with City codes, and improve overall housing conditions in Moreno Valley.

**Policy 5.2:** Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality.

**Policy 5.3:** Encourage compatible design of new residential units to minimize the impact of intensified reuse of residential land on existing residential development.

**Policy 5.4:** Preserve units affordable to lower and moderate-income households which are “at-risk” of converting to market rate through County, State, and Federal funding mechanisms.

### **Actions and Programs**

Action 5.1	<p>Maintain code compliance to ensure building safety and integrity of residential neighborhoods. Enforce the building code through issuance of a permit prior to construction, repair, addition to, or relocation of any residential structure.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division and Building Division</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
Action 5.2	<p>Monitor the substandard dwellings which cannot be economically repaired and remove when necessary and feasible.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i>  <i>Objective: Target of 3 units during the planning period.</i></p>

Action 5.3	<p>Administer a program to provide grant funds for neighborhood beautification in targeted neighborhoods (Previously referred to as Program 8.3).</p> <p><i>Responsible Agency: City of Moreno Valley Business Support &amp; Neighborhood Programs Division</i>  <i>Timeframe: 2014-2021</i>  <i>Potential Funding Source: CDBG funds</i>  <i>Objective: Target of 3 units per year during the planning cycle of 2014-2021.</i></p>
Action 5.4	<p>Receive and approve applications for Mobile Home Grant Program (the goal of the program is to correct substandard living conditions for very low-income owner-occupants). Market program via City Links newsletter. Continue to distribute program material to mobile home parks (Previously referred to as Program 8.4).</p> <p><i>Responsible Agency: City of Moreno Valley Business Support &amp; Neighborhood Programs Division and Habitat for Humanity</i>  <i>Timeframe: 2014-2021</i>  <i>Potential Funding Source: CDBG funds</i>  <i>Objective: Target of 3 mobile homes per year during the planning cycle of 2014-2021.</i></p>
Action 5.5	<p>Provide enhanced code compliance services in the CDBG target areas. Fund 5,000 hours of code enforcement in the CDBG target areas (Previously referred to as Program 8.5).</p> <p><i>Responsible Agency: City of Moreno Valley Business Support &amp; Neighborhood Programs Division and Code and Neighborhood Services Division.</i>  <i>Timeframe: 2014-2021</i>  <i>Potential Funding Source: CDBG funds</i>  <i>Objective: Target is to fund 5,000 hours of code enforcement over the next planning cycle of 2014-2021.</i></p>
Action 5.6	<p>Conduct five (5) annual neighborhood clean-ups, improving the living environment of residents. Provide bins for trash disposal.</p> <p><i>Responsible Agency: City of Moreno Valley Business Support &amp; Neighborhood Programs Division and Code and Neighborhood Services Division.</i>  <i>Timeframe: 2014-2021</i>  <i>Potential Funding Source: CDBG funds</i>  <i>Objective: Target of 5 clean ups per year during the planning cycle of 2014-2021.</i></p>

**Housing Goal #6: Encourage energy conservation activities in all neighborhoods.**

**Policy 6.1:** Comply with all adopted federal and state actions to promote energy conservation.

**Policy 6.2:** Promote development of public policies and regulations that achieve a high level of energy conservation in new and rehabilitated housing units.

**Policy 6.3:** Promote the proposed Sustainable Community section in the Conservation Element of the General Plan.

### ***Actions and Programs***

Action 6.1	<p>Encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program and Western Riverside Council of Governments HERO program, and assist homeowners in providing energy conservation measures.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: County of Riverside</i></p>
Action 6.2	<p>Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
Action 6.3	<p>Facilitate sustainable development in the City by enforcing the goals, policies, and implementation measures established in the proposed Sustainable Community section in the Conservation Element.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division and Building Division</i>  <i>Timeframe: Ongoing 2014-2021</i></p>
Action 6.4	<p>The City shall implement its local action plan for reduction of greenhouse gas emissions.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
Action 6.5	<p>Implement residential Solar Initiative Program to MV Utility customers (Previously referred to as Program 8.31). Literature for the public on energy saving programs offered by local utility companies are available in City Hall offices and on the City's website.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Utilities</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i>  <i>Objective: The City will continue to encourage homeowners and landlords to incorporate energy conservation within construction and remodeling projects.</i></p>
Action 6.6	<p>Market energy efficiency program for residents of MV Utility area (Previously referred to as Program 8.34). The City has energy efficiency information</p>

	<p>posted on its website and information regarding various programs is mailed out to MV Utility customers in their bills.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Utilities</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
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**Housing Goal #7: Equal housing opportunity for all residents of Moreno Valley, regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.**

**Policy 7.1:** Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale of housing.

**Actions and Programs**

Action 7.1	<p>The City, in conjunction with the Riverside County Fair Housing Council, shall support efforts dedicated to working towards the elimination of the discrimination of housing by actively pursuing any complaints of housing discrimination within the City. Information detailing fair housing practices will be made available at City Hall and on the City’s website. Additionally, the City will participate with the Riverside County Fair Housing Council to conduct workshops and seminars about landlord and tenant responsibilities and rights (Previously referred to as Program 8.7).</p> <p><i>Responsible Agency: City of Moreno Valley Business Support &amp; Neighborhood Programs Division and Riverside County Fair Housing Council</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: CDBG</i>  <i>Objective: To assist 2,500 households during the planning cycle of 2014-2021.</i></p>
Action 7.2	<p>The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. Moreno Valley will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Moreno Valley will work with the Inland Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City’s website.</p>

	<p><i>Responsible Agency: City of Moreno Valley Business Support &amp; Neighborhood Programs Division</i></p> <p><i>Timeframe: Ongoing 2014-2021</i></p> <p><i>Potential Funding Source: General Fund</i></p>
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### III. Quantified Objectives

State Housing Law requires that each jurisdiction establish the number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The Quantified Objectives for the Housing Element reflect the planning period from January 1, 2014 to October 31, 2021. The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the period process of updating local housing elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The current planning period is from January 1, 2014 to October 31, 2021. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and household growth. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and sub-region can grow in ways that enhance quality of life, improve access to jobs, promote transportation mobility, and addresses social equity and fair share housing needs.

The RHNA consists of two measurements of housing need: existing and future needs.

1. Existing Needs: The existing needs assessment simply examines key variables from the most recent Census to measure ways in which the housing market is not meeting the needs of current residents. These variables include the number of low-income households paying more than 30% of their income for housing, as well as severe overcrowding, farmworker needs, and housing preservation needs.
2. Future Needs: The future need for housing is determined primarily by the forecasted growth of housing in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The anticipated housing needed for new households is then adjusted to account for an ideal level of vacancy units.

It is important to note that while the Quantified Objectives of the RHNA are required to be part of the Housing Element and the City will strive to obtain these objectives, Moreno Valley cannot guarantee that these needs will be met given the limited financial and staff resources, and the gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, federal and county programs that are used to support the needs of the extremely low-, very low-, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

Table III-I shows the City's total quantified objectives for the 2014-2021 Housing Element cycle. The Quantified Objectives assume optimum conditions for the production of housing. However, environmental, physical and market conditions influences the timing, type and cost of housing

production in a community. Below is an estimate quantified objectives for the number of housing units, broken down by income category, over the 2014-2021 planning period.

**Table III-1 2014-2021 Quantified Objectivities for the City of Moreno Valley**

Income Category	New Construction <sup>(a)</sup>	Rehabilitation <sup>(b)</sup>	Conservation/ Preservation <sup>(c)</sup>
Extremely Low	750	8	--
Very-Low	750	8	--
Low	993		--
Moderate	1,112	10	--
Above Moderate	2,564		--
<b>TOTALS</b>	<b>6,169</b>	<b>26</b>	<b>0</b>

Notes:

(a) Construction objectives represent the City's remaining RHNA.

(b) The Moreno Valley Housing Authority may utilize available funding, HOME, CDBG, NSP, etc allocations to provide funding during the planning period will be used to fund projects that improve and maintain the quality of the City's housing stock and residential infrastructure. The rehabilitation objective is consistent with Action 1.3 of the City's Housing Plan.

(c) The City has no potentially at-risk units.



## **IV. Housing Needs Assessment**

This section of the Housing Element examines general population and household characteristics and trends, such as age, race, and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g. number of units and type, tenure, age and condition, costs) are also addressed.

### **Data Sources and Methodology**

In preparing the Housing Element, various sources of information are consulted. The 2010 Census provides the basis for population and household characteristics. However, the 2010 Census no longer contains detailed information on households, income and housing characteristics. Therefore, several sources are used to supplement the 2010 Census, including the following:

- 2007-11 American Community Survey by the Census Bureau
- 2005-09 American Community Survey by the Census Bureau
- HUD CHAS data
- California Department of Finance (DOF)
- California Employment Development Department (EDD)
- Population and demographic data updated by the State Department of Finance
- City of Moreno Valley Consolidated Plan 2013-2018
- City of Moreno Valley Annual Action Plan
- Housing market information, such as home sales and rents, from Dataquick and Realtytrack, among other sources
- Labor statistics from California Employment Development Department

#### **A. Population Trends and Demographic Characteristics**

The City strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City's housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in Moreno Valley, including population, household, economic and housing stock characteristics. Each of these components is presented in a regional context, and where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2014-2021 Housing Element cycle.

## Population Trends

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population characteristics affect the type and amount of housing needs in a community. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing needs.

## Population Growth

The Census reported that Moreno Valley's population rose from 118,779 in 1990 to 193,365 in 2010 (Table 8-1). The SCAG 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (Adopted by SCAG Regional Council on April 4, 2012) estimates that the Moreno Valley population will reach 213,700 in 2020. The 2010 population represents a 36% increase in population in the ten years since 2000. In 2000 the population was 142,379. In the ten years between 1990 and 2000, the city's population increased 20% with the city gaining 23,602 residents. Riverside County has grown more rapidly than Moreno Valley, with population increasing 31% between 1990 and 2000 and 43% between 2000 and 2010.

**Table 8-1 City of Moreno Valley and Riverside County Population Growth (1990-2020)**

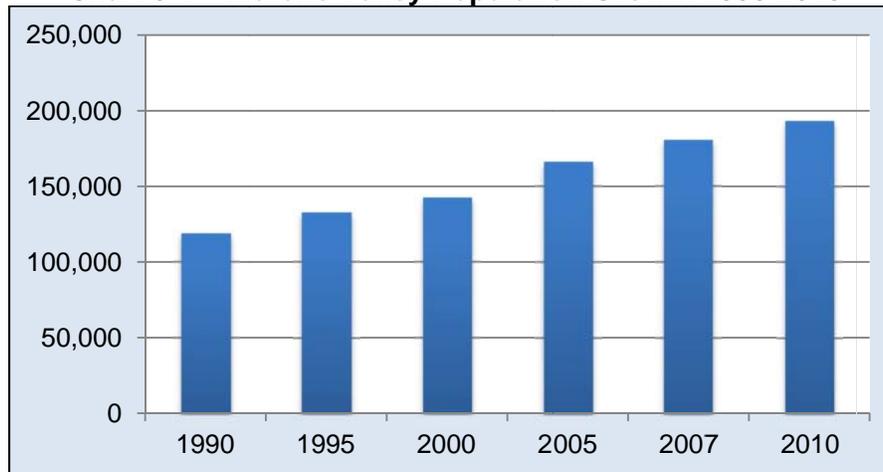
Jurisdictions	Population				Percent Change	
	1990	2000	2010	2020*	1990-2000	2000-2010
Moreno Valley	118,779	142,381	193,365	213,700	20%	36%
Riverside County	1,170,413	1,535,125	2,189,641	2,488,600	31%	43%

\*Represents an estimate from the SCAG 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast.

Sources: Bureau of the Census (1990-2010) and SCAG 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast.

Unlike the growth between 1980 and 1990, when the city gained 90,650 residents, recent growth has been moderate, as reflected in Chart 8-1. However, Moreno Valley continues to be among the fastest growing Inland Empire cities. Between 2000 and 2006, Moreno Valley was the sixth fastest growing city in the Inland Empire.

With continued pressure for housing opportunities to support the local, as well as the larger regional employment base, the high rate of residential development is anticipated to continue in the Western Riverside area during the next decade. The Community Development – Land Use Element of the Moreno Valley General Plan estimates that by build out of the Plan, the population of Moreno Valley will have increased to more than 304,000 persons, an increase of over 36%. This ultimate build out will most likely not occur until after the next 20 to 30 years.

**Chart 8-1 Moreno Valley Population Growth 1990-2010**

### Age Characteristics

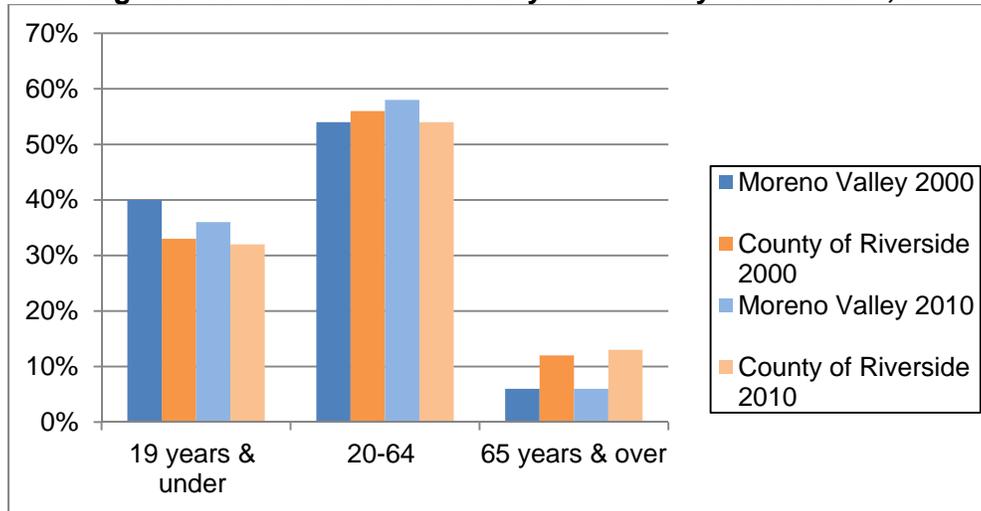
A community's current and future housing needs are determined in part by the age characteristics of residents. Typically, each age group has distinct lifestyles, family types and sizes, ability to earn incomes, and therefore, housing preferences. As people move through each stage of life, housing needs and preferences change. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost townhomes/condominiums, and smaller single-family units. The adult population (35 to 64 years old) represents the major market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. In order to create a balanced community, it is important to provide housing options that suit the needs of various age groups.

Historically, Moreno Valley's population has been young. Young adults ages 20-29 comprise 15.9% of Moreno Valley's population, making up the third largest age group in the city. In 2000, the median age for a Moreno Valley resident was 27.1 years. In 2010, the median age of a Moreno Valley resident was just slightly higher at 28.6 years.

In 2010, the largest age group in Moreno Valley consisted of persons aged 10-19 years of age (19.3%) as shown in Chart 8-2. The 10-19 year old age group is larger in Moreno Valley than in the County of Riverside as a whole (16.6%). The second largest age group was 0-9 year olds (16.9%). The greater proportion of children in the Moreno Valley population mirrors the large number of families living in Moreno Valley.

Only 14.5% of Moreno Valley's population was over 55 year old in 2010. By comparison, 21.7% of the County of Riverside population was over 55 years of age in the same year. Persons 65 and older made up 6% of Moreno Valley's population in 2010, while this age group comprised 12% of the population in the County of Riverside. Accordingly, Moreno Valley is a community of young families.

**Chart 8-2 Age Distribution - Moreno Valley and County of Riverside, 2000 & 2010**



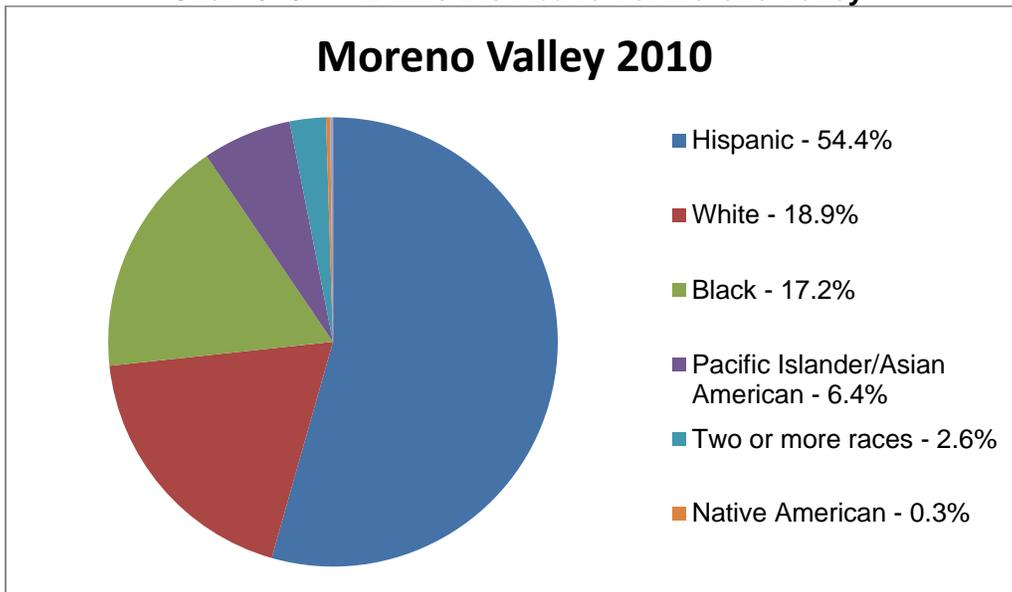
Source: Bureau of the Census (2000-2010)

Race/Ethnicity Characteristics

Moreno Valley is a very diverse community. In 2010, the city’s largest ethnic group was Hispanic. This ethnic group made up 54.4% of the population as noted in Chart 8-3. The population diversity in Moreno Valley reflects the demographic changes that have taken place in Southern California over the past twenty years. Unlike older cities, Moreno Valley is fortunate to have ethnically diverse neighborhoods throughout the City.

According to the 2010 Census, roughly 54.4 percent of Moreno Valley residents were Hispanic, 18.9 percent White, 17.2 percent Black, 6.4 percent Asian & Pacific Islander, 0.3 percent American Indian and Alaskan Natives, and 0.2 percent other races (Table 8-2). Moreno Valley has a higher proportion of Hispanic and Black residents compared to the County of Riverside as a whole. Asian/Pacific Islander, Native American and Others’ numbers are similar to the County of Riverside. In general, Hispanic and Asian households exhibit a greater propensity for living in extended families or other household arrangements than the majority White population. Communities with larger proportions of Hispanic and Asian households tend to have larger average household sizes.

Chart 8-3 Ethnic Distribution of Moreno Valley



Source: Bureau of the Census (2010)

Table 8-2 Ethnic Distribution, 2010 Moreno Valley & Riverside County

Ethnicity	Moreno Valley	Percent	Riverside County	Percent
White	36,573	18.9%	869,068	39.7%
Hispanic	105,169	54.4%	995,257	45.5%
Black	33,195	17.2%	130,823	6%
Asian & Pacific	12,413	6.4%	131,770	6.1%
Native American	573	0.3%	10,931	0.5%
Two or more	5,054	2.6%	48,110	2%
Other	388	0.2%	3,682	0.2%
<b>Total Population</b>	<b>193,365</b>	<b>100%</b>	<b>2,189,641</b>	<b>100%</b>

Source: Bureau of the Census (2010)

### Employment Characteristics

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

### Occupation and Labor Participation

Although Moreno Valley has a population of 193,365 residents, its job base is relatively small. Moreno Valley's small economy is in part due to its relative young age as a city, having only been incorporated as a city in 1984. It is also in part due to the rapid expansion of its housing market without the foresight to adequately plan for and attract job generating industries. Consequently, Moreno Valley has a small base of office employment and a small base of manufacturing and distribution employment.

According to the 2007-2011 American Community Survey 5-Year Estimates, 89,903 Moreno Valley residents were in the civilian labor force, representing a labor participation rate of approximately 64.5% (The labor force includes employed and unemployed persons aged 16 years and above). As shown in Table 8-3, residents were employed in three major occupation categories: sales/office, managerial/professional, and service positions. The first two categories tend to provide higher pay jobs, but service occupations tend to be lower pay. According to the California Employment Development Department, Moreno Valley's unemployment rate in March 2012 was 14.2%, somewhat higher than the county wide rate of 12.3%.

**Table 8-3**  
**Employment of Residents by Occupation**

<b>Occupation</b>	<b>Number of Jobs</b>	<b>% of Total</b>
Management, business, science, and arts occupations	18,439	24.5%
Service occupations	13,446	17.9%
Sales and office occupations	21,180	28.1%
Natural resources, construction, and maintenance occupations	9,535	12.7%
Production, transportation, and material moving occupations	12,696	16.9%
<b>Total</b>	<b>75,296</b>	<b>100%</b>

Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-Year Estimates for "Moreno Valley city, California"

### Employment Growth

Moreno Valley has a diverse business and job base that includes manufacturing, as well as nonmanufacturing businesses including retail, and support services. According to SCAG's May 2013 "Profile of the City of Moreno Valley", principal manufacturing jobs include those employed in food, apparel, machinery, computer and electronic product, and transportation equipment. The City of Moreno Valley's Business Support and Neighborhood Services Division have listed the following Top 5 Employers in Moreno Valley as listed in Table 8-4.

**Table 8-4  
Moreno Valley's Top 5 Employers in 2012**

<b>Employer</b>	<b>Number of Employees</b>
Moreno Valley Unified School District	3,366
Riverside County Regional Medical	2,600
Ross Dress for Less/dd's Discount	1,708
Moreno Valley mall (excludes major tenants)	1,365
Kaiser Permanente Community Hospital/Office	944
City of Moreno Valley	728

Source: City of Moreno Valley's Business Support and Neighborhood Services Division

As stated above, Moreno Valley has a very low jobs-to-housing ratio. The City will likely consider undertaking future planning efforts to achieve an improved jobs-housing balance. The City is currently working on an SR-60 Corridor Study to examine the highest and best uses for specific land areas easterly of Moreno Beach Boulevard to the city limits. These future planning efforts could include the consideration of future proposals to re-designate areas south of SR 60 and east of Redlands Boulevard to the City's eastern border to jobs-producing commercial and/or industrial-type uses.

The City of Moreno Valley is active in attracting and retaining businesses within the community to provide local employment opportunities for city residents. The Community & Economic Development Department continues to focus on economic development and redevelopment within the community, facilitating the relocation of new businesses into the community and providing assistance to those existing businesses that are already located within Moreno Valley. The City has also developed an Economic Development Action Plan.

## **B. Household Characteristics**

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are not considered households. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type

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of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. For example, single person households, typified by seniors or young adults, tend to reside in apartment units or smaller single family homes. Families typically prefer and occupy single-family homes. This section details the various household characteristics affecting housing needs.

### Household Type and Size

According to the 2010 Census, there were 686,260 households (i.e., occupied housing units) in Riverside County. Of these, 51,592 households, or approximately seven and half percent, were residing in Moreno Valley. In 2000 the Census reported the average family size as 3.86 and the average household size as 3.61 for Moreno Valley. By 2010, the numbers went slightly up to an average family size of 3.99 and the average household size of 3.74 persons. The slight increase in the average household and family size is consistent with the city's predominant make-up as a city of families with children. In the 2010 Census, 84% of Moreno Valley's 51,592 households were classified as family households (Table 8-5).

Moreno Valley households are distinguished from other Southern California households by the prevalence of married couples with minor children. The largest segment of Moreno Valley's households 31.4%, were married with minor children at home. In comparing Moreno Valley to Riverside, San Bernardino, Los Angeles, Orange and San Diego counties, Moreno Valley consistently had a higher proportion of married couples with children (see Table 8-5). In 2010 married couples, with or without children, made up 56.2% of Moreno Valley's households. This proportion was higher than those in other Southern California communities, as noted in table 8-3. The largest number of Moreno Valley households, were married couples who had minor children at home, (31.4%). This number is well above those found in San Bernardino County (27.1%), Los Angeles (22.3%), Orange (26.1%) and San Diego (22.6%), as noted in Table 8-5.

In addition, 11% of Moreno Valley's households were female led households with children under 18 (see Table 8-5). The proportion of such households was higher in Moreno Valley than other Southern California communities. This higher proportion could be a reflection of the relative affordability of housing in Moreno Valley that could be a draw for female-led households.

Household size is an important indicator for identifying sources of population growth as well as overcrowding. A community's average household size may decline when the population is aging or increase when the number of families with children increases. As depicted in Table 8-6, the average household size increased by approximately 9% in Moreno Valley during the period of 1990-2010. Countywide, average household size increased at nearly the same rate or 10% over the last twenty years. The increase in household size is consistent with the increase in elementary school age children in Moreno Valley and the need for housing that meets the needs of younger families with children. The 2010 Census estimates that the average household size in Moreno Valley was 3.74.

Table 8-5 Household Characteristics - Moreno Valley &amp; Southern California, 2010

Household Type	Moreno Valley	Riverside County	San Bernardino County	Los Angeles County	Orange County	San Diego County
Married couple, children under 18	31.4%	27%	27.1%	22.3%	26.1%	22.6%
Married couple, alone	24.8%	27.8%	26.4%	23.4%	28.1%	26.3%
Male, children under 18	4.3%	3.2%	3.7%	2.8%	2.3%	2.4%
Male, no children home	3.8%	3%	3.6%	3.9%	3.2%	2.8%
Female, children under 18	11%	7.3%	8.9%	7.4%	5.4%	6.3%
Female, no children home	8.4%	6%	7.3%	7.9%	6.2%	5.8%
Non-family group	16.3%	25.6%	23.1%	32.3%	28.6%	33.7%
<b>TOTAL</b>	100%	100%	100%	100%	100%	100%
<b>Total Households</b>	<b>511,592</b>	<b>686,260</b>	<b>611,618</b>	<b>3,241,204</b>	<b>992,781</b>	<b>1,086,865</b>

Table 8-6 Average Number of Persons per Household, 1990, 2000 &amp; 2010

Jurisdiction	Average Persons/Household			% Change	
	1990	2000	2010	1990-2000	2000-2010
<b>Moreno Valley</b>	3.40	3.61	3.74	6.2%	3.6%
<b>Riverside County</b>	2.85	2.98	3.14	4.6%	5.3%

Household Income Level

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to the 2010 Census, the median household income in Moreno Valley was \$48,907, which is \$8,861 less than the County of Riverside’s median income of \$57,768. Table 8-7 compares the Household Income Distribution for Moreno Valley in 2000 and 2010.

The income earned by a household is an important indicator of the household's ability to acquire adequate housing. While upper income households have more discretionary income to spend on housing, lower- and moderate-income households are more limited in the range of housing that they can afford. Typically, as household income decreases, the incidence of overpayment and overcrowding increases.

The following income categories are used in Housing Element analyses:

- **Extremely low income households** earn 30% or less of the Area (County of Riverside) Median Income (AMI), adjusted for household size;
- **Very low income households** earn between 31% and 50% of the AMI, adjusted for household size;
- **Low income households** earn between 51% and 80% of the AMI, adjusted for household size;
- **Moderate income households** earn between 81% and 100% of the AMI, adjusted for household size; and,
- **Above moderate income households** earn over 100% of the AMI, adjusted for household size.

**Table 8-7 City of Moreno Valley  
Household Income Distribution: 2000 and 2010**

Household Income	2000	Percent	2010	Percent
Less than \$10,000	2,550	6.5%	2,838	5.5%
\$10,000 to \$14,999	1,805	4.6%	3,199	6.2%
\$15,000 to \$24,999	4,590	11.7%	5,778	11.2%
\$25,000 to \$34,999	4,551	11.6%	6,294	12.2%
\$35,000 to \$49,999	7,257	18.5%	8,100	15.7%
\$50,000 to \$74,999	9,337	23.8%	10,318	20.0%
\$75,000 to \$99,999	5,257	13.4%	7,171	13.9%
\$100,000 to \$149,999	3,099	7.9%	5,314	10.3%
\$150,000 to \$199,999	510	1.3%	1,857	3.6%
\$200,000 or more	275	0.7%	722	1.4%
Total	39,229	100.0%	51,592	100.0%

Note: Occasionally, the tables will have slightly different counts of the number of households because for some the source is SF 1 (complete count) while for others it may be SF 3 (sample). Source: Census 2000 Summary File 3 (SF3) Table P052: Household Income in 1999 and American Community Survey (ACS), 2010 1-Year Estimates, DP03, Selected Economic Characteristics, Income and Benefits (in 2010 Inflation-Adjusted Dollars)

To facilitate housing needs assessments for Community Planning and Development (CPD) documents, the U.S. Census Bureau prepared special tabulations for the Department of Housing and Urban Development (HUD). These income tabulations are referred to as the Comprehensive Housing Affordability Strategy (CHAS). The CHAS income distributions for Moreno Valley are presented in Table 8-8. A majority of owner households had incomes greater than 80% of the Area Median Income (i.e., moderate and above moderate for a total of 68%), while over 60% of renter households had incomes less than 80% (lower).

**Table 8-8**  
**City of Moreno Valley: Income Groups by Tenure, 2010**

Income Group	Tenure				All Households	Percent
	Owner	Percent	Renter	Percent		
Extremely Low Income	2,137	6.4%	3,676	20.2%	5,813	11.3%
Very Low Income	2,838	8.5%	3,130	17.2%	5,968	11.6%
Low Income	5,643	16.9%	4,313	23.7%	9,956	19.3%
Moderate Income	3,907	11.7%	2,020	11.1%	5,927	11.5%
Above Moderate Income	18,868	56.5%	5,060	27.8%	23,928	46.3%
Total	33,393	100%		100%	51,592	100%
Percent	64.7%		35.3%		100%	

Sources: US Census Bureau, DP-1 Profile of General Population and Housing Characteristics: 2010, Housing Tenure for total owners and renters; ACS tenure/income group percentages applied to 2010 Census tenure distribution. U.S. Department of Housing and Urban Development, 2005-2009 CHAS data for number and percentage of renter and owner households by income group.

### Extremely Low Income Households

Following the passage of AB 2634 in 2006, state law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely low-income is defined as less than 30% of area median income, adjusted for household size. The area median income in the County of Riverside is \$57,768. For extremely-low-income households, this results in an income of \$17,330 or less for a four-person household. Households with extremely low-incomes have a variety of housing situations and needs.

### Existing Needs

In 2010, approximately 5,813 extremely-low-income households resided in Moreno Valley, representing 11.3% of the total households. About 75% of extremely-low-income households faced housing problems as defined as cost burden greater than 30% (2005-2009 CHAS). Additionally, 58% of extremely-low-income households paid more than 50% of their income toward housing costs.

### Projected Needs

The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income regional housing need of 1,500 units. As a result, the City has a projected need for 750 new extremely-low-income units during the 2014-2021 planning period. The resources and programs to address this need are the same as for other lower-income housing in general, and are discussed elsewhere in the Housing Element. Because the needs of extremely-low-income households overlap extensively with other special needs groups, further analysis and resources for these households can be found in the Housing Needs Assessment/ Special Needs Populations and Housing Constraints/Provision sections of this Housing Element.

### Overcrowding

Overcrowding is a measurement of the adequacy of housing units to accommodate residents. Overcrowding is determined by a standard based on the number of persons per room within a unit. The standard is established at one person per room or less. Housing units are considered slightly overcrowded when the occupancy per room is 1.01 to 1.50 persons per room. Units are considered severely overcrowded when occupancy per room is 1.51 persons or more. Overcrowding results from a lack of affordable housing and/or a lack of available housing units of adequate size.

Based by 2005-2009 CHAS data, there were a total of 2,360 renter households (under 100% AMI) who were classified as living in overcrowded conditions, or 9% of all renter households in Moreno Valley. Among owner households 1,825 were classified as living in overcrowded conditions or 7% of all households in the city. When renters and owners are combined, the total number of households (under 100% AMI) living in overcrowded conditions totaled 16% of all households. Single family households are most impacted by the problem of overcrowding (Table 8-9).

**Table 8-9**  
**Overcrowding (more than one person per room) – City of Moreno Valley**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	660	320	605	190	1,775	180	395	400	215	1,190
Multiple, unrelated family households	60	75	215	165	515	60	185	275	115	635
Other, non-family households	20	25	25	0	70	0	0	0	0	0
Total need by income	740	420	845	355	2,360	240	580	675	330	1,825

Source: 2005-2009 CHAS

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## Overpayment

Overpayment for housing is the result of three market forces that conspire to make housing not affordable. The combination of low wages, inflated housing costs, and a diminished supply of affordable housing for the lowest income households results in a cost overpayment. This document details the significant affordability of Moreno Valley's housing stock, particularly in comparison to other communities in Southern California. However, overpayment for housing is a problem in all Southern California communities, in varying degrees, and is a formidable challenge for local communities to address.

State and federal standards consider a household as overpaying for housing if it spends more than 30% of its gross income on housing. Housing costs include rent and utilities paid by a renter household. Housing costs for owner households include mortgage payment, taxes, insurance, and utilities. Households at 30% to 80% of median income bear the disproportionate burden of housing overpayment.

A household spending more than it can afford for housing has less money available for other necessities and emergency expenditures. Very-low-income households overpaying for housing are more likely to be at risk of becoming homeless than other households. Renter-households overpay more often than owner-households because of their typically lower incomes. Compared to renters, overpayment by owners is less of a concern because homeowners have the option to refinance the mortgage, or to sell the house and move into rentals or buy a less expensive home.

Based on the data regarding cost burden, the predominant view is that renter households would have disproportionately higher rates of overpayment for housing. Yet, for renters, the data indicates that in Moreno Valley, renter households have greater choice and access to moderately more affordable housing.

Whereas, for owner households either their choices with regard to price were limited, as the price of homes was beginning to increase in 2000, and/or owners chose to buy more expensive houses, regardless of the cost burden. From a policy perspective, the City of Moreno Valley has been on the right path in focusing its affordable housing efforts in the rental market, thus providing greater choices for renter households to access affordable housing. Given the city's finite resources, alleviating the cost burden for owner households is not feasible. Although, it has been the City of Moreno Valley's policy to assist owner households by providing silent seconds for homes in a defined price range.

Based on the US Census Bureau's 2005-2009 American Community Survey, SCAG has compiled data on the number of households, by income category, that were overpaying for housing. Table 8-10 details the information for renter and owner households that overpay for rent or mortgages in Moreno Valley. There were a total of 4,825 renter households that were overpaying for rent, or 45.6% of all renter households (earning less than 29.9% of median income). The total for owner households was 15,545, or 32.9%.

The CHAS data in Table 8-11 shows the proportion of cost burdened renter households with incomes less than 30% of area median income was 33.3%, while 30.9% of those at 30%-50% of area median were cost burdened. In the next income range, 50%-80% of area median income, the percentage of overburdened renter households is slightly higher at 35%.

**Table 8-10**  
**Households by Owner/Renter Overpaying for Mortgage or Rent**

Income Group	Tenure				All Households	Percent
	Owner	Percent	Renter	Percent		
Less than 10%	2,214	1.3%	197	6.5%	2411	5.0%
10% to 14.9%	2,116	3.7%	538	6.2%	2654	5.4%
15% to 19.9%	3,461	7.2%	1,057	10.2%	4518	9.3%
20% to 24.9%	4,024	10.0%	1,460	11.8%	5484	11.3%
25% to 29.9%	3,730	10.7%	1,573	10.9%	5303	10.9%
30% to 34.9%	3,424	10.0%	1,470	10.1%	4894	10.0%
35% to 39.9%	2,671	7.7%	1,132	7.8%	3803	7.8%
40% to 49.9%	4,410	11.7%	1,708	12.9%	6118	12.6%
50% or More	7,829	33.4%	4,894	23.0%	12,723	26.1%
Not Computed	188	4.1%	606	0.6%	794	1.6%
Total	34,067		14,635		48,702	
Percent		99.8%		100%		100%

Source: 2005-2009 American Community Survey and table created by SCAG - Local Housing Element Assistance: Existing Housing Needs Data Report for City of Moreno Valley

**Table 8-11**  
**Cost Burden >30% - Moreno Valley**

Income Group	Tenure				All Households	Percent
	Owner	Percent	Renter	Percent		
0-30% AMI	1894	22.2%	2510	33.3%	4404	27.5%
>30-50% AMI	2415	28.4%	2325	30.9%	4740	29.4%
>50-80% AMI	4210	49.4%	2694	35.8%	6904	43.1%
Total	8519	100%	7529	100%	16,048	100%

Source: 2005-2009 CHAS

### Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special circumstances or needs. These “special needs” populations include elderly persons, farm workers, female headed households, persons with disabilities, large households, and the homeless. Many of these households also fall under the category of extremely-low-income.

A variety of City policies and programs described in the Housing Element address the needs of extremely-low-income households, including those in need of residential care facilities and persons with disabilities. However, it must be recognized that the development of new housing

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for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially during these times of declining public revenues.

### Elderly

The special needs of the elderly are often a function of lower fixed incomes and/or disabilities. Housing for the elderly often requires special attention in design to allow greater access and mobility. Housing located within vicinity of community facilities and public transportation also facilitates mobility of the elderly in the community.

According to the 2010 Census, Moreno Valley had 12,134 residents age 65 or older, representing 6% of the total population. In 2010, persons 85 and older (1,083 persons) comprised 8.9% of those aged 65 and older. The subset of persons aged 85 years is a generational group that is growing rapidly nationwide, as people live much longer. In Moreno Valley, this national trend is not yet evident because it is a relatively young community, dominated by younger families. However, as the city matures, the proportion of elderly will increase, as persons who are currently living in Moreno Valley may choose to age in place, or as children relocate aging parents closer to them, or as geriatric housing and health services become more prevalent in the community and surrounding areas.

In Moreno Valley, about 1,165 owner-households and 614 renter-households were headed by elderly persons in 2010. Many elderly owner households reside in mobile homes, which are among the lowest cost housing options in the City. In the same year, about 44% of the elderly residents were reported to have a disability, which may require special housing design.

Finally, many elderly live on fixed incomes and occupy older homes. These factors make paying for needed home repairs and maintenance difficult. While there are over 100 assisted units in Moreno Valley that target seniors and the mobility impaired, the high incidence of overpayment among elderly households suggests that more affordable senior housing is needed to meet current and future needs. The City's programs to increase senior affordable housing opportunities help to address this issue.

### Farm Workers

According to the California Department of Housing and Community Development (HCD), there are no farm worker housing units in the City of Moreno Valley. Prior to 1950, the area that is now the City of Moreno Valley was primarily used for agricultural production. Land once utilized for farming has been developed. Farming is no longer a leading industry in the city and according to Table 8-12 only 125 persons living in Moreno Valley listed their occupation as "farm worker".

All affordable housing in the City of Moreno Valley is available to farm workers. Since all affordable housing units in the city are available to farm worker households, at this time it is not necessary for the City to segregate its limited housing funds to farm worker housing. However,

in May 2013 the City's CEDD amended Chapter 9 of the Development Code (specifically Chapter 9.09: Specific Use Development Standards) to permit, by right, farm worker housing in all multiple family residential zoning districts (R10, R15, R20, and R30), to more fully address the housing needs farm worker households.

**Table 8-12 Workers by Place of Residence Having Farming Occupation from 2005-2009  
American Community Survey**

Occupation Listed as Farm Worker – Moreno Valley	
Male	Female
117	8

Source: 2005-2009 American Community Survey and table created by SCAG - Local Housing Element Assistance: Existing Housing Needs Data Report for City of Moreno Valley

### Female Headed Households

Female-headed families with children often require special attention due to their needs for affordable childcare, health care, and housing assistance. Female-headed families with children tend to have lower incomes, thus limiting housing availability for this group. The number of female householders has increased steadily in Moreno Valley. However, recent Census data indicates that the proportion of female households with minor children has declined steadily during the past sixteen years. In 1990, the U.S. Census Bureau reported 3,679 female householders in Moreno Valley and 6,715 in 2000. According to the 2010 Census, there were 9,990 female householders in the city. The greatest growth in the number of female householders occurred between growth 1990 and 2000, with an 83% increase in the ten year span. The growth in the number of female householders between 2000 and 2010 equaled 49% or 34% less of an increase compared to the prior ten year span. Notwithstanding the growth in the total number of female headed householders, as a percentage of the total household population, the proportion of female householders has slightly increased between 2000 and 2010. In 2000 female householders made up 16% of all the households in Moreno Valley, while in 2010 they comprised 19% of the total household population.

The percentage growth in female householders between 2000 and 2010 was 49%. However, the proportion of female householders with minor children at home, decreased during the same time. While 79% (2,906) of all female householders in 1990 had minor children at home, in 2000, 68% (4,258) had minor children at home. Subsequently, by 2010, the proportion of female householders with minor children at home had declined yet again to 57% (5,687).

In 2005, male householders totaled 3,591 with 2,040 having minor children present in the home. In 2010, the US Census, reports 4,191 male householders, in Moreno Valley, with 2,218 having minor children in the home. As a percentage of the population, male householders made up 8% of the total households in 2005 and remained the same in 2010.

The housing needs of female householders are typically related to affordability and the need for adequate housing within the constraints of their low incomes. According to Moreno Valley's

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2013-2018 Consolidated Plan, female households with children often confront bias in the rental market. Their access to decent housing also is made more difficult by poverty. Female heads of households both with and without children under 18 experience the highest poverty income rates. About 2,000 female householders with children live in poverty, or 36% of all such household types. Poverty among male householders has not been fully explored in the research materials and cannot be presumed to be equal to that of women female householders.

### Persons with Disabilities

In 2010, approximately 15,500 Moreno Valley residents were recorded by the Census as having a disability. The elderly population in Moreno Valley has a higher incidence of disabilities, with approximately 44% of the population 65 and older reporting a disability in 2010. While the elderly population is relatively small (6.4%), the number is increasing and expected to continue doing so as the community matures, thus also increasing the population with disabilities.

Physical and mental disabilities can hinder a person's access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. Housing that satisfies the design and locational requirements of disabled persons are limited in supply and often costly to provide.

Housing opportunities for disabled persons can be addressed through the provision of affordable, barrier-free housing. In addition to the development of new units, rehabilitation assistance can also be provided to disabled residents to make necessary improvements to remove architectural barriers of existing units. As noted in the Constraints section, the Housing Plan contains a commitment for the City to develop and adopt a procedure for providing reasonable accommodation for housing for persons with disabilities. The City revised its Municipal Code to include reasonable accommodation measures in May 2013.

### Persons with Developmental Disabilities

Section 4512 of the California Welfare and Institutions Code defines a "Developmental disability" as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person's living situation as a

child to an appropriate level of independence as an adult. The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table 8-13 provides information from the Inland Regional Center of on the number of individuals with developmental disabilities in the City of Moreno Valley. In 2013, there were approximately 1,714 individuals (.89% of the total population in the 2010 US Census) actively utilizing services at the Inland Regional Center for a developmental disability.

**Table 8-13: Residents with Developmental Disabilities by Age, For City of Moreno Valley**

Zip Code Area	0-18	19-25	26-35	36-45	46-55	56-65	66-75	76-85	86+	Total
92551	109	57	33	18	22	10	6	1	0	256
92552	0	2	2	0	0	0	0	0	0	4
92553	277	110	106	80	86	43	11	2	2	717
92555	153	53	55	34	26	11	3	0	0	335
92557	163	76	60	31	27	24	15	6	0	402
<b>Total</b>	<b>702</b>	<b>298</b>	<b>256</b>	<b>163</b>	<b>161</b>	<b>88</b>	<b>35</b>	<b>9</b>	<b>2</b>	<b>1,714</b>

Source: Inland Regional Center, December 2013.

To assist in the provision of housing to meet the needs of persons living with a developmental disability, the City will implement programs to coordinate housing activities and outreach with the Inland Regional Center. Moreno Valley will also encourage housing developers to designate a portion of new affordable housing development for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

### Large Households

Large households are defined as those with five or more persons. A family household is defined as one in which one or more people living in the same household are related to the head of household by birth, marriage or adoption. The 1990 Census tallied 7,776 or 22% of the households in Moreno Valley as large households, with 3.4 persons per dwelling unit. The average household size increased slightly for Moreno Valley in 2000 according to the US Census to 3.6 persons and the average family size is 3.86 persons. Now the 2010 US Census has the average household size listed as 3.74 persons and the average family size at 3.99 persons.

The housing needs of large families are often related to affordability and adequacy. Finding an affordable housing unit that can adequately house a large family can be a challenge, given that larger families have to use a greater proportion of their income for non-housing needs (such as food, clothing, child care, etc.). In Moreno Valley, where the majority of the housing units are single-family units, larger families have a better chance of finding adequate housing. Since 1997, the City of Moreno Valley has made a concerted effort to provide affordable housing for large families by funding housing for large families by funding the construction of 424 three and four bedroom apartments, with fifty-five year affordability covenants, as noted in Table 8-14. In addition, the City has provided ownership housing for low-income, large families through its participation with Habitat for Humanity.

**Table 8-14**  
**Number of Affordable 3 & 4 Bedroom Apartments**

Casitas Del Valle		Oakwood Apartments		Cottonwood Place		Bay Family		RHDC		Rancho Dorado		Grand Total
Unit Size	#	Unit Size	#	Unit Size	#	Unit Size	#	Unit Size	#	Unit Size	#	
Three	17	Three	92	Three	120	Three	30	Three	7	Three	60	326
Four	4	Four	68	Four	26	Four	0	Four	0	Four	0	98
<b>Total</b>	<b>21</b>	<b>Total</b>	<b>160</b>	<b>Total</b>	<b>146</b>	<b>Total</b>	<b>30</b>	<b>Total</b>	<b>7</b>	<b>Total</b>	<b>60</b>	<b>424</b>

Source: City of Moreno Valley, Business Support and Neighborhood Programs Division

### Homeless

The homeless population refers to persons lacking consistent and adequate shelter. Homelessness is a continuing problem throughout California and urban areas nationwide. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

The City of Moreno Valley is a very active member of the Riverside Continuum of Care (CoC). The Riverside County Department of Public Social Services (DPSS) serves as the lead agency for the CoC. DPSS conducts a homeless census and survey biannually as part of the Continuum of Care planning process. The City of Moreno Valley has participated in all homeless census conducted by the County. The census consists of a one day "point in time" (PIT) of homeless persons countrywide during the last week of January. To gather more comprehensive data, DPSS also administers a survey during the 90 days following the census which provides information on household income, disability status, and serves to identify significance subpopulations. The results of the census and survey are published in a detailed report and made available to the public.

The most recent census/survey was conducted in 2011 and a detailed report, ***The 2011 Riverside County Homeless Survey***, can be obtained on the CoC's website at [www.riversidehomeless.org](http://www.riversidehomeless.org). The 2011 PIT homeless count found a total of 6,203 homeless (sheltered and unsheltered) individuals throughout the county.

In 2011 there were a total of 237 homeless individuals counted in Moreno Valley. This number is significantly higher than the 2009 count, which showed 28 homeless individuals. Although the comparisons are provided to 2007 and 2009 data were available, due to differences in research methodologies, the 2007, 2009, and 2011 results are not directly comparable and are not recommended by the CoC for trending analysis. In January 2013 the City of Moreno Valley participated in another PIT and preliminary data shows that just over 40 homeless individuals were counted.

### March Air Reserve Base Master Reuse Plan – Homeless Assistance Plan

The March Joint Powers Authority (JPA) is the planning agency charged with responsibility for the reuse of March ARB. The JPA has responsibility for preparation and implementation of the Master Reuse Plan. In conformance with the Steward B. McKinney Homeless Assistance Act of 1987, the Department of Defense included March AFB in a listing of available surplus properties in the Federal Register published in May of 1994. As a result of the publication and subsequent screening of the responses, several applicants and their proposed homeless assistance programs have been granted use of several buildings at March.

Table 8-15 lists the homeless programs/services available at March Air Reserve Base. Lutheran Social Services provides transitional shelter services for single women with children. Minimum stay is three months and the maximum is one year.

U.S. Vets provides transitional housing in a 120 bed facility. The program is structured as work re-entry for homeless veterans. Services include outreach and assessment, residential substance abuse treatment and senior and disable housing.

The Concerned Family provides a ninety day transitional program for homeless women with children. Services include case management and help securing permanent housing and employment, training in independent living skills.

**Table 8-15 Existing Transitional Housing Units**

Facility Name	Number of Units/Number of Beds	Service Population
Path of Life	54 units (dormitory style) = 142 beds	Women with children; men with children; families
Lutheran Social Services	22 one-bedroom apartments	Women with children
U.S. Vets	120 beds	Men
<b>Total</b>	<b>76 units / 262 beds</b>	

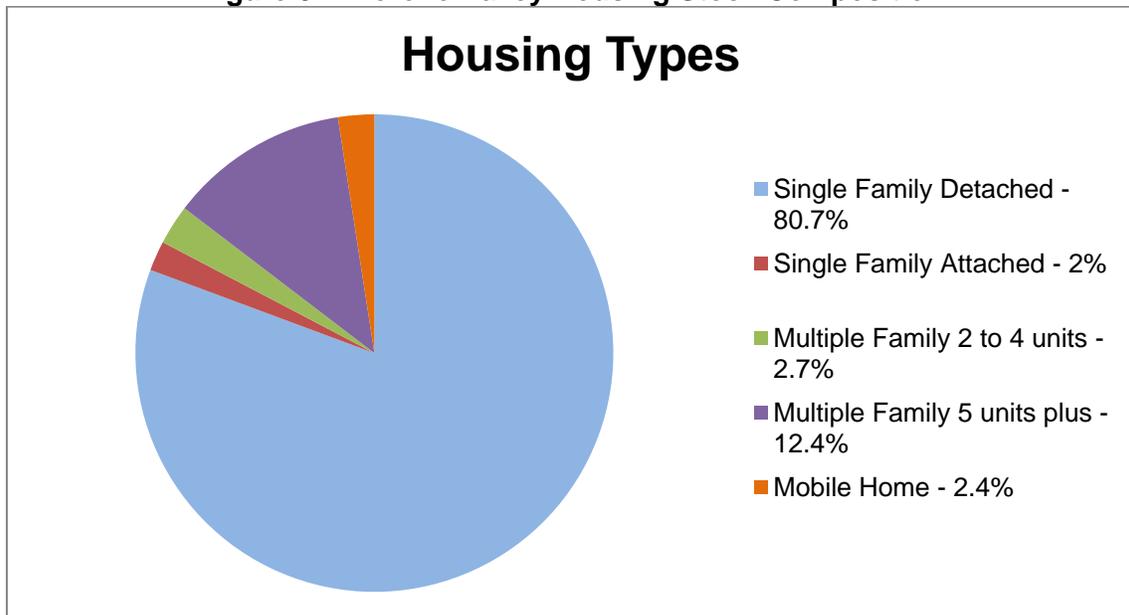
Source: Community & Economic Development Department - Neighborhood Preservation Division, CDBG grantee data, FY 2007-2008.

### C. Housing Stock Characteristic

#### Housing Growth Trends

Between 2000 and 2010, the number of housing units in the City increased 25% from 41,430 to 55,559 total units according to the California Department of Finance. By 2012, the housing stock totaled 46,124 single family units, 8,296 multiple tenant units and there were 1,364 mobile homes, for a total of 55,784 units (Figure 8-1). Moreno Valley’s housing stock is predominantly comprised of single family homes, with 82% of the housing stock, in 2012, being single family homes. In the Inland Empire, another city with a similarly large share of single family homes is Murrieta at 79%.

**Figure 8-1 Moreno Valley Housing Stock Composition**



### Tenure and Vacancy Rates

Table # illustrates the tenure (owner vs. renter) of occupied housing in Moreno Valley according to the 2010 US Census. Table 8-16 shows that Moreno Valley has a homeownership rate that is similar to Riverside County. Correlating the high percentage of single-family homes that exist in Moreno Valley and the average proportion of renters in the City indicates that many single-family homes are used as rentals.

**Table 8-16 Housing Tenure 2010**

Jurisdiction	Occupied Dwelling Units				
	Owner Occupied	% of Total Occupied Units	Renter Occupied	% of Total Occupied Units	Total Occupied Units
Moreno Valley	33,393	65%	18,199	35%	51,592
Riverside County	462,212	67%	224,048	33%	686,260

Source: 2010 US Census Bureau

Vacancy rate is a measure of housing availability in a community. A vacancy rate of 5% generally indicates an adequate supply of housing with room for mobility. According to the 2010 US Census, the percentage of vacant housing units in Moreno Valley was 7% and 14% for the County of Riverside. As a standard, a vacancy rate lower than 6% indicates that the demand for housing is healthy, while a vacancy rate in excess of 10% is an indicator of oversupply in the housing market.

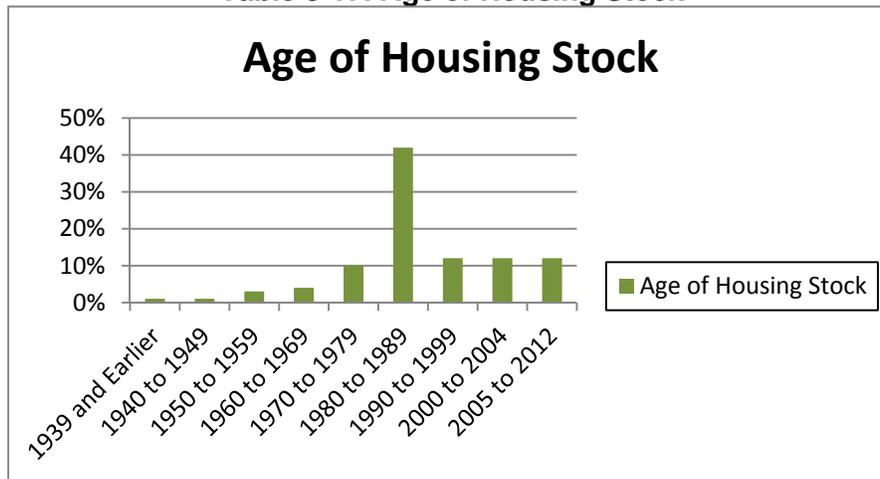
### Age and Housing Stock Condition

The age of housing is commonly used as an indicator of need for major repairs. In general, housing units over 30 years old are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, and or plumbing.

The housing stock in Moreno Valley is relatively new, with the majority of the housing built since 1980 (see Table 8-17). The age of housing stock reflects the local development history with 91% of the housing stock was built between the years 1970 to 2012.

According to the City's 2008-2014 Housing Element, between 1998 and 2007, twenty-nine single family homes were rehabilitated via the citywide Home Improvement Loan Program (HILP). Fifty-five multiple family units were rehabilitated under the Rental Rehabilitation Program. All of the single family homes rehabilitated were built between 1939 and 1970, while the multiple family units were built between 1960 and 1969.

Table 8-17: Age of Housing Stock



Source: Profile of the City of Moreno Valley from SCAG May 2013

Since the majority of the housing stock in Moreno Valley was built after 1980, and given that the units assisted by the City of Moreno Valley rehabilitation programs were built prior to 1970, it is reasonable to assume that a disproportionate number of units needing rehabilitation would be units built between 1940 and 1969. Units between 1940 and 1969 comprised approximately 7% of the housing stock in 2012. By comparison, based on the number of units rehabilitated by the citywide rehabilitation programs, a total of 84, which represents approximately .002% of the total housing stock in 2012, staff estimates that as many as ten times that number (or 840 units) require rehabilitation citywide. Since 91% of the City’s housing stock was built since 1970, it is a fair assumption that no more than 2% of housing stock would be in need of rehabilitation. Units rehabilitated under the city programs were those of owners that were willing to rehabilitate their homes and had equity in their homes on which to borrow. Unfortunately, not all owners of units needing rehabilitation are willing to embark on a rehabilitation process or have the equity needed to borrow the required funds.

Based on information provided by the Building Division of the City of Moreno Valley, in the eight years between 1998 and 2006, a total 84 units have been demolished. Prior to 1998 records of demolitions were not maintained, but it is estimated that in the fourteen years between 1984 and 1998, approximately 100 units were demolished. Unit demolitions occur only when the structure is deemed unfit for human occupancy due to earthquake damage, fire, unsanitary conditions that are not remedied or obsolescence, which would include buildings without foundations or other structural problems. Approximately 262 homes were built prior to 1939. It is reasonable to assume that due to age many of the units needing replacement would disproportionately be among those units built in 1939 and earlier. However, given that in the twenty years that the city has been providing building and code services in the community .004% of the housing stock has required demolition, it is likely that within this planning cycle there will be not more demolitions than in the past eight years, or an average of eleven demolitions per year.

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Based on discussions with the City's Code Enforcement Division, many of the houses in Moreno Valley that are dilapidated or have other property maintenance issues are located in the older, lower-income neighborhoods. Other code enforcement issues in Moreno Valley include weed abatement, which is concentrated on rental properties with absentee landlords, as well as property abandonment/foreclosure, which is an issue throughout the City. The Code Enforcement Division does have a Foreclosure Strike Team, which is funded through the City's CDBG Grant that Neighborhood Preservation receives annually from HUD. The purpose of the strike team is to clean up empty and neglected properties.

Due to staffing limitations a comprehensive housing conditions survey has not been done recently, and no specific information is available regarding the number of houses in need of rehabilitation or replacement. Due to budget constraints, it is not likely that the City will be able to conduct a comprehensive survey in the near future. To address this issue, the City may pursue grant funding for a housing conditions survey as part of the City's code enforcement and housing rehabilitation programs.

### Housing Costs and Affordability

This section discusses current real estate market trends in Moreno Valley, both for sale and rental. It must be emphasized that real estate markets are cyclical, and in recent years a sharp downturn in sales volumes and property values has occurred in the Inland Empire (Riverside and San Bernardino Counties), in large part due to the "sub-prime" mortgage crisis. While such downturns result in lower prices and more affordable housing opportunities, the corresponding increase in foreclosure rates and softening job market, combined with the rapid escalation in gasoline prices, has hit Moreno Valley and other Riverside County communities particularly hard. In the first quarter of 2008, over 15,000 default notices were filed in Riverside County - second highest in the state after Los Angeles County (DataQuick Information Systems, 2008). The following discussion should be viewed in recognition of recent events, and with the understanding that market conditions will change over time.

### Housing Affordability

Housing affordability is determined by the ratio of income to housing costs. According to the HCD guidelines for 2009, the area median income (AMI) for a family of four in Riverside County is \$64,500. Based on state guidelines, income limits for a four-person family along with rents and estimated sales prices generally considered to be "affordable" are shown in Table 8-17.

An affordable housing payment is considered to be no more than 30% of a household's gross income. For rental units, this includes rent plus utilities. Assuming that a potential homebuyer within each income group has acceptable credit, a typical down payment (5% to 10%), and other housing expenses (taxes and insurance), the maximum affordable home price can be estimated for each income group, as seen in Table 8-17. Based on the current home prices described below, both low- and moderate-income households would generally be able to purchase a home with a sufficient number of bedrooms to avoid overcrowding. Very-low-income

households may be able to purchase a home, but it would most likely be a smaller, older unit or a condominium or mobile home.

### Cost of Housing

The recent recession and economic downturn has had a marked impact on Moreno Valley's housing. The region has been burdened with an unusually high number of forced sales and foreclosures. This has affected both the ownership and rental markets. The over supply of homes on the market in recent years has driven down the median home value to a level not seen in the area for over a decade. However, market housing inventory and property values have begun to stabilize and in FY 2011/12 there was a small gain (since 2000) of 3.9% as reported by MDA Data Quick in 2012. With many foreclosed homes on the market at low values, cash investors are again purchasing large numbers of units as rentals. Between 2007 and 2012 there were a total of 13,034 foreclosures in the Moreno Valley. The percentage of homeowners in the City decreased from 71% in 2000 to 64.4% in 2012 with the percentage of renters increasing from 28.9% in 2000 to 35.6% in 2012. The rental market has generally been stable over the last several years due to owners who have lost their homes seeking rental units. Competition for ownership has spiked due to cash investors directly competing with homebuyers entering the market to purchase affordable units with currently very affordable mortgage interest rates.

**Table 8-18 Income Categories and Affordable Housing Costs – Riverside County**

2009 Area-wide Median Income = \$64,500	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30% AMI)	\$20,000	\$500	--
Very Low (31-50% AMI)	\$33,300	\$833	\$135,000
Low (51-80% AMI)	\$53,300	\$1,333	\$220,000
Moderate (81-120% AMI)	\$77,400	\$1,935	\$315,000
Above moderate (120%+ AMI)	\$77,400+	\$1,935+	\$315,000+

Assumptions: --Based on a family of 4  
 -30% of gross income for rent or PITI  
 -5% down payment, 5% interest, 1.25% taxes & insurance  
 Source: Cal. HCD; J.H. Douglas & Associates

The "Local Housing Element Assistance: Existing Housing Needs Data Report" for Moreno Valley created by Southern California Association of Governments (based on 2005-2009) ACS data states that 62.8% (18,334 households) of renters and 53.8% (9204 households) of owners were paying over 30% of their income towards rent/mortgage and were therefore "cost burdened". In addition, ACS data indicates that approximately 77.5% of all market rate units in the city are unaffordable to Moreno Valley residents earning less than 100% of the area median income. The data indicates that a large percentage of households in Moreno Valley may need some form of affordable housing assistance or assistance with creating more income opportunities.

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### Units at Risk of Conversion

During the past thirty years, many affordable housing units were developed with low interest mortgages or rent subsidies, from the State or the Federal governments. In return, the owners were required to maintain rents affordable to low-income and very low-income households.

However, many of the mortgages allowed prepayments, or opt outs, of rent subsidy contracts that would allow an owner to charge market rents. Many of the assisted developments built in the last thirty years have had the option to prepay, and/or opt out of, affordability restrictions. The prospect has created considerable alarm, both on the part of tenants, as well as Congress and housing advocates. To avert mass displacement of low-income tenants, Congress passed the Low-Income Housing Preservation and Resident Homeownership Act (Title VI of the National Affordable Housing Act of 1990 (LIHPRHA)). The objective of LIHPRHA is an extension of low-income use restrictions while offering owners alternative means of realizing a reasonable return on their investment.

In December of 1992, the City of Moreno Valley had a total of 1,286 units, in five developments, financed with proceeds from multiple family revenue bond issues. Pursuant to the regulatory agreements that govern the developments, 20% of the units had to be leased or made available for lease to lower income households. A total of 257 units were set aside in the five developments. However, only the Mountain View Apartments had a requirement, per its regulatory agreement, to maintain rents at levels affordable to lower income households.

However, the requirement expired in 1998 and the units converted to market rate at that time.

At this time, the City of Moreno Valley does not have units at risk of conversion. The rent restricted units that the city has funded through its Rental Rehabilitation Program are restricted for thirty years and still have between sixteen and twenty-two years left on their affordability terms. New construction projects have affordability covenants of 55 years.

### **D. Regional Housing Needs Assessment (RHNA)**

California's Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups. This effort is coordinated by the jurisdiction's Council of Governments (Moreno Valley is in the Western Riverside Council of Governments) when preparing the state-mandated Housing Element of its General Plan. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts the housing needs of not only its resident population, but for all households who might reasonably be expected to reside within the jurisdiction, particularly lower income households. This assumes the availability of a variety and choice of housing accommodations appropriate to their needs, as well as certain mobility among households within the regional market.

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### Overview of the SCAG Fair Share Allocation Process

The fair share allocation process begins with the State Department of Finance's projection of statewide housing demand for a five year period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions. The regions are represented by an agency typically termed a Council of Government (COG). In the six-county Southern California region, which includes Moreno Valley and all other incorporated cities and unincorporated areas of Riverside County, the agency responsible for assigning these fair share targets to each jurisdiction is the Southern California Association of Governments (SCAG). For Riverside County, in this RHNA Cycle, SCAG delegated the Riverside County regional share among its member jurisdictions to the Western Riverside Council of Governments (WRCOG).

A local jurisdiction's "fair share" of regional housing need is the number of additional dwelling units that will need to be constructed during a given eight-year planning period. SCAG estimates each jurisdiction's future housing need in terms of four factors:

1. The number of units needed to accommodate forecasted household growth;
2. The number of units needed to replace demolitions due to attrition in the housing stock (i.e., fire damage, obsolescence, redevelopment and conversions to non-housing uses);
3. Maintaining an ideal vacancy rate for a well-functioning housing market; and
4. An adjustment to avoid an over-concentration of lower-income households in any one jurisdiction.

The new construction need must be allocated to four household income categories used in Federal and State programs: Very Low; Low; Moderate; and Above Moderate-Income, defined operationally as households earning up to 50 percent, 80 percent, 120 percent, and more than 120 percent of the Riverside County median income, respectively. The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The fair share allocation must also consider the existing "deficit" of housing resulting from lower income households that pay more than 30 percent of their incomes for housing costs. As discussed earlier, this is the threshold used by the Federal government to determine housing affordability.

The 2014-2021 Regional Housing Needs Allocation for the City of Moreno Valley is:

**Table 8-19 City of Moreno Valley, RHNA 2014-2021**

<b>Moreno Valley Regional Housing Needs Allocation 2014-2021</b>		
<b>Income Category</b>	<b>Units</b>	<b>Percent</b>
Very Low-Income	1,500	24.3%
Low-Income	993	16.5%
Moderate-Income	1,112	18.1%
Above Moderate-Income	2,584	41.1%
<b>Total Construction Need</b>	<b>6,169</b>	<b>100%</b>

Source: Southern California Association of Governments (SCAG) RHNA  
Final Allocation Plan- Planning Period January 1, 2014 – October 1, 2021

Thus, for the 2014-2021 planning period, Moreno Valley's "fair share" allocation is 6,169 units. According to Housing Element Law Section 65583, local agencies shall calculate the subset of very low-income households that qualify as extremely low-income households (30 percent or less of the Riverside County median income) by presuming that 50 percent of the very low-income households qualify as extremely low-income households. For the 2014-2021 planning period, the City was allocated 1,500 very low income units. If 50 percent of the very low allocation is calculated to accommodate extremely low income households, then the City must plan to accommodate 750 units for extremely low income households during the planning period. The Housing Element will describe policies and programs that the City will utilize to facilitate and encourage the development of housing appropriate for extremely low income households.

## **E. Opportunities for Energy Conservation**

As cities construct housing to meet their growing populations, the consumption of energy becomes a significant issue. In urban areas, energy consumption is primary for transportation, lighting, water heating, and space heating and cooling. The high cost of energy demands that actions be taken to reduce or minimize the overall level of urban consumption.

Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels. The standards of Title 24 supersede local regulations, and State requirements mandate Title 24 through implementation by local jurisdictions. The City will continue strict enforcement of local and State energy regulations for new residential construction, and continue providing residents with information on energy efficiency.

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The City's goal is to achieve maximum use of conservation measures and alternative, renewable energy sources in new and existing residences. By encouraging and assisting residents to utilize energy more efficiently, historical rates of consumption can be reduced, thereby mitigating the rising cost of supplying energy and need for new, costly energy supplies. Potentially, the social and economic hardships associated with any future rate increases and/or shortages of conventional energy sources will be minimized.

The City is planning on adding a Sustainable Community section to the Conservation Element of the General Plan by the end of 2014. The section is intended to protect the environment, improve quality of life, and promote sustainability through "green building" practices. Green building emphasizes natural resources conservation, energy conservation, and the reduction of environmentally harmful emissions through sustainable planning, design, and construction of residential, commercial, and industrial developments. The section will include building techniques to facilitate and preserve sustainable development in the City.

Utility providers also encourage and facilitate energy conservation and help residents minimize energy related expenses, Southern California Edison (SCE) and WRCOG both offer programs to qualifying residents of Moreno Valley. Southern California Edison (SCE) offers a variety of energy conservation services as part of its Customer Assistance Programs (CAP). The Energy Assistance Fund assists income-qualified residential customers facing financial hardship and manages their electricity bills during the months of February and March.

The WRCOG HERO Program offers \$325 million in private financing to residential and commercial property owners for energy efficient and water conservation retrofits. Financing is paid back through an annual assessment on the property owner's property tax and in most cases, stays with the property upon sale. These services are designed to help low-income households, senior citizens, persons with permanent disabilities, and non-English speaking customers control their energy use. Furthermore, the 2007 Residential Multiple-Family Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multiple-family properties of two or more units.

Moreno Valley is also a member of the Western Riverside Energy Leader Partnership (WRELP) Program which is designed to assist local governments in leading their communities to increase energy efficiency, reduce greenhouse gas emissions, increase renewable energy usage, improve air quality, and ensure that their communities are more livable and sustainable. SCE funded the WRELP Program in November 2010 in the amount of \$2.1 million. During the past year, WRCOG has been working with SCE staff to begin the projects it had outlined in its proposal. The funding is to be used to support the California Long-Term Energy Efficiency Strategic Plan (Plan) developed by the California Public Utilities Commission (CPUC) in 2008. The CPUC identified five strategic goals that local governments could undertake. For each goal, the CPUC identified specific strategies and developed specific tasks that are eligible for funding under this solicitation.

Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances to customers. The Gas Company also offers no-cost weatherization and furnace repair or replacement services for qualified limited-income customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct test and seal of HVAC systems. The Designed for Comfort program provides energy efficiency design assistance, training, and incentives for housing authorities, owners of multi-family affordable and supportive housing projects.



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## V. Housing Constraints

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in Moreno Valley.

### A. Market Constraints

#### Development and Financing Costs

Moreno Valley is fortunate in that the cost of vacant land for residential development is relatively affordable, especially when compared to the adjacent counties of Orange, Los Angeles, and San Diego. Land prices are highly variable and depend on the density of development allowed, whether the site has environmental constraints, and whether an existing use must be removed. Construction costs vary widely according to the type of development with multiple-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others. The City has no influence over material and labor costs, and the building codes and development standards in Moreno Valley are not substantially different than most other cities in Riverside County.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, prefabricated factory-built housing may provide a lower-priced alternative by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders can benefit from economies of scale.

#### Cost and Availability of Financing

Housing affordability is also largely determined by interest rates. First-time homebuyers are most impacted by financing requirements. Recently (2009-2012), mortgage interest rates for new home purchases are at historically low levels, which increases housing affordability. Although rates are currently low, they have started to increase slightly and can change significantly and impact the affordability of the housing stock. The recent economic crisis has also resulted in a tightening of lending standards, as compared to the “easy credit” practices in recent years. Thus, a critical factor in homeownership involves credit worthiness. Lenders consider a person’s debt-to-income ratio, cash available for down payment, and credit history when determining a loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount insufficient to purchase a house.

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## B. Governmental Constraints

Governmental regulations, while intentionally controlling the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. On-site and off-site improvements such as roads, traffic signals on adjacent streets, or sewer systems may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes potential governmental constraints, which may affect the supply and cost of housing in Moreno Valley.

### Land Use Controls

The Land Use Element of the Moreno Valley General Plan and corresponding Zoning Ordinance provide for a range of residential types and densities dispersed throughout the City. The Land Use Element designates nearly 18,684 acres (65%) of the City's total land inventory for residential uses, including: single-family homes, multi-family units, and mobile homes. Residential densities allowed by the General Plan cover a wide spectrum, including the following categories:

- Rural Residential District (RR) - maximum of 0.5 units/ acre (with restrictions)
- Hillside Residential District (HR) - maximum of 0.5 units/ acre (with restrictions)
- Residential 1 District (R1) - maximum of 1 unit/ acre
- Residential 2 District (R2) - maximum of 2 units/ acre
- Residential Agriculture 2 District (RA2) - maximum of 2 units/ acre
- Residential 3 District (R3) - maximum of 3 units/ acre
- Residential 5 District (R5) - maximum of 5 units/ acre
- Residential 10 District (R10) - maximum of 10 units/ acre
- Residential Single-Family 10 District (RS10) - maximum of 10 units/ acre
- Residential 15 District (R15) - maximum of 15 units/ acre
- Residential 20 District (R20) - maximum of 20 units/ acre
- Residential 30 District (R30) - maximum of 30 units/ acre

In addition to these density provisions, the City has adopted a Mixed-Use Districts Overlay. Owners or developers of any property within any mixed-use overlay district may choose to develop in compliance with the standards and procedures in the Mixed-Use Districts Overlay that apply to the particular mixed-use overlay district in which the property is located. If the owners or developers choose not to develop a mixed-use project, the underlying zoning will be enforced. The intent of the Mixed-Use Overlay District is to permit a more efficient and aesthetic use of land through the arrangement of buildings not permitted through the strict application of

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zoning. Providing such flexibility in development standards can result in lowering the cost of development.

### Development Standards

Residential development standards are intended not only to protect public health and safety, also to promote the general welfare of the community by creating attractive, pleasant and convenient living conditions. It should be noted that Moreno Valley's density bonus program for affordable housing allows for the reduction of certain "quality of life" standards in conjunction with the development of affordable housing. The standards that could be reduced include lot size, lot dimensions, parking requirements and the size or interior amenities of the density bonus units. Additional requirements could be added to the list of standards that could be reduced as part of the density bonus program. They include the following: the number of parking spaces for units consisting of two or more bedrooms, the number of covered parking spaces per unit, and recreational vehicle parking requirements.

The residential development standards in Tables 8-20 through 8-22 do not represent a significant constraint on development of housing in the City. Multiple-family units can be constructed to a height of fifty feet or four stories and maximum site coverage of 50%.

The city has an adopted density bonus ordinance that allows developers to receive a 25% density bonus. Chapter 9.03.050 of the City's Municipal Code describes the density bonus program for affordable housing and what is required to achieve the bonus. In addition to the 25% density bonus, developers building housing for senior citizens may receive an additional 75% density bonus, resulting in a cumulative density bonus of 100%. When utilizing the density bonus, a developer may be eligible to receive a 50% reduction of city impact fees and parkland fees for units affordable to very low-income households and a 25% reduction for units affordable to lower-income households. The density bonus also allows developers of multi-family housing to reduce their parking by one-half of a space for each dwelling unit that is affordable to very low and lower-income households. The single-family residential development standards allow for lots of 4,500 square feet (RS10) that give developers the opportunity and flexibility to build affordable single-family housing. In certain specific plans, lots as small as 3,500 square feet are permitted. The low-density designations for single-family housing are located in the east end of the city where hillside development and an already established rural development pattern allows yet another type of housing choice.

Within specific plans there is a variety of zones that are unique to the specific plans. Basically the LD, MD, ML and other designated uses refer to low density and medium densities that mimic the R5 and RS-10 designation in the general plan.

In the Inland Empire, unlike other areas in Southern California, it is still feasible to provide adequate parking for multiple-family housing developments due to lower land costs.

Table 8-20 Single Family Residential Development Standards

Requirement	R1	R2	RA2	R3	R5	RS10
1. Maximum density (dwelling units per net acre)	1	2	2	3	5	10
2. Minimum lot size (sq. ft. net are)	40,000	20,000	20,000	10,000	7,200	4,500
3. Minimum lot width, in feet Cul-de-sac/knuckle lot frontage	150 35	100 35	100 35	90 35	70 35	45 45
4. Minimum lot depth, in feet	170	120	120	100	100	85
5. Minimum front yard setback	25	25	25	25	20	20
a. Front-facing garages	n/a	n/a	n/a	n/a	n/a	10
b. Buildings other than front-facing garages	n/a	n/a	n/a	n/a	n/a	10
6. Minimum side yard setback, in feet						
a. Interior side yard	*	*	*	*	**	***
b. Street side yard	20	20	20	15	15	10
7. Minimum rear yard setback, in feet	40	35	35	30	15	10
8. Maximum lot coverage	25%	30%	30%	40%	40%	50%
9. Maximum building and structure height, in feet	Two stories not to exceed 35 feet.					
10. Minimum dwelling size (sq. ft.)	1,500	1,500	1,500	1,250	1,250	1,000
11. Minimum distance between buildings, in feet (including main dwelling units and accessory structures)	20	15	15	10	10	10
12. Floor area ratio						
a. One-story home	.25	.30	.30	.40	.40	.50
b. Multi-story home	.50	.60	.60	.70	.70	.75

\*Combined interior side yard setbacks of twenty feet shall be provided with a minimum of five feet on one side.

\*\* Combined interior side yard setbacks of fifteen feet shall be provided with a minimum of five feet on one side.

\*\*\*Interior side yard setback of five feet, except with zero lot line developments, then other minimum side yard setback is ten feet.

Source: Moreno Valley Municipal Code, Chapter 9.03.040 Residential site development standards.

Table 8-21 Single Family Rural Residential Development Standards (Cont'd)

Requirement	Rural Residential	Hillside Residential
Slope Density Natural Area Relationship	Maximum density (du/ac) and the minimum percent of site to remain in a natural state shall be determined by a lope analysis.	Maximum density (du/ac) and the minimum percent of site to remain in a natural state shall be determined by a lope analysis.
Minimum Lot Size	Minimum lot size shall be one dwelling unit per 2.5 acres within a slope category of 10% or less unless determined to be reduced by an approved slope analysis. Based on a slope analysis, minimum lot size may be reduced to 20,000 SF. or the minimum lot size of the adjacent zone, whichever is greater.	Minimum lot size shall be one acre within a slope category of 10% or less unless determined to be reduced by an approved slope analysis. Based on a slope analysis, the lot size may be reduced to 10,000 SF. or the minimum lot size of the adjacent zone, whichever is greater.
Subdivision Design and Future Land Divisions	Subdivisions shall be compatible with the surrounding development pattern.	Subdivisions shall be compatible with the surrounding development pattern.
Building Height	Dwellings and other accessory structures shall not exceed 30 feet in overall height, provided that on slopes of less than 10%, the overall height shall not exceed 35 feet.	Dwellings and other accessory structures shall not exceed 30 feet in overall height, provided that on slopes of less than 10%, the overall height shall not exceed 35 feet.
Setback and other Site Development Criteria	On a lot under 40,000 SF the R2 district standards shall apply. On a lot 40,000 SF or greater, the R1 district standards shall apply.	On a lot less than 20,000 SF the R3 standards shall apply. On a lot between 20,000 SF to 40,000 SF the R2 standards shall apply. On a lot 40,000 SF or greater the R1 standards shall apply.

**Table 8-22 Multiple-Family Residential Development Standards**

Requirement	R10	R15	R20	R30
1. Minimum density (dwelling units/net acre)	10	15	20	30
2. Minimum lot size (net area in sq. ft.)	1 acre	1 acre	1 acre	1 acre
3. Minimum lot width in feet	200	200	200	200
4. Minimum lot depth in feet	175	175	175	175
5. Minimum front yard setback, in feet	20	25	30	30
6. Minimum side yard setback, in feet				
Interior side yard	10	10	10	**
Street side yard	20	20	20	20
7. Minimum rear yard setback, in feet.	15	20	25	**
8. Maximum lot coverage	40%	45%	50%	50%
9. Maximum building and structure height, in feet	50 feet			50 feet*
10. Minimum dwelling size (sq. ft.)	***			
11. Minimum distance between building, in feet (including main dwelling units and accessory structures)	20	20	20	20
12. Floor area ratio	.75	.75	.75	1.0

\* In the R30 district, for a development of three acres or greater, up to 60 percent of the units may be in buildings with three or four stories, 50 feet maximum height subject to Planning Commission approval.

\*\*R30 Interior Side Yard & Rear Setbacks are ten feet plus two feet for every 5 feet in height over 30 feet.

\*\*\*Minimum dwelling sizes in multiple-family projects shall be as follows: 1 bedroom: 450 sq. ft.; 2 bedrooms: 800 sq. ft.; 3 bedrooms: 1,000 sq. ft.

Source: Moreno Valley Municipal Code, Chapter 9.03.040 Residential site development standard

Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table 8-23 summarizes the housing types permitted in each of Moreno Valley zones.

**Table 8-23: Housing Types Permitted**

Housing Types Permitted	Residential Zones												Mixed Use Overlay		
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN (9.11)	MUC (9.11)	MUI (8,10,11)
Single-Family	X	X	X	X	X	X	X	X							
Multiple-Family									X	X	X	X	X	X	X
Condominiums/ Townhouses									X	X	X	X	X	X	X
Second Units	X	X	X	X	X	X	X	X							
Mobile Home Parks	C	C	C	C	C	C	C	C	C	C	C	C			
Live/Work													X	X	X
Single Room Occupancy (SRO) <i>(also permitted by right in Community Commercial (CC) zoning district)</i>												C	C	C	C
Care Facilities (6 or fewer)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Care Facilities (7 or more)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Emergency Shelters	<i>Use is permitted in the Moreno Valley Industrial Area Plan (SP 208) and Public (P) Zoning District by right as well as certain Commercial, Office and Industrial Zoning Districts with a Conditional Use Permit (CUP).</i>														
Farmworker Housing									X	X	X	X			
Boarding and Rooming Houses									X	X	X	X	X	X	

X - Indicates stated use is permitted subject to district requirements.  
 C - Indicates stated use is allowed with a conditional use permit.

Multiple-Family Residential

The Moreno Valley Zoning Code expressly permits duplexes and multiple-family dwelling units in the R10, R15, R20 and R30 zoning districts. Section 9.03.020 - Residential development districts in the Zoning Code provides the following definitions for multiple-family:

- Residential 10 District (R10). The primary purpose of the R10 district is to provide for a variety of residential products and to encourage innovation in housing types with

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enhanced amenities such as common open space and recreation areas. This district is intended as an area for development of attached residential dwelling units, as well as mobile home parks at a maximum allowable density of ten (10) dwelling units per net acre in accordance with the provisions outlined herein.

- Residential 15 District (R15). The primary purpose of the R15 district is to provide a broadened range of housing types for those not desiring detached dwellings on individual parcels, and with open space and recreational amenities not generally associated with typical suburban subdivisions. This district is intended as an area for development of attached residential dwelling units, as well as mobilehome parks, at a maximum allowable density of fifteen (15) DUs per net acre in accordance with the provisions outlined herein.
- Residential 20 District (R20). The primary purpose of the R20 district is to provide a broadened range of housing types in a more urban setting than is typically found within other areas of the city. This district is intended as an area for development of multifamily residential dwelling units, as well as mobile home parks, at a maximum allowable density of twenty (20) DUs per net acre in accordance with the provisions outlined herein.
- Residential 30 District (R30). The primary purpose of the R30 district is to provide a broadened range of housing types in an urban setting than is typically found within other areas of the city. This district is intended as an area for development of multifamily residential dwelling units at a maximum allowable density of thirty (30) DUs per net acre in accordance with the provisions outlined herein.

The dwelling types found in the multiple-family zoning districts include townhouses, condominiums, and apartments. Furthermore, various Specific Plans allow by right development of multiple-family residential apartment units; condominiums/town houses are permitted with the city's approval of a parcel or tract map. Moreno Valley's Specific Plans include (densities allowed):

- Specific Plan 209 – Auto Mall (R15=15)
- Specific Plan 193 – Moreno Valley Ranch (ML=8, M=13, MH=17 and H=20)
- Specific Plan – Towngate (M=10, MH=16, H=20)
- Specific Plan 204 – Village Plan (VCR=15, VOR=15 and VR=15)

### Second Dwelling Units

The passage of AB 1866 (effective July 2003) now requires local governments to use a ministerial process for second dwelling unit applications for the purpose of facilitating production of affordable housing. AB 1866 does allow cities to impose development standards on second dwelling units addressing issues such as building size, parking, height, setbacks, and lot coverage.

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Moreno Valley permits second dwelling units as an accessory use in residential zone districts with a minimum lot size of seven thousand two hundred (7,200) square feet. This includes all the single-family residential zoning districts except RS10.

The minimum size of the second dwelling unit is 450 square feet. The maximum square footage of a second dwelling unit shall be no greater than one thousand two hundred fifty (1,250) square feet, except when the primary dwelling unit is one thousand two hundred fifty (1,250) square feet or smaller. In that case, the second unit may exceed one thousand two hundred fifty (1,250) square feet subject to the minimum development standards for the zoning district. The second unit requires two covered parking spaces (garage or carport). All of the required parking spaces for the primary single-family dwelling and the second dwelling unit must be permanently reserved, maintained and used as accessible parking for vehicles. An existing garage shall not be converted to a second dwelling unit unless alternate covered parking is provided on the site that meets current zoning and building code requirements.

The City requires that either the primary single-family dwelling or the second dwelling unit be occupied by the owner of the lot. The property owner is required to enter into a restrictive covenant with the City recorded on the property to enforce these provisions.

Second dwelling units are subject to administrative review and approval by the Community & Economic Development Department. The majorities of second unit applications received by the City are either stand-alone detached structures or attached to the existing single-family home with a breeze way, if there are issues with an existing septic system (parcel is less than the minimum required one acre) and no connection to sewer available to the property.

#### Manufactured Housing

State law requires jurisdictions to permit manufactured housing in any residential district where single-family detached units are permitted subject to the same property development standards. The city's current policy is to evaluate all manufactured housing through its standard site plan review application process, providing for design review and project compliance with the applicable building development standards within the City's residential zones.

#### Single Room Occupancy (SRO)

Single room occupancy (SRO) facility means a structure consisting of six or more units, each of which is designed for occupancy by no more than two persons, which also has bathing facilities, that may or may not have partial kitchen facilities, and which is occupied as a primary residence by its occupants. An SRO unit usually is small, between 200 to 350 square feet. The definition of SRO does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities or hospitals.

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SROs can provide a valuable form of affordable private housing for lower- income individuals, seniors, and persons with disabilities. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people. California State Senate Bill 2 (SB 2) clarified and strengthened Housing Element law to ensure local zoning ordinances would encourage and facilitate the development of SROs. Moreno Valley revised its Municipal Code in May 2013 to include SROs. These facilities are permitted in the Community Commercial (CC) zoning district by right. SROs are also permitted in the Mixed Use Districts Overlay and Residential 30 (R30) with a conditional use permit.

#### Housing for Persons with Disabilities

Community Care Facilities (CCFs) are licensed by the Community Care Licensing Division of the State Department of Social Services to provide 24-hour non-medical residential care to children and adults with developmental disabilities who are in need of personal services, supervision, and/or assistance essential for self-protection or sustaining the activities of daily living.

The Lanterman Developmental Disabilities Services Act and Community Care Facilities Act state that mentally, physically, developmentally disabled persons and children and adults who require supervised care are entitled to live in normal residential settings. To that end, State law requires that licensed family care homes, foster homes, and group homes serving six or fewer persons be treated like single-family homes and be allowed by right in all residential zones.

All single-family zoning districts permit community care facilities serving six or fewer persons in single-family homes. The Municipal Code does not subject such facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same zone with the exception of spacing requirements between community care facilities. California State Law requires community care facilities to be a minimum of 300 feet apart for one another (H&S Code Section 1267.9).

The city's Municipal Code defines "family" as one or more individuals occupying a dwelling unit and living as a single household unit. This definition of family does not place limitations on the number of related and unrelated persons living together, and therefore does not constrain the provision of group housing.

Moreno Valley's Municipal Code (Chapter 9.09.160 - Residential Care Facilities) does specify provisions for community care facilities with six or more occupants. Residential care facilities for more than six residents are permitted in any residential district subject to a conditional use permit, the property development standards of the underlying district, and all applicable local, state and federal laws. Due to the unique nature of larger community care facilities, a conditional use permit will be used to ensure compatibility in the siting of these facilities, focusing on the use and not the characteristics of the users.

#### Reasonable Accommodation

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Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations as necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

Moreno Valley added reasonable accommodation procedures to Chapter 9.02 (Permits and Approvals) of the City's Municipal Code in May 2013. It is the purpose of this section to provide reasonable accommodations in the city's zoning and land use regulations, policies, and practices when needed to provide an individual with a disability an equal opportunity to use and enjoy a dwelling.

For new construction, the City's building code requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADA) standards. New apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

#### Transitional and Supportive Housing and Emergency Shelters

Any existing single-family or multiple-family dwelling can be used as State licensed transitional or supportive housing, without any city licensing or permits. In addition, boarding and rooming houses can be operated in the multiple-family residential zones, without a conditional use permit. Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Given the availability and number of housing units in Moreno Valley, it has never been necessary for a service provider to develop new housing for supportive housing. As a matter of fact, the City of Moreno Valley has one of the larger concentrations of supportive housing programs in Riverside County. The number of licensed group facilities, including group homes, small family homes, and adult residential facilities total 91 facilities. In addition, there are numerous churches and religious ministries that operate small supportive housing programs serving women and families out of single family homes.

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." Moreno Valley revised its Municipal Code in May 2013 to rename "Homeless Shelters" to "Emergency Shelters" as well as clarifying what zoning districts

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permitted the use. Emergency Shelters are permitted in the Moreno Valley Industrial Area Plan (SP 208) and Public (P) Zoning District by right as well as Community Commercial (CC), Office Commercial (OC), Office (O), Industrial (I) and Business Park-Mixed Use (BPX) Zoning Districts with a Conditional Use Permit (CUP).

The City of Moreno Valley is a member of the Joint Powers Authority for March Reserve Base, it is a compelling assumption that most of the future transitional housing will be developed at March, where we currently have 76 units of transitional housing and 120 transitional beds.

It is most likely that emergency shelters would be developed at March Air Reserve Base. In contrast to financing the construction of a new shelter, or leasing a facility at market rate, March has existing dormitories that could be converted for shelter use, thus making the development of a shelter more financially feasible.

The development review process for an emergency shelter would be identical to the City's review process for all projects. Non-profit applicants would receive a 25% discount on the application fee for an emergency shelters application. The City of Moreno Valley does not restrict the siting of shelters beyond the requirement that shelters be located within the allowed land use designations. The business park-mixed use, office and commercial zones do not have density designations and thus multiple-family developments would not be permitted, instead dormitory style shelters would be permitted in these zones. However, the Village Office Residential designation does have a density, thus allowing for the development of multiple-family units for shelter use.

The conditional use permit issued by the City of Moreno Valley is valid for three years. A shelter facility must begin operation within three years of issuance of the conditional use permit, which can be extended further with an extension of time application. If the facility does not begin operation within the three years, and the application was not extended, a new application would be required.

A shelter must provide one parking space for every four beds. If ancillary services are to be provided at the shelter, such as free meals for persons not residing in the shelter, additional parking would be required. The shelter applicant could submit a parking study for comparable uses at a comparable facility in order to provide the City with examples of parking requirements.

All shelters would be required to develop their site in accordance with their approved plans, the Municipal Code, Landscape Development Guidelines and Specifications, and the General Plan. If the shelter application is for new construction, the time from application to issuance of the conditional use permit would be approximately six months.

However, if the application involves an existing building that would only require modifications and tenant improvements, the approval from time of application to the issuance of the Conditional Use Permit would be approximately three months. In general, the approval

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timeframe for a shelter would be no longer than any other application. It is the City of Moreno Valley's conclusion that there are no significant constraints to the development of shelters in the city.

### Farm Employee Housing

All affordable housing in the City of Moreno Valley is available to farm workers. Since all affordable housing units in the City are available to farm worker households, at this time, it is not necessary for the City to segregate its limited housing funds to farm worker housing. However, in May 2013 the City's Community & Economic Development Department amended Chapter 9 of the Municipal Code (specifically Chapter 9.09: Specific Use Development Standards) to permit, by right, farm worker housing in all multiple family residential zoning districts (R10, R15, R20, and R30), in order to more fully address the housing needs farm worker households.

### **Site Improvements**

#### On/Off-Site Improvements Multiple-Family Development

Typical offsite improvements consist of street, storm drain, wet and dry utility improvements. Improvements are usually limited to project frontage limits with transitions to existing improvements as necessary. Development Impact Fee (DIF) credit is available for developers who construct qualifying DIF street and traffic signal improvements. The following summary is for typical multi-family developments.

#### Streets

Street improvements consist of, but are not limited to, pavement, base, curb, gutter, sidewalk, street lights, raised landscaped median as appropriate, to underground overhead utilities, driveway approaches. Often additional right-of-way dedication is required so that the street width conforms to the City's General Plan Circulation Element. The street width varies based on the street classification. A public sidewalk is always 6' wide, whether it is curb-adjacent or curb separated. Typically, projects are conditioned to construct half-width street improvements plus a travel lane on the other side of the street along the project frontage and any necessary transitions joining proposed to existing improvements.

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### Storm Drains

Drainage improvements may be required. The site is graded to drain toward the public right-of-way. If there is an existing downstream storm drain nearby, the project is required to construct a storm drain along project frontage and downstream to the existing storm drain terminus. Catch basins and storm drain laterals are required. By and large, parkway drains are the drains required to convey onsite runoff to public streets.

### Water and Sewer

Eastern Municipal Water District is the city's primary water and sewer purveyor. Projects need to construct onsite water and sewer improvements, and when not pre-existing, offsite water and sewer improvements consistent with EMWD standards. Projects are required to construct water and sewer laterals along with proper connections. Valves, cleanouts, backflow prevention devices, fire hydrants, and sewer manholes are some appurtenances that are commonly associated with connections to existing water and sewer lines.

### Onsite Improvements

Typical onsite improvements relevant to engineering consist of parking lot improvements, drainage facilities, and water quality treatment.

Parking lot improvements consist of, but are not limited to, pavement, base, curb, gutter, sidewalk, ribbon gutter, handicap access ramps, striping, and signage.

Onsite drainage facilities may consist of surface system facilities such as ribbon gutters and swales or subsurface system facilities such as inlets, drain pipes, underground storage.

Water quality treatment control best management practices (BMPs) should be factored into the design of the project. Depending on the identified pollutants of concern, treatment control BMPs may include infiltration basins, water quality basins, or bio swales.

### On/Off Site Improvements Single Family Residential Development

The offsite improvements for single family residential development are similar to those for multi-family development. Onsite improvements that are different are listed below.

Many of Land Development's fees are based on valuation or earthwork volumes specifically plan check and inspection fees are based on a percentage of the engineer's cost estimate for offsite improvements and for onsite improvements, while grading plan check and inspection fees are based on earthwork volume cubic yards.

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Typical onsite improvements relevant to engineering consist of drainage facilities and water quality treatment for single family residential lots. There may be other improvements associated with common areas. The items below are improvements specific to a lot. Except for improvements associated with common areas, if a residential tract has a common area, all other improvements would be considered offsite public improvements.

### Development Fees

Development fees increased significantly after the passage of Proposition 13. Local governments have to balance the need for affordable housing with budgetary constraints and the need for services to be economically self-supporting. The City of Moreno Valley is sensitive to the needs of both the development community and its residents with respect to the impact development fees have on the cost of housing. As such, the City of Moreno Valley has taken steps to mitigate the impact of development fees on housing in the following actions:

- Froze impact fees for affordable housing developments at the rate in effect in December 2006.
- In coordination with Western Riverside Council of Governments (WRCOG), waived Traffic Uniform Mitigation Fee (TUMF) for all affordable housing developments per adopted fee ordinance.
- When utilizing the density bonus a developer may be eligible to receive a 50% reduction of city impact fees and parkland fees for units affordable to very low-income households and a 25% reduction for units affordable to lower-income households.
- Deferral of development impact fees for affordable units, until issuance of Certificate of Occupancy

However, fees on development are also levied by other agencies outside the control of the City of Moreno Valley. For example, while the City of Moreno Valley lowered its development fees, the school district increased its fees for all new residential construction. This increase had the effect of increasing the development fees overall. Nonetheless, fees levied by the city on affordable multiple-family developments are 72% lower than on market rate, multiple-family developments, primarily as a result of the City's action to freeze the fees for affordable developments.

City development fees are not a significant constraint to the development of affordable housing in Moreno Valley, but the increases in other agency controlled development fees can be a constraint on housing.

**Table 8-24 City of Moreno Valley Development Fees**

Fee Category	Fee Amount	
	Single-Family	Multifamily
<b>Planning and Application Fees</b>		
Plot Plan approval	\$1,108	\$11,637 + \$42/unit <sup>1</sup>
Variance	Not typical	Not typical
Conditional Use Permit	Not applicable	Not applicable
General Plan Amendment	Not typical	Not typical
Zone Change	Not typical	Not typical
Site Plan Review	Included in Plot Plan	Included in Plot Plan
Architectural Review	Included in Plot Plan	Included in Plot Plan
Planned Unit Development	Not typical	Not typical
Specific Plan	Not applicable	Not applicable
Development Agreement	Not applicable	Not applicable
Other	Not applicable	Not applicable
<b>Subdivision</b>		
Certificate of Compliance	Not applicable	Not applicable
Lot Line Adjustment	Not typical	Not typical
Tentative Tract Map	\$9,049+\$116/lot <sup>2</sup>	\$9,049+\$116/lot <sup>2</sup>
Final Parcel Map (Land Development)	\$3,860	\$3,860 +\$41/unit
Vesting Tentative Map	Not applicable	Not applicable
Other		
<b>Environmental</b>		
Environmental Review	\$1054	\$1054
Environmental Impact Report	Not typical	Not typical
Negative Declaration	Included in ER	Included in ER
Mitigated Negative Declaration	Not typical	Not typical
Other		

Table 8-24 City of Moreno Valley Development Fees (Cont'd)

Fee Category Impact	Fee Amount	
	Single-Family	Multifamily
Police	\$ 464	\$ 368
Fire	\$ 650	\$ 261
Parks	\$ 5,167	\$ 4,526
Water (EMWD)	\$ 4,324 <sup>3</sup>	\$ 8,071 <sup>4</sup>
Sewer (EMWD)	\$ 6,727	\$ 7,478
Solid Waste	Not applicable	Not applicable
Traffic - City	\$ 5,622	\$ 3,934
Flood (Riverside County) cost for subdivision	\$ 1,757	\$ 1,757
School Moreno Valley USD	\$4.02/s.f. <sup>5</sup>	\$4.02/s.f
Val Verde USD	\$3.20/s.f. <sup>6</sup>	\$3.20/sf
Other City Facilities, including Library	\$ 1,842	\$ 1,196
Habitat – Regional (MSHCP)	\$ 1,938	\$ 1,008
Traffic – Regional (TUMF)	\$8,873	\$ 6,231
<b>TOTAL</b>	<b>\$48,779</b>	<b>\$53,689</b>

Source: Chris Ormsby, Planning Official, City of Moreno Valley Planning Department, August 12, 2013.

1 Note this is per unit cost and will vary based on the project size.

2 Note this is per lot cost and will vary based on the number of lots.

3 Of the noted total, \$534 is per unit cost for meter installation and water and sewer development cost.

Source: [http://emwd.org/new\\_biz/construction\\_fee\\_res-div.html](http://emwd.org/new_biz/construction_fee_res-div.html)

4 Of the noted total, \$829 is per unit cost for meter installation and water and sewer development cost. Source: [http://emwd.org/new\\_biz/construction\\_fee\\_res-div.html](http://emwd.org/new_biz/construction_fee_res-div.html)

5 Source: Moreno Valley Unified School District's website: <http://www.mvUSD.net>

6 Source: Val Verde Unified School District's website: [www.valverde.edu](http://www.valverde.edu)

**Note: The total under the multi-family category would be approximately 72% lower for affordable units, or approximately \$34,170, since affordable units do not pay the regional traffic fee.**

**Local Processing and Permit Procedures**

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include: completeness of the development application submittal, responsiveness of developers to staff comments and requests for information, and level of environmental review under the California Environmental Quality Act (CEQA), requirement of rezoning or general plan amendment, or are subject to a public hearing before the Planning Commission or City Council.

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City is committed to maintaining relatively short processing times. Total processing times vary by project, but most residential projects are approved within six months. Table 8-25 provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City.

**Table 8-25 Permit Processing Timelines**

Type of Approval or Permit	Typical Processing Time
Administrative Plot Plan/No Notice	2 to 3 months
Conditional Use Permit	6 to 9 months
General Plan Amendment	6 to 9 months
Administrative Plot Plan/Notice	3 to 5 months
Design/Architectural Review	Included in project processing
Tentative Tract Maps	6 to 9 months
Tentative Parcel Maps	6 to 9 months
Initial Environmental Study	Included in project processing
Environmental Impact Report	9 to 12 months
Plot Plan/Hearing	6 to 9 Months

Source: Chris Ormsby, Planning Official, City of Moreno Valley Planning Department, August 13, 2013.

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### Single-Family

A single-family dwelling, on an existing parcel, is subject to a custom home review to ensure compliance with zoning regulations. Approval of a custom home review for a single-family dwelling is administrative. Staff involved in the approval process includes members of the Community & Economic Development Department, Public Works Department and Fire Prevention Bureau. Processing time is approximately two to three months, but is highly dependent on the quality of the initial submittal.

If the proposed single-family project does not conform to the development regulations of the zone, it requires a discretionary action. An example of discretionary approval includes a major variance. Variances from the terms of the zoning regulations shall be granted only when special circumstances applicable to the property in question, including size, shape, topography, location or surroundings, the strict application of the zoning regulations deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Consequently, variances to a zoning regulation may be granted with respect to development standards such as, but not limited to, walls, fences, screening and landscaping, site area, width and depth, coverage, front, side and rear yards, height of structures, usable open space, and on-street and off-street parking and loading facilities. This type of project is considered by the Planning Commission. Approval is based on findings as outlined in the zoning regulations. Processing time for a Planning Commission hearing is approximately three months for small project.

The Community & Economic Development Director may grant an administrative variance for a single-family project where there is a justifiable cause or reason; provided, however, that it does not constitute a grant of special privilege inconsistent with the provisions and intentions of this title. A public hearing is not required for an administrative variance. Administrative variances are subject to the following limitations:

1. **Fence Height.** In any district, the maximum height of any fence, wall or equivalent screening may be increased by a maximum of one foot where the topography of sloping sites or a difference in grade between adjoining sites warrants an increase in height to maintain a level of privacy, or to maintain the effectiveness of screening, as would generally be provided by such fence, wall or screening.
2. **Setbacks.** In any residential district, the Community & Economic Development Director may decrease minimum setbacks by not more than ten (10) percent where the proposed setback area or yard is in character with the surrounding neighborhood, and where such decrease will not unreasonably affect contiguous sites.
3. **Lot Coverage.** In any residential district, the Community & Economic Development Director may increase the maximum allowable lot coverage by not more than ten (10) percent where such increase is necessary for significantly improved site planning or

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architectural design, creation or maintenance of views or would otherwise facilitate highly desirable features or amenities, and where such increase will not unreasonably affect contiguous sites.

4. Height. In any district, the Community & Economic Development Director may authorize a ten (10) percent increase in the maximum allowable building height. Such increases may be approved only where necessary to accommodate architectural design, where scenic views or solar access on surrounding properties are not affected and where there is no increase in useable square footage of the proposed structure.
5. Decrease in Building Frontage Requirements. In any mixed-use overlay district, the Community & Economic Development Director may authorize up to a ten (10) percent decrease in the distance threshold established to specify the required percentage of a building frontage to be built to the build-to-zone, as indicated in Table 9.07.095-10, Mixed-Use Overlay District Development Standards [i.e., the distance threshold from street intersections for the purposes of calculating building frontage length may be reduced from three hundred (300) feet to two hundred seventy (270) feet]. The community development director is not authorized to reduce the percentage of the building frontage that is required to be built to the build-to-zone.

A single-family project, which includes a major subdivision, requires a public hearing and approval of the Planning Commission. The basis for approval is the City's subdivision regulations and the permitted density of the underlying zone. The length of time required to process a subdivision map is variable, based on the size and complexity of the project. In most cases, the approval process can be completed in 6 months to a year.

#### Multiple-Family

Multiple-family housing is subject to site plan and design review. The process is the same for all types of multiple-family projects, market rate or affordable. Staff involved in the review process includes members of Community & Economic Development Department, Public Works Department and Fire Prevention Bureau. If the multiple-family housing is proposed as a condominium, the approval process also includes a subdivision map. Processing time is approximately six to nine months and the project is subject to review by the Planning Commission.

#### General Plan Amendment and/or Zone Change

A proposed housing project may include a general plan amendment and/or rezone. This type of approval is discretionary, requiring review by the Planning Commission, and approval by the City Council. Approval of a rezone or general plan amendment would depend on the applicant's ability to show that the proposal would further the City's established land use goals.

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### Permit Processing

The following is a summary of the approval process for a typical large single-family subdivision or multiple-family housing project:

1. Prepare and submit application. The applicant prepares plans, maps and other materials necessary to review the project and submits the application to the Planning Division.
2. Receive application. The Planning Division reviews the materials submitted as part of the application. If the submittal is complete, it is taken in and assigned to a planner.
3. Process application. The Planning Division processes the application in coordination with other departments and agencies as necessary. Processing normally includes:
  - a. The planner distributes copies of the proposed plans to affected agencies and departments and schedules the case for review at a meeting of the Project Review Staff Committee (PRSC). The PRSC consists of representatives from various City departments.
  - b. The planner reviews the proposed plans to determine if they meet the current rules, regulations and policies. The planner also prepares an Initial Study pursuant to the California Environmental Quality Act (CEQA). Depending upon the location and potential impacts of the project, additional environmental studies may be required. The information provided in the environmental studies may be necessary for the City to make the appropriate environmental determination: A Categorical Exemption, Negative Declaration, Mitigated Negative Declaration, or determine that an Environmental Impact Report must be prepared.
  - c. PRSC meets to determine if there are issues that need to be discussed with the applicant. If not, PRSC comments are mailed to the applicant. If there are issues to be discussed, the applicant is invited to meet with the PRSC. Some of the matters that are typically discussed at the PRSC meeting are required revisions to the proposed plans and the need for additional information or studies.

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d. The applicant prepares the studies, if required, revises the proposed plans in accordance with the PRSC comments, and submits to the City for review. If the studies and plans are acceptable, each department submits its proposed conditions of approval to the planner.

e. The planner schedules the case for hearing before the Planning Commission. A notice of the Planning Commission hearing and the proposed environmental determination is then published in the local newspaper. Unless exempt under CEQA, a notice is published a minimum of 20 days in advance of the hearing for a typical multiple-family project, which corresponds to the minimum public review period for a Negative Declaration as required by CEQA. An exempt project would require a 10 day notice. The planner then mails notice of the hearing to property owners within 300 feet of the project and also posts a public notice sign on the project site.

f. The planner prepares a Planning Commission Staff Report describing the staff recommendation and proposed conditions of approval. The report is sent to the Planning Commission and the applicant in advance of the public hearing.

4. Conduct public hearing. A public hearing is held before the Planning Commission. The applicant and the public are invited to testify before the Commission. The Commission's decision includes acting on the environmental determination as well as the project itself. Any party can appeal the decision of the Planning Commission within 15 working days after the decision (10 days for decisions under the Subdivision Map Act). A \$750.00 fee is paid to the City to file an appeal. The appeal hearing, which is publicly noticed, is held before the City Council. The appeal hearing takes place approximately 30 days after the filing of the appeal.

The entire process is generally completed within six to nine months. Processing time can be longer for housing projects accompanied by a zone change or general plan amendment that must be approved by the City Council. Cases that must go to the City Council would require an additional 30 days.

Delays in processing applications for residential development can add to housing costs. The length of time is primarily a function of the complexity of the issues, modification of project design if needed, and preparation of studies to meet State and Federal environmental requirements, and efforts to address concerns brought up by neighbors. In addition, elimination

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of the public hearings would not exempt the City from public noticing requirements specified in CEQA. On the other hand, it would have the undesirable effect of decreasing the opportunity for members of the public to hear and provide testimony on proposals that affect their neighborhoods and communities.

### Design Requirements

The following describes the types of design requirements imposed on multiple-family development and the impact of those requirements on the cost and supply of housing affordable to lower-income households. However, the design guidelines do not pose a significant constraint on the development of housing in Moreno Valley.

In the city's Municipal Code, the General Multiple-Family Design Guidelines are noted as follows:

1. Opposing garages or carports should be turned to avoid the monotony of alley-like parking corridors.
2. Parking areas should be staggered and landscaped to add visual interest, and opportunities for accent treatments.
3. Parking spaces within multifamily areas shall be located within two hundred fifty (250) feet of the dwellings they serve.
4. Multifamily parking lots shall be limited to two double aisles of cars to help reduce expanses of paving. Parking lots shall provide openings in curbs to convey surface drainage into landscape areas for water quality, retention and absorption.
5. Open parking areas should be clustered and treated as landscaped plazas and courts.
6. Landscaping shall be used around the perimeter of the lot, as well as within the lot, reducing paved area and providing for a more pedestrian oriented site.
7. No more than four units for a two-story structure should be served by one entry.
8. Each multiple-family unit shall have at least one hundred and fifty (150) square feet of private open space per downstairs unit and a minimum of one hundred (100) square feet of private open space per upstairs unit. Private open space may consist of a fenced yard area, patio or balcony. Fenced yards and patios shall have a minimum dimension of at least eight feet. Balconies shall be at least five feet deep.
9. Common open space at a minimum of three hundred (300) square feet per each residential dwelling in the project is required.
10. Individual units should have a porch or porch-like space at the front door.

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11. Trash enclosures shall be located to provide a maximum walking distance of two hundred fifty (250) feet from the units they serve.
  12. Trash enclosures shall include solid roofs and be designed to be compatible with the project's architecture.
  13. Trash enclosures shall not be located on dead end drive aisles, unless adequate turnaround is provided for collection vehicles.
  14. There shall be at least one double-bin trash enclosure for every forty-eight (48) residential units.
  15. Mail boxes should be located at various places on the site and treated to match the building's architecture, avoiding the institutional and monumental "gang box" appearance, while conforming to post office guidelines.
  16. Drive aisles should be curved and should incorporate landscaping and paving treatments to reduce vehicle speed. Landscaping treatments may include pinched planters and a mix of canopy and vertical trees. Paving treatments may include interlocking paver bands or etchings across drives. Speed bumps or Botts' dots are not an acceptable alternative.
  17. Freestanding structures, like gazebos or pergolas, should be located to define activity areas at pathway intersections or in secluded landscape areas.
  18. Drive aisles shall be at least twenty-four (24) feet wide for two-way traffic and shall be at least twenty (20) feet wide for one-way traffic.
  19. Buffer setbacks and landscaping shall be provided along all property lines. Buffers may also be appropriate within the complex, separating recreational areas from units and limiting lines of sight between balconies and into parking areas.
  20. Multiple-family projects warrant special design considerations, including:
    - a. Intimate, shaded outdoor seating areas;
    - b. A network of pathways, providing interesting walking experiences;
    - c. Gentle slopes for outdoor pathways and ramps to entry doors and between floors;
    - d. Convenient and attractive access to transit, including portecocheres, information kiosks, seating areas and water elements;
    - e. Security;
    - f. Direct ambulance access (senior housing projects);
    - g. Parking close to units;
    - h. Elevators (senior housing projects).
  21. Buildings shall provide for a variety of colors and architectural features to break up the massing of buildings and provide visual interest.
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22. Multiple-family units shall be clustered to minimize grading and to help maintain the natural landscape.
  23. Multiple-family projects shall be designed for the needs of the intended residents. For example, children's needs would require open space, tot lots, handrails, and enclosed yards on ground floor units. Disabled or elderly needs would require ramps, parking close to units, minimal and gradual elevation changes, and elevators.
  24. Architectural features should be used to increase privacy from nearby units and common or public spaces.
  25. Roof forms should be mixed and combined to vary the perception of building height, to differentiate units and to add interest to building mass. The long, straight roofline of a single gable is not permitted.
  26. A diagram of the complex showing the location of the viewer and the building designations shall be positioned at each visitor entrance of a multiple-family development.

There are a variety of design requirements imposed on multiple-family development that can affect the cost of housing development. The design guidelines are intended to promote quality site planning and architecture without restricting innovation or creativity. The design guidelines do not pose a constraint on the development of housing in the City of Moreno Valley but represent city policy with respect to the quality of design expected for all projects within the city.

Parking and open space requirements probably have the greatest potential effect on the cost of housing. The land that must be devoted to parking and open space constrains the amount of land available for housing. In some cases, this could make it more difficult to achieve the highest residential densities allowed under zoning regulations.

#### Open Space Requirements

The Municipal Code requires a minimum amount of common and private open space for multi-family development. Common open space must total a minimum of 33% of each development. This area includes the required setbacks, common recreation facilities and other common open space areas. In addition, each dwelling unit should have at least 100 square feet of private open space such as a private patio for ground floor units or a balcony for units above the ground floor.

#### Parking Requirements

Parking requirements can have a potential impact on the supply and cost of housing, which could result in a constraint on housing development. In the case of multiple family housing, the land dedicated for parking, constrains the amount of land available to building housing units. This could make it more difficult to achieve the highest allowable residential densities. For example, a building might have to be three stories instead of two stories to provide area for the

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required number of parking spaces. It is less of a constraint for affordable housing because affordable developments have reduced parking standards. The requirement for covered parking may also be a constraint, because garages or carports add to the cost of housing development.

With respect to single-family developments, a two-car garage is required for each single-family residence. Two covered parking spaces (either carports or garages) are required for second units. One uncovered parking space is required for second units. This requirement has not impacted our ability to meet allowed densities.

With respect to multiple-family developments, Moreno Valley reduced its parking requirements in recognition of the potential constraint that parking could have on housing development. The parking standards within the Moreno Valley Ranch Specific Plan were reduced in November of 2003. The citywide parking standards for multiple-family housing were last modified in May 2013 with the addition of the Mixed Use Districts Overlay to the City's Municipal Code.

The adjustments noted in Table 8-26 (located on the following page) substantially reduced the potential constraint that parking requirements might have placed on housing development in Moreno Valley. Except for sites with unique topographic or site configurations (utility easements, more than two street frontages), projects have been generally approved at or near the maximum allowed density.

Design requirements are necessary to ensure that all housing developments in Moreno Valley remain safe, convenient and decent places to live for years to come regardless of the income level of the residents. These are not considered serious constraints on housing development. Reductions to the design standards could be used as incentives for eligible housing projects under density bonus law. Incentives are available to projects with specified percentages of units reserved for seniors or lower income households.

Table 8-26 Parking Requirements

Use	Requirement	Covered Parking	Notes
<b>Residential Uses</b>			
Single-family	2/unit	Within an enclosed garage	
Second units	2/unit	Carport or garage	
Duplex	2/unit	Within an enclosed garage	
3 or more units: Studio 1 bedroom 2 bedrooms 3+ bedrooms	1.25/unit 1.5/unit 2.0/unit 2.5/unit	1 covered/unit 1 covered/unit 1 covered/unit 2 covered/unit	Guest parking is required for all units at 0.25 spaces/unit.  Guest parking is included in the minimum required parking standard.
Senior housing: Studio 1 bedroom 2+ bedrooms	1.0/unit 1.25/unit 1.5/unit	1 covered/unit 1 covered/unit 1 covered/unit	Guest parking is required for all units at 0.25 spaces/unit. Guest parking is included in the minimum required parking standard.  Alternate parking requirements may be permitted subject to approval of a parking study.
Mobile home parks	2.5/unit		Tandem spaces may be used to meet resident parking requirements.
Residential care homes	Parking requirements shall be determined by the community & economic development director subject to an approved parking study.		

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### C. Environmental and Infrastructure Constraints

Natural landforms, hazards, or habitat can constrain residential development opportunities in a community. Portions of otherwise developable sites with steep or unstable slopes, soils that are susceptible to liquefaction or other geologic conditions, or contain sensitive habitat, could constrain development capacity. Another factor adding to the cost of new home construction is the cost of providing adequate infrastructure such as streets, curbs, gutter, sidewalks, water and sewer lines, and street lighting. The cost of these additions or improvements is borne by developers and then, to the extent possible, added to the cost of new housing units, impacting affordability. This section summarizes potential environmental and infrastructure constraints on residential development in Moreno Valley.

In the inventory, staff has identified a variety of “environmental constraints”. These are graphically represented in Attachment #10, “Exception Areas” map. The constraints consist of site specific data from inclusion of sites in a specific plan, to the existence of fault zones in the east end of the city and along the badlands, to flood areas and water constraints for parcels in the Box Springs Mutual Water Company service area. Denoting a site’s location in the redevelopment area allow staff to identify sites eligible for Agency assistance for the development of affordable housing. Also, knowing that a site is in a specific plan indicates that there exist unique development requirements for the site, such as zoning or development requirements. The sites inventoried are not impacted by earthquake faults that would restrict development, railroads, or March Air Reserve Base flight path.

The only environmental constraint affecting development is related to flood. The flood areas are shown in the blue overlay, in Attachment #10. In addition, the parcel inventory of vacant land lists each parcel in a flood area. If parcels are in flood zone X, the 500 year flood plain, they can be developed as long as the structures are outside the immediate overflow areas of the flood channels running adjacent to or near the sites. Flood depths for Zone A, the 100 year flood plain, are undetermined and would have to be determined by a surveyor prior to development. Once the depths are determined, building foundations would have to be raised and flood insurance would be required. However, if flood improvements are made to the area in which the parcels are located, prior to development, the flooding constraint will have been removed. However, at this time, no such improvements are planned either by Riverside County Flood Control or by the City of Moreno Valley. Yet, the number of parcels that are affected by flood constraints are few in relation to the total inventory, thus the impact of flood constraints is minimal.

All utilities, including gas, electric, water and sewer are available to the sites noted in the inventory. Southern California Edison service is available to all sites west of Lasselle Street. In 2005, the City of Moreno Valley established its own electric utility that will provide electrical services to properties east of Lasselle Street.

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## D. Other Constraints

### Land Prices

The cost of land directly influences the cost of housing. In turn, land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price for land increases. In terms of development density, land prices are positively correlated with the number of units permitted on each lot. Thus, a higher density lot may command a higher price than one designated for lower densities, but upon completion the developer may realize a higher profit margin based on a greater number of units sold.

### Housing Market

In recent years, vacant residential land sales have increased due to the highly active Southern California housing market. Even in this market environment, there are significant differences in land prices in the region. In general, land prices in Riverside County are more affordable than the pricier Los Angeles and Orange County markets; in fact, the lack of inexpensive residential land in Los Angeles and Orange Counties was a major impetus for the development of the Inland Empire, including Moreno Valley and western Riverside County.

Within the Riverside County market, there are also significant differences in land prices. Master-planned communities in Temecula, Corona, and parts of the Coachella Valley have generally garnered higher residential land prices than more established communities in central, southern and parts of eastern Riverside County.

Although land prices remain a significant cost component of a new home, land prices in Moreno Valley do not significantly constrain the production of housing relative to surrounding jurisdictions. In fact, the land costs in Moreno Valley are more conducive to construction than other areas of Riverside County, and have contributed to the potential for single-family market rate units to be constructed which are generally affordable to moderate, and in some cases, lower income households.

### Construction Costs

The cost of building materials for residential construction rose dramatically until 2008. However, according to the U.S. Department of Labor, the overall cost of residential construction materials rose by only 2 percent between 2011 and 2012, with steel costs increasing 0.4 percent and the cost of cement increasing 1.5 percent. With the slowdown in the real estate market from 2008 and 2012, the price of construction materials has shown a significant decrease from the 2006-2008 construction boom. The 2 percent increase in overall construction costs experienced over the past year is primarily due to increased labor costs.

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The type of product largely determines the cost of construction. Over 40 percent of Moreno Valley's existing inventory was constructed prior to the 1980s. These older homes, in some cases, reflect a lesser degree of amenities (such as less square footage, or the provision of carports instead of a two car garage) than the more contemporary tract developments in newer parts of Riverside County. These older homes generally reflect a lower resale market price than newer products crafted with supplemental amenities and more technologically advanced materials. When considering the overall housing affordability in the Moreno Valley market, the purchase prices of these older homes are affordable even to residents in the very low-income category.

The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three times the cost of materials. Thus the cost of labor represents an estimated 17 percent to 20 percent of the cost of building a unit, which is a substantial portion of the overall cost of construction.

Prevailing wages may also be an additional constraint on construction costs. In the State of California, all public works projects must pay prevailing wages to all workers employed on the project. A public works project is any residential or commercial project that is funded through public funds, including federally funded or assisted residential projects controlled or carried out by an awarding body. The prevailing wage rate is the basic hourly rate paid on public works projects to a majority of workers engaged in a particular craft, classification, or type of work within the locality and in the nearest labor market area.

Twice a year, prevailing wage rates are determined by the director of the California Department of Industrial Relations. A prevailing wage ensures that the ability to get a public works contract is not based on paying lower wage rates than a competitor, and requires that all bidders use the same wage rates when bidding on a public works project. The California Department of Industrial Relations provides link to the current prevailing wages for a journeyman craft or classification for each county in California. Prevailing wages may constrain construction of affordable housing because they are often higher than normal wages.

Together, the cost of building materials and construction labor are the most significant cost components of developing residential units. In the current southern California market, construction costs are estimated to account for upwards of 50 percent of the sales price of a new home. Typical construction costs for high-density apartment (20 units per acre) developments run around \$150,000 per unit including \$10,000 per unit for structured parking. Hard construction costs for development of medium/high density (15 units per acre) condominiums over podium parking run approximately \$200,000 per unit, including \$35,000 per unit for the parking structure.

The data indicates that construction costs in the Moreno Valley vicinity can constitute approximately 40 percent of the cost of a single-family detached housing unit. These figures are even more noteworthy considering that the cost of raw land constitutes only four to 14 percent

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of the cost of a housing unit. Typically, in the private sector market, the development of residential units is a business and investment venture. Therefore, developers seek the greatest return for their investment. As with most businesses, a constraining factor in the area of profitability continues to be the market place where developers sell their products. To a great extent, the market place sets the upper end of the profit margin with overhead costs for construction constituting the lower parameter of profit.

The construction cost of housing affects the affordability of new housing and can be a constraint to the creation of affordable housing in the City and greater Riverside County region. Particularly with the tightening of mortgage lending standards, homebuilders have slowed construction of new homes, which could potentially affect the provision of affordable housing. A reduction in construction costs can be brought about in several ways. One such method involves a reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety and adequate performance), which may result in lower sales prices. State Housing Law provides that local building departments can authorize the use of lower cost materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable State building codes.

In addition, pre-fabricated, factory built housing may provide lower priced products by reducing labor and materials costs. As the number of units built in scale increases, savings in construction costs over the entire development can be realized, particularly when combined with density bonus provisions. The City may implement a variety of programs to write down land costs or provide other developer incentives such as flexibility in development standards to increase affordability, subject to the developer providing a percentage of units with affordability restrictions.

### Financing

Mortgage interest rates have a large influence over the affordability of housing. Increases in interest rates decrease the number of persons able to afford a home purchase. Decreases in interest rates result in more potential homebuyers introduced into the market. National policies and economic conditions determine interest rates, and there is little that local governments can do to affect these rates. Jurisdictions can, however, “leverage” funds by offering interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage down payment requirements.

First time homebuyers are the most impacted by financing requirements. Mortgage interest rates for new home purchases are about 3.5 percent for a fixed rate-30 year loan in 2012. Lower initial rates may be available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARM's), and Buy- Down Mortgages. However, variable interest rate mortgages

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on affordable homes may increase to the point that interest rates exceed the cost of living adjustments, which is a constraint on affordability. Although interest rates are currently low, they can change significantly and substantially impact the affordability of the housing stock.

Interest rates in 2012 are not a constraint to affordable housing; however more strict lending standards could pose a constraint to affordable housing. An increase of one percentage point can make a monthly payment out of reach for many lower income households. As such, financing for long term mortgages is generally available in Moreno Valley, subject to normal underwriting standards.

A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 80 percent loan-to-value and represents the largest constraint to homebuyers. Other programs, such as those for first-time homebuyers, can find down payment requirements between 5 percent and 20 percent. However, more recent events in the housing market have made it more difficult for prospective home buyers to secure a home loan.

The year 2012 saw a record number of foreclosures in California. Information obtained online indicated that there were approximately 1,843 homes in Moreno Valley that were in foreclosure. Moreno Valley experienced the highest number of foreclosures compared to its neighboring cities. There were 842 in Perris, 794 foreclosures in Murrieta, 284 foreclosures in Bellflower, 371 foreclosures in Pico Rivera, and 354 foreclosures in San Jacinto. However, the number of foreclosure homes in Moreno Valley is significantly less than Riverside County as a whole, which experienced 16,476 foreclosures in 2012.

The greatest impediment to homeownership, however, is credit worthiness. According to the Federal Housing Authority, lenders consider a person's debt-to-income ratio, cash available for down payment, and credit history, when determining a maximum loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Individuals with a poor credit rating may only qualify for higher interest rates or a loan amount insufficient to purchase a house. Poor credit rating can be especially damaging to lower-income residents, who have fewer financial resources with which to qualify for a loan. The FHA is generally more flexible than conventional lenders in its qualifying guidelines and allows many residents to re-establish a good credit history.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to report lending activity by census tract. Analysis of available HMDA reports do not indicate documented cases of underserved lower income census tracts in the City. Table 8-27 presents the disposition of home purchase loan applications in 2011 by number of loans approved and loans denied. The data is for the Riverside-San Bernardino-Ontario MSA, which includes the City of Moreno Valley. The data includes purchases of one to four unit homes as well as manufactured homes. Over 80 percent of the loan applications were received from above moderate-income households (earning greater than 120 percent of Median Family Income [AMI]). Moderate

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income households (80 to 120 percent of AMI) and lower-income households (less than 80 percent AMI) accounted for approximately 8 percent and 2 percent, respectively (please note that there is a slight margin of error in the percentage calculations because the sum of the total applications for each income category does not equal the actual total count). The overall loan origination rate was 60 percent and this rate decreased as income decreased. These rates can be expected to contract further as a recent national survey conducted by the Federal Reserve found that more than half of banks responding reported they had tightened their lending standards for sub-prime mortgages.

**TABLE 8-27: DISPOSITION OF CONVENTIONAL HOME PURCHASE LOAN APPLICATIONS  
RIVERSIDE-SAN BERNARDINO-ONTARIO MSA**

	Loans Approved	Loans Denied	Loans Withdrawn/Incomplete
Number of Loan Applications	2,263	4,265	2,963
Percent of Total Applications	12.2%	22.4%	15.6%

Source: Home Mortgage Disclosure Act Data, 2011. Compiled by ESA.

Note: Approved loans include: loans originated and applications approved, but not accepted.



## VI. Housing Resources

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Moreno Valley. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

### A. Regional Housing Needs Assessment (RHNA)

Moreno Valley's Regional Housing Needs Allocation (RHNA) for the 2014-2021 planning period has been determined by SCAG to be 4,280 housing units, including 1,500 units for very low-income households, 993 units for low-income households, 1,112 units for moderate-income households, and 2,584 units for above moderate-income households (Table 8-28).<sup>1</sup>

**Table 8-28 City of Moreno Valley, RHNA 2014-2021**

<b>Income Category</b>	<b>Units</b>
Extremely Low-Income <sup>2</sup>	750
Very Low-Income	750
Low-Income	993
Moderate-Income	1,112
Above Moderate-Income	2,584
<b>Total</b>	<b>6,169</b>

Source: Southern California Association of Governments (SCAG) RHNA Final Allocation Plan-  
Planning Period January 1, 2014 – October 1, 2021

<sup>1</sup> In RHNA, there are rounding differences in some localities between the total housing need and the sum of the four income groups. In such cases, communities may choose which of the income categories it will adjust by one unit to maintain consistency with the approved total housing need. For Moreno Valley, the one unit difference has been allocated to the above moderate-income category.

<sup>2</sup> AB2634 mandates that localities calculate the subset of the very low-income regional need that constitutes the communities need for extremely low income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low income category is represented by households of extremely low income (less than 30 percent of the AMI).

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### Identifying Adequate Sites

State law requires that a community identify an adequate number of sites to accommodate and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under State law (California Government Code section 65583.c.1), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Land considered suitable for residential development includes the following:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites which allow residential uses (such as mixed-use);
- Underutilized residentially zoned sites that are capable of being developed at a higher density or with greater intensity; and
- Non-residential zoned sites that can be redeveloped for, and/or rezoned for, residential use (for example Office (O) and Office Commercial (OC) for Senior Housing).

An important component of the Moreno Valley Housing Element is the identification of remaining sites and future housing development opportunities in the 2014-2021 planning period. Moreno Valley has a sufficient amount of undeveloped land throughout the whole city. Opportunities for residential development in the City fall into one of three categories:

- Land within the Village Specific Plan (SP 204) Land Use Designation;
- Vacant land that is designated for residential use; and
- Underutilized residentially zoned sites where the current use of the property is less than the maximum density allowed by the General Plan designation.

### Residential Sites Inventory and Analysis of Suitability and Availability

The maps identify sites that the City determined to be ideal for accommodating future housing, including affordable housing. Analyses based on potential environmental constraints, infrastructure, and realistic development capacity calculations are discussed. Estimates of potential capacity on the vacant or significantly underutilized land are based on a ratio of 80 percent, which was established in the City's General Plan as the average rate for residential development (not including a density bonus) to account for development standards such as lot coverage requirements, parking, setbacks, open space, infrastructure and public facilities. This rate has been applied in calculating the capacity for vacant and underutilized sites to ensure that it is consistent with projections contained in the General Plan.

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### Summary of Land Available

The City of Moreno Valley is committed to creating a long range and viable housing element that looks ahead to the ongoing housing needs of its residents. Moreno Valley is a growing community and has a sufficient amount of vacant and underutilized land to accommodate new development. As such, the element has identified sites that currently are vacant and appropriately zoned as well as sites that are appropriately zoned but underutilized. The element also includes an inventory of sites near job centers, with future economic development growth potential such as the Riverside Regional Medical Center and the sites along Alessandro and close to the recent industrial/commercial development along the I-215. The sites near the Regional Medical Center and I-215 have been rezoned to the higher multiple-family density of Residential 30 (R30) with the intentional plan of providing housing for persons working at the Regional Medical Center and ancillary medical services. Additionally, the element also includes sites for rezoning that are near commercial areas and arterials with public transportation in order to provide more pedestrian friendly areas with proximity to shopping, transportation and other services.

The vacant sites inventory meets the RHNA moderate and above moderate income housing need. However, there is still a RHNA balance of 1,860 units for low and very low income households, as identified in Table 8-29 (table above with projects listed). All pending and approved projects that are credited toward the RHNA have been removed from the inventory to preclude double counting.

In preparing the inventory of vacant sites, it became evident that there were no longer sufficient vacant sites with appropriate zoning to accommodate the balance of the RHNA for housing affordable to low and very low income households in the previous Housing Element Update (2011). As a result, planning staff rezoned a number of vacant parcels to Residential 30 (R30) to provide affordable housing opportunity through higher density in May 2013. A total of 146 acres was rezoned Residential 30 (R30). Based on historical development patterns, it was assumed that the majority of R30 sites would be developed at 80% of the maximum residential density or for a potential of 3,019 units for low and very low income households.

Attachment 1 "Housing Sites Inventory" is a graphic presentation of the entire inventory of sites for the City of Moreno Valley. As evidenced by Attachment 1, the City of Moreno Valley has met and far exceeded its RHNA goal and provided sufficient and appropriate sites for all income groups.

### Inventory of Vacant Sites for Low and Very Low-income Housing

In the low and very low-income category, the Regional Housing Needs Allocation (RHNA) is 2,493 units. In undertaking the sites inventory, staff began by establishing the base calculation. The base calculation consists of all vacant parcels and underutilized sites that have potential to develop or redevelop, respectively, as housing affordable to low and very low-income

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households. The base is the total of calculations number 1 and 2 in Table 8-30 “Sites Inventory Summary for All Income Groups” (located on the following page). As such, the base calculation plus all of the units that have been approved but not yet built with known affordability to very-low or low households, comprise the RHNA that can be accommodated in the City of Moreno Valley for low and very low income households, without rezoning.

**Table 8-30 “Sites Inventory Summary for All Income Groups”**

Calculation Number	Sites Inventory	Very Low & Low Units	Moderate Units	Above Moderate Units	Total
1	Units accommodated on vacant parcels	559	815		1,374
2	Units accommodated on parcels rezoned R30	3,019			3,019
3	Units accommodated on vacant parcels with zoning at 5.9 and $\geq$ 8 units per acre		7,057		7,057
4	Units accommodated on vacant parcels with zoning = 1-5 units per acre			7,905	7,905
5	Units that have been approved but not yet built with known affordability (Boulder Ridge Family Apartments)	141			141
Total Units Accommodated in Inventory		4,211	7,872	7,905	19,988

The Housing Sites Inventory Map (Attachment 1) is an overview map of all sites listed in Table 8-30. There is a series of maps showing the location of the vacant parcels referred to as “Calculation Areas #3, #4 and #5”. All the vacant sites in Exhibits B, C, D and E are zoned for multiple-family housing with zoning densities at 30 units per acre.

#### Inventory of High Density Sites

The inventory of high density sites consists of three geographic areas, as shown on maps Exhibit B, C, D and E. For purposes of the RHNA, the potential units in the inventory of high density sites are designated affordable to low and very low-income households. In the inventory of high density sites, there are a total of 146 acres in 62 parcels. The total number of potential

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units is 3,019 at 80% of the zone capacity. The sites are appropriately sized to accommodate a minimum of sixteen units per site, and will allow owner-occupied and rental multiple-family residential uses without a conditional use permit (CUP), or other discretionary action pursuant to Government Code Section 65583.2 (h) and (i). In the City of Moreno Valley, a conditional use permit (CUP) is not required for multiple-family housing. The proposed R30 zone will be exclusively residential.

The sites in Exhibit C consist in large part of current uses that are no longer viable or competitive with the new commercial development and has been rezoned Residential 30 (R30). The strip mall on Alessandro between Courage and Elsworth is a mixture of thrift stores, vacant storefronts, storage facilities, storefront churches and auto repair shops. Turnover in the strip mall is high given its age and lack of parking. There is potential for future redevelopment from commercial use to new residential, especially as the job corridor along the I-215 continues to develop.

All the areas chosen for zone change are on major streets, near shopping and employment. The sites in Exhibit D are within walking distance of the Riverside Regional Medical Center and the Moreno Valley Unified School District offices, both of which are large employers in the city. Shopping is also on Perris Boulevard, about a mile from the proposed sites. The sites in Exhibit E are across the street from a Fresh and Easy Market and adjacent to other shopping including a Home Depot and a proposed Super Wal-Mart. The sites in Exhibits B & C are within walking distance of Towngate Shopping Center and the Towngate Mall and less than half a mile from the I-215 job corridor. It was in the interest of equity and fairness that staff chose to designate areas outside the former redevelopment area for increase in density so higher densities would be distributed throughout the city (the sites were chosen during the 2008-2014 Housing Cycle).

#### Opportunities for Lot Consolidation

The City of Moreno Valley has a number of incentives in place to facilitate and encourage lot consolidation, especially of underutilized sites. Taken together the following incentives will constitute a Lot Consolidation Incentive Program that developers can utilize:

1. Deferral of development impact fees for affordable housing until issuance of Certificate of Occupancy.
  2. Policy of keeping development impact fees at a lower level for affordable housing.
  3. Permit streamlining.
  4. Through the County of Riverside, Waiver of Traffic Uniform Mitigation Fees (TUMF) for affordable housing per the adopted ordinance.
  5. Provide density bonus pursuant to the City's density bonus ordinance.
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6. Provide a 100% density bonus for senior housing.
7. 10% reduction in required yards to accommodate density above 80% of the maximum allowed density.

#### Suitability Analysis of Sites with Water Constraints in Edgemont

Unfortunately, sites in the Edgemont area are sites with insufficient water infrastructure to support development at any level due to inadequate pressure for fire flows. Attachment #1 shows the Edgemont area which is demarcated by the City border on the west, Alessandro Avenue on the south, Frederick on the east, and Eucalyptus on the north. The site owned by the Moreno Valley Housing Authority at Day Street and Alessandro Boulevard, which was rezoned to Residential 30 (R30) and has been slated for a potential development of 255 affordable units, is a site that does not have water infrastructure to support development. However, since the site is adjacent to Eastern Municipal Water District (EMWD), the Moreno Valley Housing Authority has proposed to pay to run EMWD fire flow lines to the site and BSMWC will provide water for domestic use, and the constraint will have been removed. In addition, the site at Day Street & Alessandro Boulevard (Exhibit #B) can be developed by using EMWD fire flows. However, the balance of the underutilized sites in the Edgemont area that are served by BSMWC cannot be developed during this planning cycle.

In response to this constraint on development, the City of Moreno Valley has completed a water infrastructure analysis for the BSMWC service area to fully assess the infrastructure needs. However, the cost to remove the water constraint is currently estimated at \$15 million and the City does not have the resources to remove the constraint.

The impact of infrastructure availability on proposed housing element programs is negligible. Developers have the option of connecting to the regional water district for sites at Elsworth Street and Alessandro Boulevard (Exhibit #C) and Morrison Street and Alessandro Boulevard (Exhibit #D). The regional water district has expressed a desire to provide hookups for projects along Alessandro Boulevard, which can access its water lines, and has provided water access to developers in the past. The private water district that currently provides water in the Edgemont area has expressed a willingness to work with the regional provider. In addition, the capital improvement plan includes \$2.5 million from tax allocation bond (TABS) revenues for water infrastructure needs in Edgemont, which will help facilitate future development to areas north of the site at Day Street & Alessandro Boulevard (Exhibit #B).

#### Inventory of Moderate Income Housing Potential

The inventory of vacant moderate income sites tallied a total of 1,086 acres, suitable for the development of moderate income housing, in 189 parcels. The zoning designations vary from Residential 5 (R15) to multiple-family at a maximum density of 8 units per acre. The sites are located in areas where the predominant development has been for sale single family homes or

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upscale market rate apartments. The potential number of units that could possibly be built in this category, at an 80% build-out, is 7,785 units.

All the vacant sites in Exhibits A-1 through A-11 are zoned for multiple-family housing with zoning densities at 15 units per acre with the exception of the site on Exhibit A-3 (Residential 10 – 10 units per acre). This particular site is a 26 acre site, bounded by Dracaea Avenue on the north, Cottonwood on the south and Elsworth Street on the west. The site is sufficiently large to accommodate a large project and a proposed project can take advantage of the City's density bonus program. The four sites on Exhibit A-4 total 5.60 acres and are zoned Residential R15 (R15). These sites are located within walking distance of a large shopping center at State Highway 60 and Moreno Beach, as well as an existing multiple-family community at Moreno Beach and Trail Ridge Way, as well as employment opportunities at the Auto Mall on Moreno Beach. The sites in Exhibits A-5 through A-11 are infill sites within the Village at Sunnymead (SP 204). The sites are zoned R15 and the majority of the sites are adjacent to one or more vacant parcels, so lot consolidation can be achieved in order to facilitate the development of affordable housing, using the City's lot consolidation incentives.

The zoning designation of VR and VOR are unique to The Village at Sunnymead Specific Plan. The VR (Village Residential) designation allows multiple-family development at a maximum density of 15 units per acre. The VOR (Village Office Residential) allows mixed-used development of office and residential or single use development of either office or residential, with the residential at a density of 15 units per acre. In the inventory, it was assumed that 50% of the land with a VOR designation would develop as housing and all residential designations would build out at 80% of the maximum zone density.

In Moreno Valley, residential development is permitted in the O and OC (office and office commercial) designations. The only residential development allowed in the O and OC designations is senior housing. The City provides a 100% density bonus for the development of housing affordable to very low-income senior households. Senior housing projects can receive assistance facilitating the project and meeting State Redevelopment requirements through the City's Business and Neighborhood Services Division. However, only 33 acres of O and OC designated vacant land is located in the redevelopment area. Consequently, staff believes the acreage is insufficient to contribute to the housing inventory, since it is unlikely that all 33 acres would develop as affordable senior housing. Consequently, the unit capacity of the 33 acres was not included in the table.

#### Inventory of Above Moderate Income

Above moderate income households are households whose income exceeds 120 percent of area median income. The inventory of vacant above moderate income sites tallied a total of 4,735 acres suitable for the development of above moderate income housing, in 1,315 parcels. The zoning designations vary from Hillside Residential (HR) and Rural Residential (RR) to Residential 5 (R5). The sites are located in the less intensively developed areas of the City and

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in the hillside areas where densities are based on a percentage slope calculation. Accordingly, in the Rural Residential (RR) and Hillside Residential (HR) one unit for five acres has traditionally been utilized as an average density due to a wide range of slopes and a desire to preserve the hillsides. The potential number of units that could be built in this category at an 80% build out is 7,905 units.

Areas of the City including the area of land located south of SR 60, east of Redlands Boulevard and extending to the City's eastern and southern borders may be targeted for future job-producing land uses. Any land use changes will not deter the City's efforts with RNHA obligations.

### Mobile Home Parks

Zoning in the City of Moreno Valley allows mobile home parks in any residential zone with a conditional use permit. This allows for maximum design flexibility. There are no established standards for the design of mobile home spaces.

Currently, mobile home parks must be large enough to allow for professional management and a decent living environment and each mobile home park must include a minimum of 5 acres and recreational amenities for the tenants. It would not be financially advantageous to develop mobile home parks on land zoned for multiple-family housing since higher density could not be achieved given the single story nature of the units. Accordingly, it would not be financially feasible to develop mobile home parks in residential designations lower than Residential 5 (R5). In Table 8-31, a total of 33, R5 vacant sites, five acres and larger are adequate in both size and zoning for development of mobile home parks. It is important to note that the City of Moreno Valley does not have oversight of the operation of mobile home parks. The State Department of Housing and Community Development have oversight of all mobile home parks in the city.

**Table 8-31 Sites Appropriately Zoned and Available For Mobile Home Parks**

Zoning Designation	Density (Units/Acre)	Vacant Acres	Number of Units <sup>2</sup>	Number of Parcels 5 Acres and Larger
R5 <sup>4</sup>	5	377 <sup>3</sup>	156	33

<sup>1</sup> See attachment 5

<sup>2</sup> Units calculated at 80% of the total density capacity and reflect typical historical development patterns in the City.

<sup>3</sup> It is assumed that only 10% of all available acreage would develop as mobile homes.

<sup>4</sup> R-5 acreage contained in specific plans is not included. It is assumed that in specific plans, development of R5 acreage would follow the predominant development pattern.

All calculations are rounded

### Manufactured Homes

Zoning in the City of Moreno Valley allows for the placement of manufactured homes on individual lots of 7,200 square feet or more in area. Manufactured homes on individual lots are

subject to the same design guidelines as conventional homes. There has been some interest in providing manufactured housing on individual lots of less than 7,200 square feet in Moreno Valley. Based on the City's inventory of vacant sites, there is a total of 3,777 acres of appropriately zoned land that could potentially develop as manufactured housing. However, it is assumed that no more than 10% of the available acreage would develop as manufactured housing, during the planning period, resulting in a possible 1,305 units (see Table 8-32). Vacant land in Specific Plans in which the predominant development is stick-built housing has not been included in the inventory since it is unlikely that manufactured housing would likely develop given the constraints of the Plan and the existing development pattern. Furthermore, whereas in the past some small subdivisions with manufactured homes have been built in the City, such type of subdivision has not been developed in the past twenty years. However, there has been some recent interest expressed by at least one developer in 2013.

**Table 8-32 Sites Appropriately Zoned and Available For Manufactured Homes**

Zoning Designation	Density (Units/Acre)	Vacant in Acres <sup>3</sup>	Number of Units <sup>2</sup>
Residential Single Family	5 and under	3,777	1,305

<sup>1</sup> See attachment 6

<sup>2</sup> Units are calculated at 80% of total density capacity and reflect typical historical development patterns in the City. In Hillside Residential (HR) and Rural Residential (RR), densities are based on the percentage slope calculation, with 1 unit for 5 acres utilized as an average density.

<sup>3</sup> It is assumed that 10% of all acreage could potentially be developed as manufactured housing.

<sup>4</sup>R-5 acreage in specific plans is not included as development of R5 acreage would follow the predominant development pattern.

### Transitional Housing/ Supportive Housing and Emergency Shelters

Any existing single-family or multiple-family dwelling can be used as transitional or supportive housing, without any city licensing or permits. In addition, boarding and rooming houses can be operated in the multiple-family residential zones without a conditional use permit. Transitional and supportive housing will continue to be treated as residential uses pursuant to the requirements of SB2.

Given the availability and number of housing units in Moreno Valley, it has never been necessary for a service provider to develop new housing for supportive housing. As a matter of fact, the City of Moreno Valley has one of the larger concentrations of supportive housing programs in Riverside County. The number of licensed group facilities, including group homes, small family homes, and adult residential facilities total 108 facilities (Source website California Department of Social Services, Community Care Licensing Division: [http://www.cclid.ca.gov/docs/cclid\\_search/cclid\\_search.aspx](http://www.cclid.ca.gov/docs/cclid_search/cclid_search.aspx)). In addition, there are numerous churches and religious ministries that operate small supportive housing programs serving women and families in single family homes.

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The City of Moreno Valley General Plan allows emergency shelters with conditional use permits in the following zones: Community Commercial (CC), Office Commercial (OC), Office (O), Public (P), Industrial (I), and Business Park-Mixed Use (BPX). Table 8-33 inventories all of the vacant land on which homeless shelters can be developed, with a conditional use permit. In total, the City of Moreno Valley has 684 vacant acres available for shelters with a conditional use permit.

Table 8-34 illustrates the opportunities available for transitional housing in the form of vacant land, appropriately zoned for homeless shelters. Notwithstanding, the 208 acres, appropriately zoned for transitional housing, it is the City's estimate that at maximum 1% of all possible units may be dedicated to transitional housing. Furthermore, because of the City of Moreno Valley's membership in the Joint Powers Authority for March Reserve Base, it is a compelling assumption that most of the future transitional housing will be developed at March, where we currently have 76 units of transitional housing and 120 transitional beds.

It is most likely that homeless shelters would be developed at March Air Reserve Base. In contrast to financing the construction of a new shelter, or leasing a facility at market rate, March has existing dormitories that could be converted for shelter use, thus making the development of a shelter more financially feasible.

The development review process for a homeless shelter would be identical to the City's review process. Non-profit applicants would receive a 25% reduction on the fee for a homeless application. The City of Moreno Valley does not restrict the siting of shelters beyond the requirement that shelters be located within the allowed land use designations (Commercial, Office and Industrial/Business Park). Shelter applications would be forwarded to the Moreno Valley Unified School District for review and comment. If the district had concerns regarding the proximity of a proposed shelter to schools, the location and/or hours of operation it could be necessary for a shelter to identify an alternate location or modify its hours of operation. As noted in Table 8-34, the business, office and commercial zones do not have density designations and thus multiple-family developments would not be permitted. Dormitory style shelters would be permitted in the zones. However, the Village Office Residential designation does have a density, thus allowing for the development of multiple-family units for shelter use.

The conditional use permit issued by the City of Moreno Valley is valid for three years. A shelter facility must begin operation within three years of issuance of the conditional use permit. If the facility does not begin operation within the three years, a new application would be required.

A shelter must provide one parking space for every four beds. If ancillary services are to be provided at the shelter, such as free meals for persons not residing in the shelter, additional parking would be required. The shelter applicant could submit a parking study for comparable uses at a comparable facility in order to provide the City with examples of parking requirements.

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Emergency shelters are a permitted use in the public zone. However, there are no longer publicly zoned sites in the city that are available and/or appropriate for housing and shelter uses. The City of Moreno Valley amended the Moreno Valley Industrial Area Specific Plan (SP 208) to add homeless shelters as a permitted use and adopt development standards for that use in May 2013. There is a total of 447 vacant acres in 60 parcels in Specific Plan 208 (Table 8-35). An inventory of all the vacant sites in the specific plan is included in this document as Attachment #9.

All shelters would be required to develop their site in accordance with their approved plans, the Development Code, Landscape Development Guidelines and Specifications, and the General Plan. If the shelter application is for new construction, the time from application to issuance of the conditional use permit would be approximately six months.

However, if the application involved an existing building that would only require modifications and tenant improvements, the approval from time of application to the issuance of the Conditional Use Permit would be approximately three months. In general, the approval time frame for a shelter would be no longer than any other application. It is the City of Moreno Valley's conclusion that there are no significant constraints to the development of shelters in the city.

**Table 8-33 Vacant Sites Zoned and Available for Transitional Housing**

Zoning Designation	Density (Units/Acre)	Vacant in Acres <sup>3</sup>	Number of Units <sup>2</sup>
<b>Multiple - family (R10-30)</b>	10 and above	200	288

<sup>1</sup> See attachment 8

<sup>2</sup> Units are calculated at 80% of total density capacity and reflect typical historical development patterns in the City.

<sup>3</sup> It is assumed that 10% of all vacant acreage could potentially be developed as transitional housing.

**Table 8-34 Vacant Sites Available for Homeless Shelters with Conditional Use Permit**

Zoning Designation	Density (Units/Acre)	Vacant in Acres
<b>Business Park<sup>1</sup></b>	*	71
<b>Commercial</b>	*	366
<b>Office</b>	*	220
<b>Village Office Residential</b>	92	6
<b>Total</b>		<b>663</b>

<sup>1</sup> BP does not have a density, but it has minimum development standards: Minimum site width 200'; minimum site depth 200'; minimum front building setback area 20'; minimum street side building setback area 20'.

**Table 8-35 Vacant Sites Available for Homeless Shelters by Right**

Zoning Designation	Density (Units/Acre)	Vacant in Acres
<b>Industrial/Business Park</b>	Standards for shelters were adopted in May 2013 – see Chapter 9.09.170 of the City’s Municipal Code.	317.7
<b>Total</b>		<b>317.7</b>

### Single Room Occupancy Hotels (SRO)

The definition of an SRO as contained in the HOME regulations, 24 CFR Part 92.2 is that of a “single room dwelling unit that is the primary residence of its occupant or occupants. The unit must contain either food preparation or sanitary facilities (and may contain both) if the project consists of new construction, conversion of non-residential space or reconstruction.” The City of Moreno Valley amended Chapter 9.15.030 (Definitions) of its Municipal Code in May 2013 to include a definition of SRO as followed:

*“Single room occupancy (SRO) facility” means a structure consisting of six or more units, each of which is designed for occupancy by no more than two persons, which also has bathing facilities, that may or may not have partial kitchen facilities, and which is occupied as a primary residence by its occupants. The definition of SRO does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities or hospitals.*

Based on the definition of an SRO, the City of Moreno Valley also amended Chapter 9.09 (Specific Use Development Standards) of the Municipal Code to establish zones that will allow single room occupancy units by right in the Community Commercial (CC) zone and with a conditional use permit in the multiple-family zone of Residential 30 (R30) and the Mixed Use Overlay Districts (MUI, MUC and MUN). The standards for an SRO zone have also been developed and it will be staff’s goal that the standards and permit procedures facilitate the development of single room occupancy units.

### Summary

The total number of new units required under the RHNA for Moreno Valley’s current planning cycle, is 6,129. The sites inventories make evident the adequacy of the appropriately zoned sites to meet the projected housing need. Taken in its entirety the inventory is a formidable planning tool that can make possible the City of Moreno Valley’s difficult task of meeting housing needs, even beyond the current cycle’s close in 2021.

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The land inventory based on Community & Economic Development Department staff analysis meets requirements as mandated by California Government Code Section 65583.

## **B. Resources**

### Implementation Tools

A variety of federal, State and local programs are available to create and/or maintain rental and purchase affordability for lower income households and for persons with special needs. These programs are also available to other jurisdictions for potential acquisition, subsidy, or replacement of units at-risk. Table 8-36 summarizes financial resources available to the City, private and non-profit parties to preserve/create housing that is affordable.

In previous years, the primary source of funds for affordable housing activities in Moreno Valley was from the 20 percent Redevelopment Agency housing set-aside fund. The Consolidated Plan 2009–2014 allocated funding for housing programs during that period, as indicated below:

- Provide Assistance to Enable Homeownership
  - Homeowners Assistance Program
  - Foreclosure Acquisition Program
  
- Rehabilitate and Preserve Ownership Housing
  - Substantial Rehabilitation Program
  - Mobile-Home Repair
  - Residential Beautification Program
  
- Expand Affordable Housing through New Construction
  - Affordable Housing

On December 29, 2011 the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. Per Resolution OB 2012-07, the City of Moreno Valley Redevelopment Agency was dissolved. The Moreno Valley Housing Authority was selected to be the Successor Agency responsible for all of enforceable obligations owed.

The City previously relied on estimated redevelopment housing set-aside revenues ranging from \$4,197,384 to \$4,583,576 annually to support the development of affordable housing and the implementation of programs outlined in the Housing Plan. For the 2014-2021 planning cycle, the City is currently implementing and administering programs provided by the State of California, such as the HOME Investment Partnership Program to assist first time home buyers and to provide loans for the rehabilitation of owner-occupied residences, and the HUD Neighborhood

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Stabilization Program to fund new construction of single-family homes and to facilitate new ownership of foreclosed homes through the City’s acquisition, rehabilitation and resale of these homes.

**TABLE 8-36  
RESOURCES AVAILABLE FOR HOUSING ACTIVITIES  
CITY OF MORENO VALLEY**

Program Description	Eligible	Activities
<b>Local Resources</b>		
Density Bonus	The City allows an increase in density to developers who set-aside at least 25% of their project to low-and moderate-income persons, in conjunction with at least one financial and one development incentive	<ul style="list-style-type: none"> <li>• Density Bonus</li> </ul>
Tax-Exempt Bonds	The Moreno Valley Housing Authority and the City have the authority to issue tax-exempt bonds. When available, bond proceeds will be used to develop affordable housing. There is no bonding ability at this time.	<ul style="list-style-type: none"> <li>• Housing Development</li> </ul>
City/Agency Owned Land	If available and appropriate, City or Agency owned land may be made available.	<ul style="list-style-type: none"> <li>• Housing</li> <li>• Community Facilities</li> </ul>
Lease Purchase Program	Lease Revenue Pass-Through Obligation bonds are issued by the California Cities Home Ownership Authority to fund a lease/purchase program that will assist homebuyers countywide.	<ul style="list-style-type: none"> <li>• Homebuyers Assistance</li> </ul>
County of Riverside Resources	Housing Improvement Program, Rental Rehab Program, Senior Home Repair (minor and enhanced), First Time Homebuyers Program, Multi-family Revenue Bonds, and Shelter Care Plus.	<ul style="list-style-type: none"> <li>• Rental Assistance</li> <li>• Home and Rental Rehabilitation Assistance</li> <li>• First Time Home Buyers Assistance</li> </ul>
Moreno Valley Housing Authority	The Moreno Valley Housing Authority was created to address the City’s need for safe and sanitary affordable housing opportunities for its residents. It was created in response to the dissolution of the City’s redevelopment agency.	Implementation/administration of state and federal programs that: <ul style="list-style-type: none"> <li>• Provide Loans to First Time Home Buyers</li> <li>• Rehabilitate substandard owner-occupied homes</li> <li>• Build new affordable housing</li> <li>• Purchase, repair and sell foreclosed homes</li> </ul>
<b>State Resources</b>		
Mortgage Credit Certificate (MCC)	Federal tax credit for low and moderate income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County	<ul style="list-style-type: none"> <li>• First Time Home Buyer Assistance</li> </ul>

California Community Reinvestment Corporation (CCRC)	Private, non-profit mortgage banking consortium that provides long term debt financing for affordable multi-family rental housing	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition of Properties</li> </ul>
California Department of Housing & Community Development Predevelopment Loan Program	Low interest loans for the development of affordable housing with non-profit agencies	<ul style="list-style-type: none"> <li>• Predevelopment Loans</li> </ul>
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services	<ul style="list-style-type: none"> <li>• Support Services</li> </ul>
Mobile Home Park Conversion Program (M Prop)	Funds awarded to mobile home park tenant organizations to convert mobile home parks to resident ownership	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> </ul>
California Housing Finance Agency (CHFA) Multiple Rental Housing Programs	Below market rate financing offered to builders and developers of multiple family and elderly housing. Tax-exempt bonds provide below-market mortgage money	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition of Properties</li> </ul>
California Housing Rehabilitation Program	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and nonprofits sponsor housing rehabilitation projects.	<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• Repair of Code Violations</li> <li>• Property Improvements</li> </ul>
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to provide below-market loans to first time homebuyers. Program is operated through participating lenders that originate loans purchased by CHFA.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>
Low Income Housing Tax Credit (LIHTC)	Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, of which the proceeds are utilized for housing development	<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Acquisition</li> </ul>
Federal Resource -Entitlement		
Community Development Block Grant (CDBG)	Entitlement program that is awarded to the City on a formula basis. The objectives are to fund housing activities and expand economic opportunities. Project must meet one of three national objectives: benefit low and moderate income persons; aid in the prevention or elimination of slums or blight; or meet other urgent needs.	<ul style="list-style-type: none"> <li>• Section 108 Loan Repayments</li> <li>• Historic Preservation</li> <li>• Admin. &amp; Planning</li> <li>• Code Enforcement</li> <li>• Public Facilities Improvements</li> <li>• Economic Development</li> <li>• Housing Activities (i.e. acquisition, rehabilitation)</li> </ul>
HOME Investment Partnership	A flexible grant program for housing. The intent of this program is to expand the supply of	<ul style="list-style-type: none"> <li>• Multiple-Family Acquisition/Rehab</li> </ul>

Program	decent, safe, and sanitary affordable housing. HOME is designed as a partnership program between the federal, state, and local governments, non-profit and for-profit housing entities to finance, build/rehabilitate and manage housing for lower-income owners and renters	<ul style="list-style-type: none"> <li>• Single-Family</li> <li>• CHDO Assistance</li> <li>• Administration</li> </ul>
HUD Neighborhood Stabilization Program	The program targeted emergency assistance to states and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. This program is authorized under Title III of the Housing and Economic Recovery Act of 2008.	<ul style="list-style-type: none"> <li>• Assist in the redevelopment of abandoned and foreclosed homes and vacant properties</li> <li>• The City of Moreno Valley was allocated \$3,687,789 of NSP3 funds</li> <li>• Funds will be used to develop affordable housing within specific target areas</li> </ul>
Emergency Shelter Grants (ESG)	Annual grant funds are allocated on a formula basis. Funds are intended to assist with the provision of shelter and social services for homeless	<ul style="list-style-type: none"> <li>• Homelessness Prevention</li> <li>• Essential Services</li> <li>• Operating Expenses</li> </ul>
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are allocated to Lake Elsinore on behalf of all jurisdictions in Riverside County. Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons with HIV/AIDS.	<ul style="list-style-type: none"> <li>• Rental Assistance</li> <li>• Supportive Social Services</li> <li>• Administration</li> </ul>
Mortgage Credit Certificate Program	Under the MCC Program, first-time homebuyers receive a tax credit for the year based on a percentage of the interest paid on their mortgage. This program may be used alone or in conjunction with a Down Payment Assistance Loan.	<ul style="list-style-type: none"> <li>• Home Buyer Assistance</li> </ul>
Low-income Housing Credit (LIHTC)	Program encourages the investment of private capital for the creation of affordable rental housing for low-income households. Tax credits are available to individuals and corporations who invest in such projects.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Housing Rehabilitation</li> <li>• Acquisition</li> </ul>
Federal Resources – Competitive		
Supportive Housing Grant	Grants to improve quality of existing shelters and transitional housing. Increase shelters and transitional housing facilities for the homeless	<ul style="list-style-type: none"> <li>• Housing Rehabilitation</li> </ul>
Section 8 Rental Assistance	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors and the disabled. Participants pay 30% of their adjusted income toward rent.	<ul style="list-style-type: none"> <li>• Rental Assistance</li> </ul>
Section 811/202	Grants to non-profit developers of supportive housing for the elderly and persons with disabilities. Section 811 can be used to develop group homes, independent living, facilities, and intermediate care facilities.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Rental Assistance</li> <li>• Support Services</li> </ul>

Section 811	Grants to non-profit developers of supportive housing for person with disabilities, including group homes, independent living facilities and intermediate care facilities	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Rental Assistance</li> </ul>
Shelter Care Plus	Provides grants for rental assistance for permanent housing and case management for homeless individuals with disabilities and their families	<ul style="list-style-type: none"> <li>• Rental Assistance</li> <li>• Homeless Prevention</li> </ul>
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. The jurisdiction must pledge its future CDBG allocations for loan repayment. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent approved annual allocation. Maximum loan term is 20 twenty years.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Home Buyer Assistance</li> <li>• Homeless Assistance</li> </ul>
Private Resources		
Federal National Mortgage Association (Fannie Mae)	<ul style="list-style-type: none"> <li>• Community Home Buyer Program – Fixed rate Mortgages</li> </ul>	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>
	<ul style="list-style-type: none"> <li>• Community Home Improvement Mortgage Program – Mortgages for purchase and rehabilitation of a home</li> </ul>	<ul style="list-style-type: none"> <li>• Homebuyer Assistance/Rehab</li> </ul>
	<ul style="list-style-type: none"> <li>• Fannie Neighbor – Underserved low income minorities are eligible for low down-payment mortgages for the purchase of single-family homes</li> </ul>	<ul style="list-style-type: none"> <li>• Expand Home Ownership for Minorities</li> </ul>
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium that pools resources to reduce lender risk in financing affordable housing. Provides long term debt financing for affordable multiple-family rental housing	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for-profit developers, and public agencies for affordable low-income ownership and rental projects	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Expand Home Ownership for Lower Income Persons</li> </ul>
Savings Association Mortgage Company (SAMCO)	Statewide loan pool that provides thirty-year permanent loans for affordable housing projects, serving persons earning up to 120% of the median income.	<ul style="list-style-type: none"> <li>• Construction</li> <li>• Redevelopment</li> </ul>

### Administrative Resources

The primary Agencies and Officials responsible for the implementation of the City's housing programs and activities lies within the City of Moreno Valley Community & Economic Development Services.

City of Moreno Valley Community & Economic Development Services

The Community & Economic Development Services within Moreno Valley includes the Planning Division, Building Safety Division, Fire Prevention Bureau, and Business Support & Neighborhood Programs. The Planning Division and Building Services are directly related to all City housing related issues and policies.

The Planning Division implements long-range planning efforts and development standards to promote livability and appearance. The Division ensures the City's viability through enforcement of land use, construction, health, safety, and environmental regulations. This involves land use and development standards, building codes, economic vitality, and adherence to the General Plan policies. The Division is ultimately responsible for the administration of the General Plan and implementation of the Zoning Ordinance.

The Building Safety Division enforces state laws that effect, regulate and control the design and construction of all structures proposed within the City of Moreno Valley. Additionally, the Building Division ensures that minimum safeguards are followed with regard to life, health, property and public welfare for the residents of the City of Moreno Valley.



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## VII. Progress Report

The Progress Report reviews the previous Housing Element's goals, policies, and implementation actions that were to be implemented during the previous planning period. The City of Moreno Valley's previous Housing Element identified five goals that the City anticipated to achieve during the previous planning period.

The five goals from the 2008-2014 planning period included:

- Preservation and revitalization of existing neighborhoods.
- Creation of housing opportunities for special needs populations.
- Creation of rental housing for low and very low income households.
- Creation of housing opportunities for low and moderate income first time home buyers.
- Increase of energy conservation measures.

Each goal has specific policies/programs that were to be accomplished to facilitate the construction of affordable housing and to maintain the existing affordable housing stock. Each policy consists of implementation actions with quantified objectives that were to accomplish the goals established in the Housing Element. Each implementation action had a time frame for completion along with a responsible agency to monitor the policies.

The accomplishments are listed on the right column of the table and display the progress, effectiveness, and appropriateness of the program. Pursuant to Government Code Section 65588, local governments shall review their Housing Element and evaluate the following:

- 1) The progress of the City or County in implementation of the Housing Element;
- 2) The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
- 3) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal.

The following table (Table 8-37) reviews the continued progress in implementation, the effectiveness of the Housing Element, and the appropriateness of the City's housing goals since 2008.

**Table 8-37 PROGRESS TOWARD MEETING 2008-2014 HOUSING ELEMENT GOALS AND OBJECTIVES**

Policy/ Program	Objective (quantified/qualified)	Result	Evaluation	Continue/ Modify/ Delete
8.1	Administer Home Improvement Loan Program. Review applications; present applications to loan committee; execute loan documents; disburse rehabilitation funds. Goal was 30 rehabilitations.	<p>The City's Neighbor Preservation Division (now Business Support &amp; Neighborhood Programs Division) completed twenty-one (21) HILP rehabilitations between the years 2008-2011.</p> <p><u>Program Year</u> 2012-2013 No Activity 2011-2012 No Activity 2010-2011 Eight Homes 2009-2010 Seven Homes 2008-2009 Six Homes</p>	<p>Progress: Mostly successful. A total of 21 households have been assisted through this program. However, due to limited marketing and increased costs, the City was unable to meet its goal of assisting 30 households.</p> <p>Effectiveness: A total of twenty-one (21) low and moderate income households have been assisted through this program</p>	The Home Improvement Loan Program is on hold pending identification of new funding source. The program was previously funded by Redevelopment Agency.
8.2	Market HAMR Program via brochures and referrals by code compliance officers as they encounter code related needs on a daily basis. Fund and disburse loan funds. Goal was 3 HAMR rehabilitations.	<p>The City's Neighbor Preservation Division (now Business Support &amp; Neighborhood Programs Division) completed one (1) HAMR rehabilitation.</p> <p><u>Program Year</u> 2009-2010 One</p>	Progress: The HAMR program rehabbed one (1) house during the 2008-2014 planning cycle out of a goal of three. Funding for the HAMR program was previously the Redevelopment Agency and has not been replaced; therefore the	The Homeowners Assistance for Minor Rehabilitation (HAMR) program is on hold pending identification of new funding source. The program was previously funded by the

		Home	program has been placed on hold.	Redevelopment Agency.
8.3	Administer a program to provide grant funds for neighborhood beautification in targeted neighborhoods. Goal was to assist 25 owner-occupied units.	<p>The City's Neighbor Preservation Division (now Business Support &amp; Neighborhood Programs Division) completed twenty-one (21) rehabilitations for owner-occupied units between the years 2008-2011.</p> <p><u>Program Year</u>                  2010-2011 Eight Homes                  2009-2010 Seven Homes                  2008-2009 Six Homes</p>	<p>Progress: Mostly successful. A total of 21 households have been assisted through this program. However, due to limited marketing and increased costs, the City was unable to meet its goal of assisting 25 households.</p> <p>The City plans on funding this project with funds included in FY 2013-14 CDBG allocation.</p> <p>Effectiveness: A total of twenty-one (21) low and moderate income households have been assisted through this program.</p>	New program funds included in FY 2013-14 CDBG allocation will allow continuation of the program.
8.4	<p>Receive and approve applications for Mobile Home Grant Program. Market program via City Links newsletter. Continue to distribute program material to mobile home parks.</p> <p>The MHG offers a one-time grant of up to \$10,000 to assist income-qualified residents with health and safety home repairs. The mobile</p>	<p>The goal was to assist in sixty (60) rehabilitations to correct substandard living conditions for very low-income owner-occupants of mobile homes from 2008 through 2013.</p> <p>Fifteen (15) Mobile Homes were rehabbed to</p>	<p>Progress: The Mobile Home Grant Program has had limited success due to the lack of funding. With the loss of Redevelopment funds, the City looked for alternative sources and was able to work out agreement with the Riverside Chapter of Habitat for Humanity to continue this</p>	Program is due to continue as the City converted to a contract program with Habitat for Humanity starting in FY 2013-14.

	<p>home must be owner-occupied and located inside an established rental park within Moreno Valley. There are no repayment obligations. Household income generally cannot exceed 50% of the current area median income based on household size.</p>	<p>correct substandard living conditions for very low-income owner-occupants.</p> <p><u>Program Year</u>                  2010-2011 Five Mobile Homes                  2009-2010 Four Mobile Homes                  2008-2009 Six Mobile Homes</p>	<p>program.</p> <p>Effectiveness: While the number of mobile homes rehabbed did not meet the goal set in the previous planning cycle, fifteen (15) Mobile Homes were rehabbed to correct substandard living conditions for very low-income owner-occupants.</p>	
8.5	<p>Provide enhanced code compliance services. Fund 5,000 hours of code enforcement in the CDBG target areas.</p>	<p><u>Program Year</u>                  2010-2011 2,406                  2009-2010 2,099                  2008-2009 2,315</p> <p>(POP: Problem Oriented Policing Program, CLN: Neighborhood Cleanups, CDE: Code Enforcement, FST: Foreclosure Strike Force)</p>	<p>Progress: The City provided increased, proactive Code Enforcement, Neighborhood Cleanups and public safety activities to assist 6,820 households from 2008 through 2011.</p> <p>Effectiveness: The increased proactive Code Enforcement, Neighborhood Cleanups and public safety activities has improved the safety and livability of the CDBG target areas to improve the living environment.</p>	<p>The program originally included both CDBG target areas and the Redevelopment Area. The program was revised after dissolution of the state's redevelopment agencies. Funding of the program in the CDBG target areas will continue in the 2014-2021 planning cycle.</p>
8.6	<p>Conduct 5 annual neighborhood clean-ups. Provide bins for trash disposal.</p>	<p>The City's Neighborhood Clean Up Program provided clean up assistance to 1,286 units.</p>	<p>Progress: The City provided assistance to 1,286 households between 2008 through 2011. The Neighborhood Clean Up Program</p>	<p>The program will continue with funds from future CDBG allocations.</p>

		<p><u>Program Year</u>                  2010-2011 644                  2009-2010 315                  2008-2009 327</p>	<p>has historically been a very successful program for the City and will continue throughout the next planning cycle.</p> <p>Effectiveness: The Neighborhood Clean Up Program has improved the safety and livability of the cleaned areas, improving the living environment.</p>	
8.7	Administer contract with fair housing agency. Assist 2,500 households.	<p>Assisted 3,076 households citywide with fair housing related issues.</p> <p><u>Program Year</u>                  2010-2011 666                  2009-2010 662                  2008-2009 1,748</p>	<p>Progress: The City provided assistance to 3,076 households between 2008 through 2011. These services provide educating households on their rights and responsibilities and assist residents with fair housing issues.</p> <p>Effectiveness: The assistance provided educated 3,076 households on their rights and responsibilities and assisted residents with fair housing issues within the City of Moreno Valley.</p>	The program will continue.
8.8	Update Analysis of Impediments to Fair Housing. Adopt	Analysis for July 1, 2013-June 30, 2018 was	Progress: The City of Moreno Valley adopted the	Update when required.

	study.	adopted by the City Council on April 23, 2013.	analysis for July 1, 2013-June 30, 2018 was adopted by the City Council on April 23, 2013.  Effectiveness: The study provided assistance to residents with fair housing issues within the City of Moreno Valley.	
8.9	Utilize the Targeted Neighborhood Program to rehabilitate rental units.	Rehabilitated twenty (20) units before the project ended in June 2010.	Progress: The City successfully rehabbed twenty (20) units before funding ended for the project.  Effectiveness: Provided safe and clean living environments for twenty (20) families.	The program ended.
8.10	Provide funds for Homebuyer Assistance Program (HAP) silent seconds. Work with approved lenders.	Assisted 13 homebuyers.  <u>Program Year</u> 2010-2011 8 2009-2010 1 2008-2009 4	Progress: The City's Neighbor Preservation Division (now Business Support & Neighborhood Programs Division) successfully completed 13 HAP loans to assistance low and moderate income residents become homeowners.  Effectiveness: Provided homeownership for thirteen (13) low and moderate income families.	The program will continue.

8.11	Assist very low-income homebuyers via partnership with Habitat for Humanity.	Two (2) homes were constructed in the last planning cycle for very low income homebuyers.	<p>Progress: The City of Moreno Valley has had success working with the Riverside Chapter of Habitat for Humanity. The City will continue to work with Habitat for Humanity and looks to build eight (8) homes during the next planning cycle.</p> <p>Effectiveness: Provided homeownership for two (2) low income families.</p>	The program will continue.
8.12	Agency loans/gap financing of \$4.85 million for the creation of affordable rental units at Day & Alessandro to provide 225 units.	Project was not completed during last planning cycle.	Progress: While the City completed the rezoning of the Day & Alessandro site to Residential 30 (R30), the actual project design was not completed.	Project placed on hold. Property transferred to City Housing Authority.
8.13	Agency loans/gap financing or land acquisition for development of affordable units for larger families.	<ul style="list-style-type: none"> <li>• Oakwood Apartments: The RDA funded \$3 million to secure 240 affordable units. This project was completed during FY 2010/11.</li> <li>• Rancho Dorado North Apartments: the RDA funded \$1.5 million to secure 70 affordable units.</li> </ul>	<p>Progress: From 2010 through 2013, the number of affordable units built in two apartment complexes (Oakwood and Rancho Dorado) equaled 388 units.</p> <p>Effectiveness: Provided safe and affordable housing for approximately 388 residents.</p>	Program 8.13 was deleted after dissolution of the state's redevelopment agencies. The City will continue to look for new funding source and other programs to promote the development of affordable units for larger families.

		<p>This project was completed during FY 2010/11.</p> <ul style="list-style-type: none"> <li>• Rancho Dorado South Apartments: the RDA funded \$8.25 million to secure 78 affordable units. This project was completed during FY 2012/13.</li> </ul>		
<p>8.14</p>	<p>Defer Development Impact Fee for affordable units, until issuance of Certificate of Occupancy. Deferment for 633 units.</p>	<p>Deferment for 465 Affordable Units for the following:</p> <p><u>FY 2011/12</u>  Rancho Dorado Apartments (South)  78 units (24 very low income units and 49 low income units)  Hemlock Family Apartments  77 units (all units were low income)</p> <p><u>FY 2010/11</u>  Oakwood Apartments  240 units (68 very low income units and 172 low income units)  Rancho Dorado Apartments (North)  70 units (22 very low income units and 49 low income units)</p>	<p>Progress: The City has successful used deferment of fees to promote development. The deferment of Development Impact Fee (DIF) payment until issuance of Certificate of Occupancy will continue for affordable units. The City currently also allows for deferment of DIF payments for market rate projects as well.</p> <p>Effectiveness: Provided safe and affordable housing for approximately 465 residents.</p>	<p>The deferment of Development Impact Fee (DIF) payment until issuance of Certificate of Occupancy will continue for affordable units. The City currently also allows for deferment of DIF payments for market rate projects as well.</p>

<p>8.15</p>	<p>Maintain Development Impact Fees (DIF) at a lower level for affordable units.</p>	<p>Assisted 465 units.</p> <p><u>FY 2011/12</u>                  Rancho Dorado Apartments (South)                  78 units (24 very low income units and 49 low income units)                  Hemlock Family Apartments                  77 units (all units were low income)</p> <p><u>FY 2010/11</u>                  Oakwood Apartments                  240 units (68 very low income units and 172 low income units)                  Rancho Dorado Apartments (North)</p>	<p>Progress: The City has successful used discounted fees to promote development of affordable housing. The City offers 25% reduction in the Development Impact Fees (DIF) for affordable housing developments. Affordable housing projects are also exempt from paying the Transportation Uniform Mitigation Fee (TUMF), which is a fee of \$6,231 per unit and the Multiple Species Habitat Mitigation Fee (MSHCP), which is approximately \$1,008 per unit.</p> <p>Effectiveness: Provided safe and affordable housing for approximately 465 residents.</p>	<p>The City will continue to offer reduced Development Impact Fees (DIF) for affordable housing projects.</p>
<p>8.16</p>	<p>Continue to implement permit streamlining.</p>	<p>Ongoing.</p>	<p>Progress: The City has been successful streamlining the entitlement process for affordable housing projects.</p>	<p>Ongoing.</p>
<p>8.17</p>	<p>Waive Traffic Uniform Mitigation Fee (TUMF) for affordable units.</p>	<p>Deferment for 465 Affordable Units for the following:                   FY 2011/12</p>	<p>Progress: Affordable housing projects are also exempt from paying the Transportation Uniform Mitigation</p>	<p>Ongoing.</p>

		<p>Rancho Dorado Apartments (South) 78 units (24 very low income units and 49 low income units) Hemlock Family Apartments 77 units (all units were low income)</p> <p>FY 2010/11 Oakwood Apartments 240 units (68 very low income units and 172 low income units) Rancho Dorado Apartments (North)</p>	<p>Fee (TUMF), which is a fee of \$6,231 per unit.</p> <p>Effectiveness: Provided safe and affordable housing for approximately 465 residents.</p>	
8.18	Provide Agency and HOME funds for rental units affordable to former homeless mentally ill adults.	Assisted in the development of 9 units. (Part of the Rancho Dorado Apartments)	Progress: The City met the goal number of units to provide for special needs person per the previous planning cycle.	Program may continue with HOME funds.
8.19	Agency loans/gap financing or land acquisition to assist in development of rental units for developmentally and physically disabled adults and seniors.	Assist in the development of 9 units. (Part of the Rancho Dorado Apartments)	Progress: The City met the goal number of units to provide for special needs person per the previous planning cycle.	Program deleted with the loss of the Redevelopment Agency.
8.20	Complete studies to assess extent of water infrastructure inadequacy and needs in Box Springs Municipal Water Company (BSMWC).	Completed for the City by Albert A. Webb Associates, Inc. in September 2009.	<p>Progress: The water assessment study is complete.</p> <p>Effectiveness: The study outlined the extent of the water infrastructure upgrades required in order to develop in the Box Springs</p>	Completed.

			Municipal Water Company (BSMWC) area.	
8.21	Work with Eastern Municipal Water District (EMWD) to run water lines for provision of fire flows to Agency owned land for 225 unit project.	Not Completed	Progress: The 225 unit affordable housing project at Alessandro Blvd and Day St was not completed during last planning cycle due to lack of funding.	Project put on hold until a new source of funding can be found. Property transferred to City Housing Authority.
8.22	Apply for grant funds to upgrade water infrastructure.	Not Completed	Progress: The City has not received grant funds to upgrade water infrastructure in the Box Springs Municipal Water Company (BSMWC) service area.	The City will continue to research grant opportunities.
8.23	Establish the Residential 30 (R30) zoning district. The R30 zone will have a 24 unit per acre minimum density.	Adopted by the City Council on September 22, 2009.	Progress: The City Council approved the creation of the Residential 30 (R30) zoning district (September 22, 2009).  Effectiveness: The City's adopted ordinances offer incentives to facilitate mixed uses and varying densities. The adoption of a density bonus into the City's Municipal Code encourages higher density in lower density land use designations.	Completed on September 22, 2009.
8.24	Process General Plan	Adopted by the	Progress: The City	Completed on

	Amendment to apply Residential 30 (R30) to designated or alternate sites of equivalent size.	City Council on September 22, 2009.	<p>Council approved the creation of the Residential 30 (R30) zoning district (September 22, 2009).</p> <p>Effectiveness: The City's adopted ordinances offer incentives to facilitate mixed uses and varying densities. The adoption of a density bonus into the City's Municipal Code encourages higher density in lower density land use designations.</p>	September 22, 2009.
8.25	Amend Title 9 of the Development Code. Establish SRO zones in multiple-family and specified commercial zones.	Adopted by the City Council on May 30, 2013.	<p>Progress: During the planning period, the City has provided support to accommodate the needs of extremely low-income households and households with special needs and complied with Senate Bill 2 through amending the Municipal Code to include Single Room Occupancy (SRO) facilities on May 28, 2013.</p> <p>Effectiveness: In 2013, the City Council approved Ordinance number 869 to provide Single Room Occupancy (SRO) facilities in accordance with the</p>	Completed on May 30, 2013.

			City of Moreno Valley Municipal Ordinance, Chapter 9.09.190.	
8.26	Amend Specific Plan 208 (Moreno Valley Industrial Area Specific Plan 208) to add homeless shelters as a permitted use, adopt development standards.	Adopted by the City Council on May 30, 2013.	<p>Progress: During the planning period, the City Council amended the Moreno Valley Industrial Area Plan (SP 208) to permit emergency shelters by right in the Industrial Support Area without a conditional use permit or other discretionary permit on May 28, 2013.</p> <p>Effectiveness: The City will continue to support emergency shelters by right in the Industrial Support Area without a conditional use permit or other discretionary permit and with a Conditional Use Permit in the Community Commercial (CC), Office Commercial (OC), Office (O), Public (P), Industrial (I), and Business Park-Mixed Use (BPX) zoning districts.</p>	Completed on May 30, 2013.
8.27	Amend Title 9 of the Development Code to adopt reasonable accommodation procedures.	Adopted by the City Council on May 30, 2013.	Progress: During the planning period, the City has provided support for reasonable accommodation procedures through	Completed on May 30, 2013.

			<p>amending the Municipal Code on May 28, 2013 to include formal reasonable accommodation procedures.</p> <p>Effectiveness:: In 2013, the City Council approved Ordinance number 869 to provide reasonable accommodation procedures in accordance with the City of Moreno Valley Zoning Ordinance, Chapter 9.02.320.</p>	
8.28	Continue to allow transitional and supportive housing in all residential zones.	Ongoing	<p>Any existing single-family or multiple-family dwelling can be used as transitional or supportive housing, without any city licensing or permits. In addition, boarding and rooming houses can be operated in the RR, HR and multiple-family residential zones, without a conditional use permit. Transitional and supportive housing will continue to be treated as residential uses pursuant to the requirements of SB2.</p> <p>Given the</p>	Ongoing

			<p>availability and number of housing units in Moreno Valley, it has never been necessary for a service provider to develop new housing for supportive housing. As a matter of fact, the City of Moreno Valley has one of the larger concentrations of supportive housing programs in Riverside County. The number licensed group facilities, including group homes, small family homes, and adult residential facilities total 91 facilities.</p>	
8.29	<p>Amend Title 9 of the Development Code to permit, by right, farm worker housing in all multiple-family zones.</p>	<p>Adopted by the City Council on May 30, 2013.</p>	<p>Progress: During the planning period, the City has provided support to accommodate the needs of farm worker housing on May 28, 2013.</p> <p>Effectiveness: In 2013, the City Council approved Ordinance number 869 noting that Farm Worker Housing is allowed by right in all the multiple-family zones.</p>	<p>Completed on May 30, 2013.</p>
8.30	<p>Adopt ordinance requiring all new and replacement roofing utilize radiant barrier plywood.</p>	<p>Adoption by 2010.</p>	<p>The 2013 California Building Code was adopted on December 10, 2013 by the City Council.</p>	<p>Completed.</p>

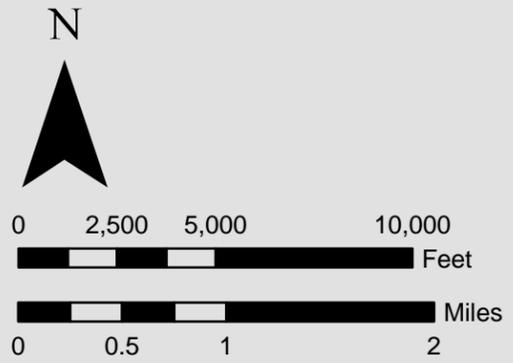
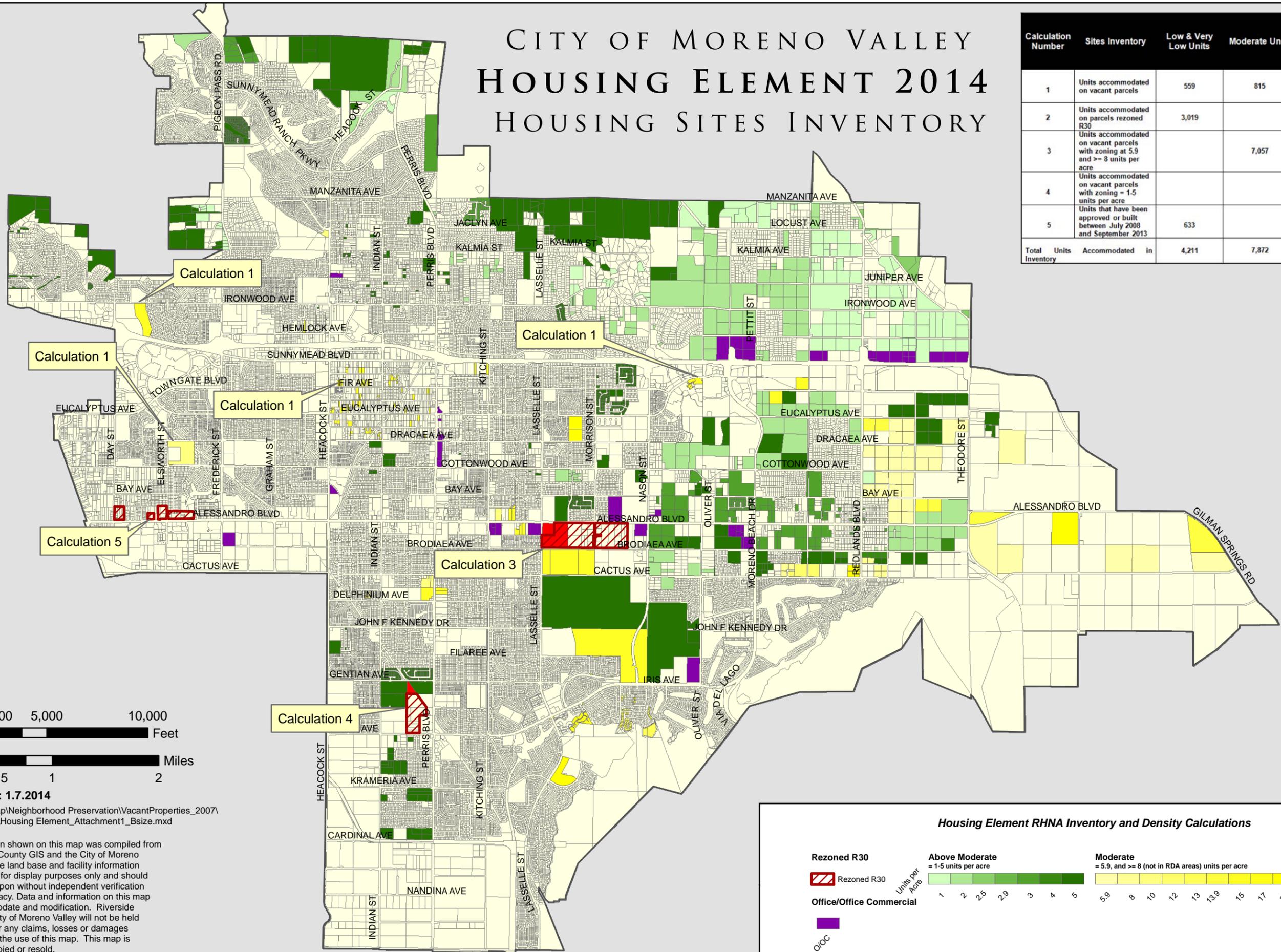
8.31	Implement residential Solar Initiative Program to MV Utility customers.	Ongoing.	<p>Progress: Literature for the public on energy saving programs offered by local utility companies are available in City Hall offices and on the City's website.</p> <p>Effectiveness: The City will continue to encourage homeowners and landlords to incorporate energy conservation within construction and remodeling projects.</p>	Ongoing.
8.32	Distribute at reduced cost compact fluorescent light bulbs.	Program not funded.	Not Completed.	Program deleted.
8.33	Adopt ordinance requiring all new housing have whole house fans installed at time of construction.	Not Completed.	Not Completed.	Program deleted
8.34	Market energy efficiency program for residents of MV Utility area.	Ongoing.	<p>Progress: The City has energy efficiency information posted on its website under "G.R.E.E.N. MoVal (Getting Residents Energy Efficient Now)" and information regarding various programs is mailed out to MV Utility customers in their bills.</p>	Ongoing.
8.35	Consolidate incentives currently	Not Completed.	Progress: Business Support &	Ongoing.

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	provided into a lot consolidation incentive document that will be available to developers by March 2011.		Neighborhood Programs Division staff is working on an incentive document for developers.	
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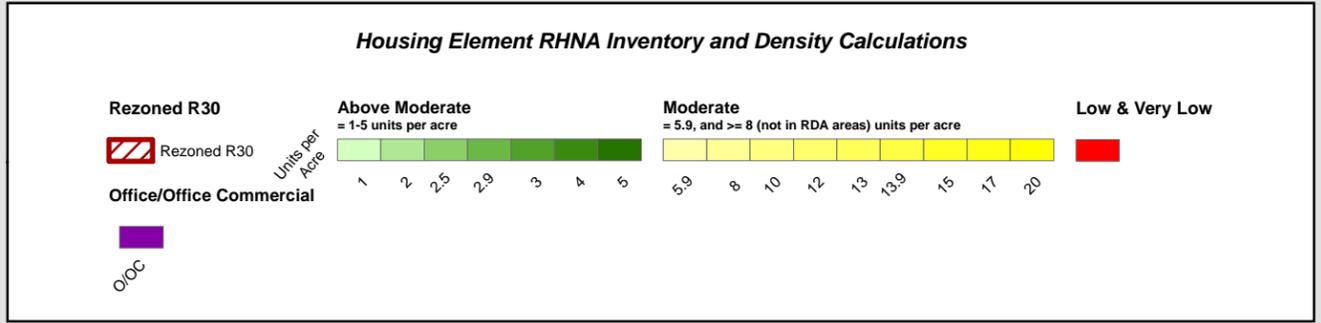
# CITY OF MORENO VALLEY HOUSING ELEMENT 2014 HOUSING SITES INVENTORY

Calculation Number	Sites Inventory	Low & Very Low Units	Moderate Units	Above Moderate Units	Total
1	Units accommodated on vacant parcels	559	815		1,374
2	Units accommodated on parcels rezoned R30	3,019			3,019
3	Units accommodated on vacant parcels with zoning at 5.9 and $\geq 8$ units per acre		7,057		7,057
4	Units accommodated on vacant parcels with zoning = 1-5 units per acre			7,905	7,905
5	Units that have been approved or built between July 2008 and September 2013	633			633
<b>Total Units Inventory</b>	<b>Accommodated in</b>	<b>4,211</b>	<b>7,872</b>	<b>7,905</b>	<b>19,988</b>



Print Date: 1.7.2014  
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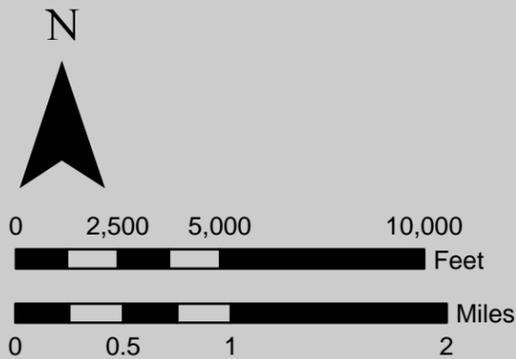
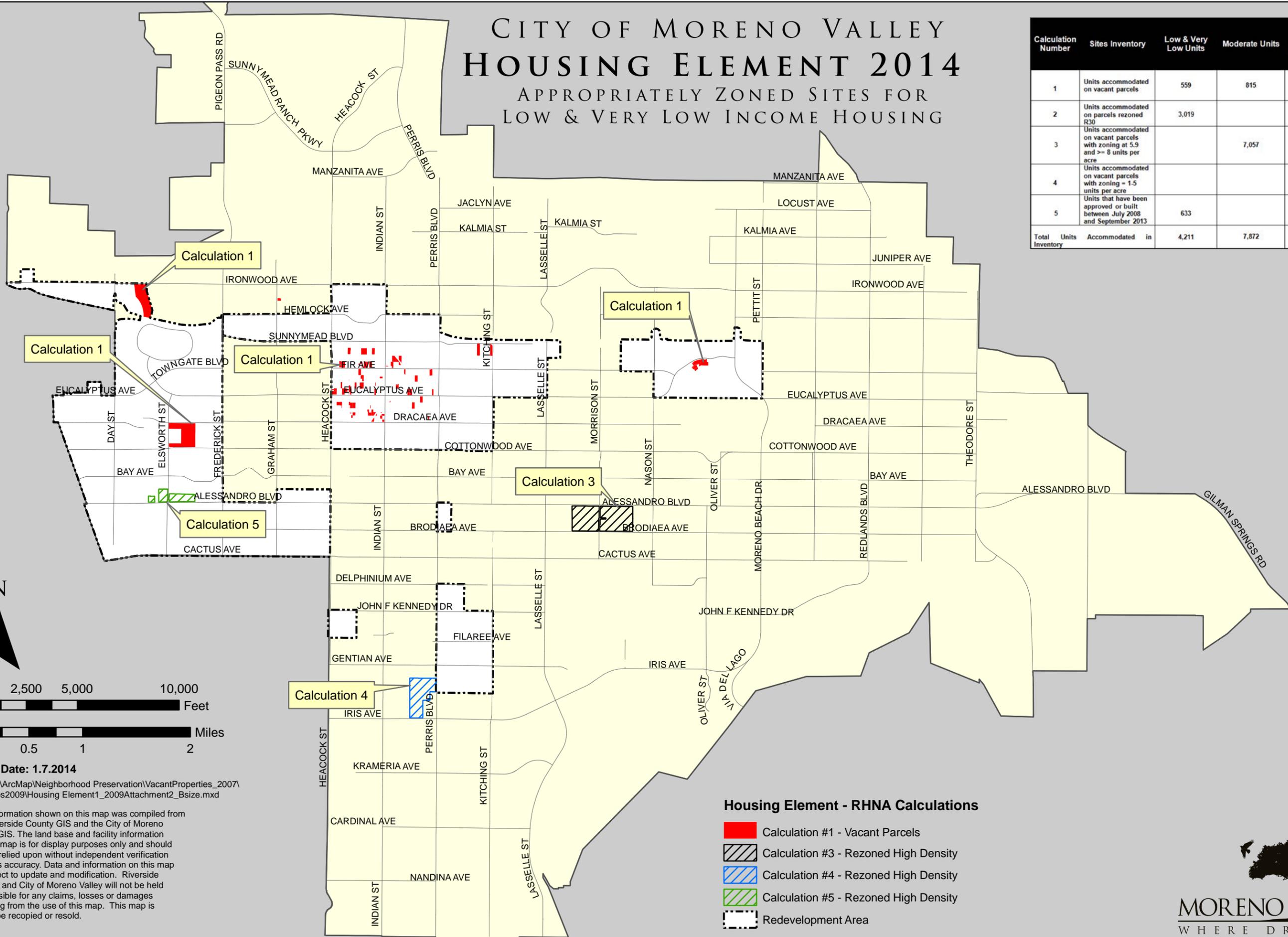
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# CITY OF MORENO VALLEY HOUSING ELEMENT 2014

## APPROPRIATELY ZONED SITES FOR LOW & VERY LOW INCOME HOUSING

Calculation Number	Sites Inventory	Low & Very Low Units	Moderate Units	Above Moderate Units	Total
1	Units accommodated on vacant parcels	559	815		1,374
2	Units accommodated on parcels rezoned R30	3,019			3,019
3	Units accommodated on vacant parcels with zoning at 5.9 and >= 8 units per acre		7,057		7,057
4	Units accommodated on vacant parcels with zoning = 1.5 units per acre			7,905	7,905
5	Units that have been approved or built between July 2008 and September 2013	633			633
<b>Total Inventory</b>	<b>Units Accommodated in</b>	<b>4,211</b>	<b>7,872</b>	<b>7,905</b>	<b>19,988</b>



Print Date: 1.7.2014

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### Housing Element - RHNA Calculations

- Calculation #1 - Vacant Parcels
- ▨ Calculation #3 - Rezoned High Density
- ▨ Calculation #4 - Rezoned High Density
- ▨ Calculation #5 - Rezoned High Density
- Redevelopment Area

Attachment 2



# Vacant Land Inventory - Attachment 3

Based on 10-2013 data  
Report Print Date: 1.7.2014

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>LOW &amp; VERY LOW</b>	485220040	R30	Multi-family	3.90	20	Vacant	
	486280043	R30	Multi-family	27.46	412	Vacant	
	486280044	R30	Multi-family	8.47	127	Vacant	
<b>Parcels per Density Designation: 3</b>		<b>Acres per Density Designation: 40</b>					
	<b>Units per Density Designation: 559</b>		<b>Units per Density Designation 80%: 447</b>				
<b>MODERATE</b>	308040050	H	Multi-family	19.12	382	Vacant	SP
	478110002	H	Multi-family	2.27	45	Vacant	SP
	478110003	H	Multi-family	0.36	7	Vacant	SP
	478110004	H	Multi-family	1.35	27	Vacant	SP
	478110005	H	Multi-family	0.18	4	Vacant	SP
	478110006	H	Multi-family	1.83	37	Vacant	SP
	478110007	H	Multi-family	2.19	44	Vacant	SP
	486280054	H	Multi-family	10.83	1	Vacant	
	423250009	HD	Multi-family	47.94	959	Vacant	SP
	478090007	M	Multi-family	8.98	108	Vacant	SP
	478090029	M	Multi-family	1.81	22	Vacant	SP
	478100034	M	Multi-family	7.88	95	Vacant	SP,FLOOD
	423250002	MD	Multi-family	15.04	209	Vacant	SP
	423310001	MD	Multi-family	42.88	596	Vacant	SP FAULT
	478220006	MD	Multi-family	9.39	131	Vacant	SP
	478220007	MD	Multi-family	8.98	125	Vacant	SP
	478230009	MD	Multi-family	9.39	131	Vacant	SP
	478230010	MD	Multi-family	8.98	125	Vacant	SP
	308610009	MH	Multi-family	1.28	22	Vacant	SP
	308610010	MH	Multi-family	0.94	16	Vacant	SP
	308610011	MH	Multi-family	1.10	19	Vacant	SP,FLOOD
	308610012	MH	Multi-family	1.31	22	Vacant	SP,FLOOD
	308610013	MH	Multi-family	1.76	30	Vacant	SP
	308610014	MH	Multi-family	1.92	33	Vacant	SP
	308610015	MH	Multi-family	0.87	15	Vacant	SP
	308610016	MH	Multi-family	0.11	2	Vacant	SP
	308610033	MH	Multi-family	0.10	2	Vacant	SP
	291120014	R10	Multi-family	26.13	261	Vacant	RDA
	479230018	R10	Multi-family	4.54	45	Vacant	FLOOD
	482230024	R10	Multi-family	8.02	120	Vacant	
	482582039	R10	Multi-family	5.50	55	Vacant	
	482582040	R10	Multi-family	1.98	20	Vacant	
	291100055	R15	Multi-family	18.88	283	Vacant	RDA
292181001	R15	Multi-family	1.09	16	Vacant		
292181015	R15	Multi-family	0.17	3	Vacant		
292211001	R15	Multi-family	0.40	6	Vacant		
479050001	R15	Multi-family	1.67	25	Vacant	RDA	
479050003	R15	Multi-family	0.89	13	Vacant	RDA	
479050004	R15	Multi-family	0.89	13	Vacant	RDA	
479230011	R15	Multi-family	2.27	34	Vacant		
479230012	R15	Multi-family	2.27	34	Vacant		
479230027	R15	Multi-family	0.52	8	Vacant	FLOOD	
484030013	R15	Multi-family	1.70	26	Vacant		
484030014	R15	Multi-family	2.30	34	Vacant		
484030020	R15	Multi-family	1.93	29	Vacant		
484231015	R15	Multi-family	2.14	32	Vacant		

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>MODERATE</b>	484231016	R15	Multi-family	2.14	32	Vacant	
	488090028	R15	Multi-family	0.50	8	Vacant	RDA
	488090061	R15	Multi-family	1.37	21	Vacant	RDA
	488091025	R15	Multi-family	2.87	43	Vacant	RDA
	488091031	R15	Multi-family	0.86	13	Vacant	RDA
	488330011	R15	Multi-family	9.39	141	Vacant	
	488330024	R15	Multi-family	8.93	134	Vacant	
	296103025	R20	Multi-family	0.28	6	Vacant	
	487370001	R20	Multi-family	9.39	188	Vacant	
	487370002	R20	Multi-family	9.39	188	Vacant	
	481130022	VR	Multi-family	0.42	6	Vacant	SP,RDA
	481130023	VR	Multi-family	0.50	8	Vacant	SP,RDA
	481150024	VR	Multi-family	0.91	14	Vacant	SP,RDA
	481150026	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481150027	VR	Multi-family	0.91	14	Vacant	SP,RDA
	481150030	VR	Multi-family	0.36	5	Vacant	SP,RDA
	481150035	VR	Multi-family	0.09	1	Vacant	SP,RDA
	481171007	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481171008	VR	Multi-family	0.81	12	Vacant	SP,FLOOD,RDA
	481171011	VR	Multi-family	0.34	5	Vacant	SP,RDA
	481171013	VR	Multi-family	0.01	1	Vacant	SP,FLOOD,RDA
	481171032	VR	Multi-family	0.27	4	Vacant	SP,FLOOD,RDA
	481171039	VR	Multi-family	0.77	12	Vacant	SP,RDA
	481171046	VR	Multi-family	0.10	2	Vacant	SP, FLOOD
	481171047	VR	Multi-family	0.10	2	Vacant	SP, FLOOD
	481171048	VR	Multi-family	0.11	2	Vacant	SP, FLOOD
	481171049	VR	Multi-family	0.11	2	Vacant	SP, FLOOD
	481171050	VR	Multi-family	0.14	2	Vacant	SP, FLOOD
	481200013	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481200033	VR	Multi-family	0.91	14	Vacant	SP,RDA
	481200044	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481210025	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481223017	VR	Multi-family	0.36	5	Vacant	SP,FLOOD,RDA
	481230040	VR	Multi-family	0.21	3	Vacant	SP,RDA
	481230041	VR	Multi-family	0.21	3	Vacant	SP,RDA
	481230042	VR	Multi-family	0.22	3	Vacant	SP,FLOOD,RDA
	481230052	VR	Multi-family	0.15	2	Vacant	SP, RDA
	481230053	VR	Multi-family	0.14	2	Vacant	SP, RDA
	481230054	VR	Multi-family	0.14	2	Vacant	SP, RDA
	481230055	VR	Multi-family	0.15	2	Vacant	SP, RDA
	481240001	VR	Multi-family	0.91	14	Vacant	SP,RDA
	481240035	VR	Multi-family	0.58	9	Vacant	SP,RDA
	481240036	VR	Multi-family	0.17	3	Vacant	SP,RDA
	481240042	VR	Multi-family	0.26	4	Vacant	SP,RDA
	481250002	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481250003	VR	Multi-family	0.91	14	Vacant	SP,RDA
	481250041	VR	Multi-family	0.06	1	Vacant	SP,RDA
	481250043	VR	Multi-family	0.02	1	Vacant	SP,RDA
	481260040	VR	Multi-family	0.01	1	Vacant	SP,RDA
	481270008	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481270015	VR	Multi-family	0.23	4	Vacant	SP,RDA
	481270027	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481270046	VR	Multi-family	0.31	5	Vacant	SP,RDA
	481270055	VR	Multi-family	0.60	9	Vacant	SP,RDA
	481270058	VR	Multi-family	1.40	21	Vacant	SP,RDA
	482020014	VR	Multi-family	0.59	9	Vacant	SP,RDA
	482020019	VR	Multi-family	0.52	8	Vacant	SP,RDA

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>MODERATE</b>	482020043	VR	Multi-family	0.01	1	Vacant	SP,RDA
	482020044	VR	Multi-family	0.23	4	Vacant	SP,RDA
	482020064	VR	Multi-family	1.32	20	Vacant	SP, RDA
	482030039	VR	Multi-family	0.03	1	Vacant	SP,RDA
	482030041	VR	Multi-family	0.03	1	Vacant	SP,RDA
	482040008	VR	Multi-family	0.03	1	Vacant	SP,FLOOD,RDA
	482050005	VR	Multi-family	0.91	14	Vacant	SP,RDA
	482050025	VR	Multi-family	0.91	14	Vacant	SP,RDA
	482060027	VR	Multi-family	0.23	4	Vacant	SP,RDA
	482080011	VR	Multi-family	0.85	13	Vacant	SP,RDA
	482080014	VR	Multi-family	0.61	9	Vacant	SP,RDA
	482080024	VR	Multi-family	0.27	4	Vacant	SP,RDA
	482080027	VR	Multi-family	0.26	4	Vacant	SP,RDA
	482080039	VR	Multi-family	0.11	2	Vacant	SP,FLOOD,RDA
	482080044	VR	Multi-family	0.02	1	Vacant	SP,RDA
	482080051	VR	Multi-family	0.10	2	Vacant	SP,FLOOD,RDA
	482080059	VR	Multi-family	0.17	3	Vacant	SP,RDA
	482080060	VR	Multi-family	0.17	3	Vacant	SP,RDA
	482080061	VR	Multi-family	0.21	3	Vacant	SP,FLOOD,RDA
	482090019	VR	Multi-family	0.05	1	Vacant	SP,RDA
	482090026	VR	Multi-family	0.15	2	Vacant	SP,RDA
	482090027	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481120020	VOR	Office	0.61	9	Vacant	SP,RDA
	481120021	VOR	Office	0.30	4	Vacant	SP,RDA
	481130024	VOR	Office	0.45	7	Vacant	SP,RDA
	481130025	VOR	Office	0.45	7	Vacant	SP,RDA
	481140024	VOR	Office	0.91	14	Vacant	SP,RDA
	481140025	VOR	Office	0.91	14	Vacant	SP,RDA
	481171043	VOR	Office	0.01	1	Vacant	SP,RDA
	481270038	VOR	Office	0.11	2	Vacant	SP,RDA
	481270040	VOR	Office	0.21	3	Vacant	SP,RDA
	481270043	VOR	Office	0.02	1	Vacant	SP,RDA
	481270048	VOR	Office	0.01	1	Vacant	SP,RDA
	481270059	VOR	Office	0.05	1	Vacant	SP,RDA
	481270060	VOR	Office	0.93	14	Vacant	SP,RDA
	422070017	LD	Suburban Residential	53.03	313	Vacant	SP
	423250011	LD	Suburban Residential	41.28	244	Vacant	SP
	423250018	LD	Suburban Residential	69.75	412	Vacant	SP
	423260007	LD	Suburban Residential	40.31	238	Vacant	SP
	423260008	LD	Suburban Residential	40.06	236	Vacant	SP FAULT
	423310002	LD	Suburban Residential	41.31	244	Vacant	SP FAULT
	478210054	LD	Suburban Residential	9.81	58	Vacant	SP
	478210055	LD	Suburban Residential	8.91	53	Vacant	SP
	478220001	LD	Suburban Residential	27.76	164	Vacant	SP
	478220004	LD	Suburban Residential	8.98	53	Vacant	SP
	478220005	LD	Suburban Residential	9.39	55	Vacant	SP
	478220010	LD	Suburban Residential	9.39	55	Vacant	SP
	478220011	LD	Suburban Residential	8.98	53	Vacant	SP
	478220016	LD	Suburban Residential	18.37	108	Vacant	SP
	478220017	LD	Suburban Residential	8.98	53	Vacant	SP
	478220018	LD	Suburban Residential	9.39	55	Vacant	SP
	478220019	LD	Suburban Residential	9.39	55	Vacant	SP
	478220020	LD	Suburban Residential	8.98	53	Vacant	SP
	478220022	LD	Suburban Residential	9.39	55	Vacant	SP
	478220023	LD	Suburban Residential	9.39	55	Vacant	SP
	478220024	LD	Suburban Residential	8.98	53	Vacant	SP
	478220025	LD	Suburban Residential	8.98	53	Vacant	SP

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>MODERATE</b>	478220026	LD	Suburban Residential	9.39	55	Vacant	SP
	478230002	LD	Suburban Residential	8.95	53	Vacant	SP
	478230003	LD	Suburban Residential	9.38	55	Vacant	SP
	478230004	LD	Suburban Residential	9.39	55	Vacant	SP
	478230005	LD	Suburban Residential	8.98	53	Vacant	SP
	478230006	LD	Suburban Residential	8.98	53	Vacant	SP
	478230011	LD	Suburban Residential	9.39	55	Vacant	SP
	478230014	LD	Suburban Residential	8.69	51	Vacant	SP
	478230019	LD	Suburban Residential	9.63	57	Vacant	SP
	478230020	LD	Suburban Residential	8.90	53	Vacant	SP
	486280056	LM	Suburban Residential	40.81	1	Vacant	
	486280057	LM	Suburban Residential	22.54	1	Vacant	
	486320008	LM	Suburban Residential	140.58	758	Vacant	SP, FLOOD
	304370009	ML	Suburban Residential	0.03	1	Vacant	SP
	304401011	ML	Suburban Residential	0.02	1	Vacant	SP
	304403012	ML	Suburban Residential	0.05	1	Vacant	SP
	304580001	ML	Suburban Residential	0.15	2	Vacant	SP
	304580002	ML	Suburban Residential	0.15	2	Vacant	SP
	304580003	ML	Suburban Residential	0.15	2	Vacant	SP
	304580004	ML	Suburban Residential	0.16	2	Vacant	SP
	304580005	ML	Suburban Residential	0.16	2	Vacant	SP
	304580006	ML	Suburban Residential	0.16	2	Vacant	SP
	304580007	ML	Suburban Residential	0.16	2	Vacant	SP
	304580008	ML	Suburban Residential	0.17	2	Vacant	SP
	304580009	ML	Suburban Residential	0.20	3	Vacant	SP
	308020012	ML	Suburban Residential	2.13	28	Vacant	SP
	308020019	ML	Suburban Residential	5.07	66	Vacant	SP
	308273018	ML	Suburban Residential	0.17	2	Vacant	SP
	308451012	ML	Suburban Residential	0.16	2	Vacant	SP, FLOOD
	308451013	ML	Suburban Residential	0.12	2	Vacant	SP
	308453012	ML	Suburban Residential	0.02	1	Vacant	SP
	308453013	ML	Suburban Residential	0.50	6	Vacant	SP
	308453014	ML	Suburban Residential	0.07	1	Vacant	SP
	308460021	ML	Suburban Residential	0.15	2	Vacant	SP
	308470049	ML	Suburban Residential	0.19	2	Vacant	SP
	308470050	ML	Suburban Residential	0.25	3	Vacant	SP
	308470051	ML	Suburban Residential	0.03	1	Vacant	SP
	308572025	ML	Suburban Residential	0.13	2	Vacant	SP
	308572026	ML	Suburban Residential	0.13	2	Vacant	SP
	308572027	ML	Suburban Residential	0.17	2	Vacant	SP
	308581020	ML	Suburban Residential	0.14	2	Vacant	SP
	308581021	ML	Suburban Residential	0.14	2	Vacant	SP
	308581022	ML	Suburban Residential	0.14	2	Vacant	SP
	308581023	ML	Suburban Residential	0.14	2	Vacant	SP
	308581024	ML	Suburban Residential	0.15	2	Vacant	SP
	308582009	ML	Suburban Residential	0.11	1	Vacant	SP
	308582010	ML	Suburban Residential	0.18	2	Vacant	SP
	308582028	ML	Suburban Residential	0.21	3	Vacant	SP
	308582029	ML	Suburban Residential	0.13	2	Vacant	SP
	308582030	ML	Suburban Residential	0.14	2	Vacant	SP
	308590001	ML	Suburban Residential	0.17	2	Vacant	SP
	308590002	ML	Suburban Residential	0.14	2	Vacant	SP
	308590003	ML	Suburban Residential	0.12	2	Vacant	SP
	308590004	ML	Suburban Residential	0.14	2	Vacant	SP
	308590005	ML	Suburban Residential	0.14	2	Vacant	SP
	308590006	ML	Suburban Residential	0.13	2	Vacant	SP
	308590007	ML	Suburban Residential	0.14	2	Vacant	SP

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>MODERATE</b>	308592017	ML	Suburban Residential	0.22	3	Vacant	SP
	308592018	ML	Suburban Residential	0.22	3	Vacant	SP
	308592019	ML	Suburban Residential	0.23	3	Vacant	SP
	308601022	ML	Suburban Residential	0.21	3	Vacant	SP
	308601023	ML	Suburban Residential	0.41	5	Vacant	SP
	308620001	ML	Suburban Residential	0.20	3	Vacant	SP
	308620002	ML	Suburban Residential	0.20	3	Vacant	SP
	308620003	ML	Suburban Residential	0.21	3	Vacant	SP
	308620004	ML	Suburban Residential	0.21	3	Vacant	SP
	308620005	ML	Suburban Residential	0.24	3	Vacant	SP
	308620006	ML	Suburban Residential	0.23	3	Vacant	SP
	308620007	ML	Suburban Residential	0.21	3	Vacant	SP
	308620008	ML	Suburban Residential	0.22	3	Vacant	SP
	308620009	ML	Suburban Residential	0.18	2	Vacant	SP
	308620010	ML	Suburban Residential	0.18	2	Vacant	SP
	308620017	ML	Suburban Residential	0.16	2	Vacant	SP
	308620018	ML	Suburban Residential	0.18	2	Vacant	SP
	308620019	ML	Suburban Residential	0.19	2	Vacant	SP
	308620020	ML	Suburban Residential	0.19	2	Vacant	SP
	308620021	ML	Suburban Residential	0.21	3	Vacant	SP
	308620022	ML	Suburban Residential	0.23	3	Vacant	SP
	308620023	ML	Suburban Residential	0.21	0	Vacant	
	308620024	ML	Suburban Residential	0.20	0	Vacant	
	308620025	ML	Suburban Residential	0.18	0	Vacant	
	308620026	ML	Suburban Residential	0.16	0	Vacant	
	308620027	ML	Suburban Residential	0.16	0	Vacant	
	308620028	ML	Suburban Residential	0.15	0	Vacant	
	308620029	ML	Suburban Residential	0.21	0	Vacant	
	308620030	ML	Suburban Residential	0.42	0	Vacant	
	308620031	ML	Suburban Residential	0.25	0	Vacant	
	308620032	ML	Suburban Residential	0.25	0	Vacant	
	308620033	ML	Suburban Residential	0.20	0	Vacant	
	308620034	ML	Suburban Residential	0.22	0	Vacant	
	308620035	ML	Suburban Residential	0.21	0	Vacant	
	308620036	ML	Suburban Residential	0.22	0	Vacant	
	308620043	ML	Suburban Residential	0.20	3	Vacant	SP
	478090026	ML	Suburban Residential	2.94	24	Vacant	SP
	478090027	ML	Suburban Residential	1.87	15	Vacant	SP
	478090028	ML	Suburban Residential	1.81	14	Vacant	SP
	478120010	ML	Suburban Residential	1.89	15	Vacant	SP
	478120011	ML	Suburban Residential	2.27	18	Vacant	SP
	478120021	ML	Suburban Residential	2.00	16	Vacant	SP
	478120022	ML	Suburban Residential	2.26	18	Vacant	SP
	478120023	ML	Suburban Residential	2.27	18	Vacant	SP
	478120024	ML	Suburban Residential	2.00	16	Vacant	SP
	486480047	ML	Suburban Residential	0.11	1	Vacant	SP
	475182048	R5	Suburban Residential	0.17	1	Vacant	
	475182049	R5	Suburban Residential	0.17	1	Vacant	
	475182050	R5	Suburban Residential	0.27	1	Vacant	
	475182051	R5	Suburban Residential	0.32	2	Vacant	
	475182052	R5	Suburban Residential	0.23	1	Vacant	
	475182053	R5	Suburban Residential	0.28	1	Vacant	
	475182054	R5	Suburban Residential	0.09	1	Vacant	
	264236001	RS10	Suburban Residential	2.14	21	Vacant	
	482304037	RS10	Suburban Residential	0.24	2	Vacant	
	482304038	RS10	Suburban Residential	0.19	2	Vacant	
	482304039	RS10	Suburban Residential	0.20	2	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Constraints</u></b>
<b>MODERATE</b>	482304040	RS10	Suburban Residential	0.22	2	Vacant	
	482304041	RS10	Suburban Residential	0.18	2	Vacant	
	482304042	RS10	Suburban Residential	0.21	2	Vacant	
	482304043	RS10	Suburban Residential	0.27	3	Vacant	
	482304044	RS10	Suburban Residential	0.17	2	Vacant	
	482304045	RS10	Suburban Residential	0.17	2	Vacant	

**Parcels per Density Designation: 280      Acres per Density Designation: 1,170**

	<b>Units per Density Designation: 9,980</b>		<b>Units per Density Designation 80%: 7984</b>				
<b>ABOVE MODERATE</b>	478060017	CC	Commercial	0.84	2	Vacant	FLOOD
	478060019	CC	Commercial	2.12	6	Vacant	FLOOD
	478060024	CC	Commercial	2.29	7	Vacant	FLOOD
	485220041	CC	Commercial	13.90	70	Vacant	
	256150001	HR	Large Lot Residential	33.77	7	Vacant	
	256160002	HR	Large Lot Residential	10.65	2	Vacant	
	256160010	HR	Large Lot Residential	9.55	2	Vacant	
	256160017	HR	Large Lot Residential	10.24	2	Vacant	
	256170004	HR	Large Lot Residential	28.91	6	Vacant	
	259260003	HR	Large Lot Residential	20.00	4	Vacant	
	259260004	HR	Large Lot Residential	10.00	2	Vacant	
	259260005	HR	Large Lot Residential	10.00	2	Vacant	
	259260006	HR	Large Lot Residential	20.00	4	Vacant	
	259260039	HR	Large Lot Residential	12.18	2	Vacant	
	264040003	HR	Large Lot Residential	12.56	2	Vacant	
	264040010	HR	Large Lot Residential	6.15	1	Vacant	
	264040011	HR	Large Lot Residential	6.15	1	Vacant	
	264040013	HR	Large Lot Residential	1.34	7	Vacant	
	264110006	HR	Large Lot Residential	2.35	12	Vacant	
	264110009	HR	Large Lot Residential	18.98	4	Vacant	
	264110010	HR	Large Lot Residential	20.04	4	Vacant	
	264110022	HR	Large Lot Residential	1.58	8	Vacant	
	264110024	HR	Large Lot Residential	1.79	9	Vacant	
	471201008	HR	Large Lot Residential	166.17	33	Vacant	
	471290003	HR	Large Lot Residential	2.57	13	Vacant	
	471290004	HR	Large Lot Residential	2.57	13	Vacant	
	471290005	HR	Large Lot Residential	2.40	12	Vacant	
	471290006	HR	Large Lot Residential	7.63	2	Vacant	
	473150002	HR	Large Lot Residential	13.75	3	Vacant	
	473150048	HR	Large Lot Residential	10.52	2	Vacant	
	473150049	HR	Large Lot Residential	15.73	3	Vacant	
	473150053	HR	Large Lot Residential	19.88	4	Vacant	FAULT
	473160001	HR	Large Lot Residential	17.50	4	Vacant	
	473160002	HR	Large Lot Residential	2.50	12	Vacant	
	474100002	HR	Large Lot Residential	20.00	4	Vacant	
	474100003	HR	Large Lot Residential	10.00	2	Vacant	
	474210001	HR	Large Lot Residential	40.00	8	Vacant	
	474210003	HR	Large Lot Residential	60.00	12	Vacant	
	474210004	HR	Large Lot Residential	60.00	12	Vacant	
	474210005	HR	Large Lot Residential	10.00	2	Vacant	
	474210006	HR	Large Lot Residential	10.00	2	Vacant	
	474210008	HR	Large Lot Residential	10.00	2	Vacant	
474220065	HR	Large Lot Residential	13.49	3	Vacant		
474220070	HR	Large Lot Residential	32.27	6	Vacant		
474230005	HR	Large Lot Residential	3.32	1	Vacant		
474230032	HR	Large Lot Residential	3.26	1	Vacant		
474310001	HR	Large Lot Residential	5.14	1	Vacant		
474310002	HR	Large Lot Residential	2.50	12	Vacant		

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	474310003	HR	Large Lot Residential	2.50	12	Vacant	
	474310004	HR	Large Lot Residential	2.51	13	Vacant	
	474310005	HR	Large Lot Residential	2.62	13	Vacant	
	474320003	HR	Large Lot Residential	1.07	5	Vacant	
	474320005	HR	Large Lot Residential	1.02	5	Vacant	
	474341005	HR	Large Lot Residential	1.72	9	Vacant	
	474341006	HR	Large Lot Residential	1.40	7	Vacant	
	474341007	HR	Large Lot Residential	0.91	5	Vacant	
	474341008	HR	Large Lot Residential	1.02	5	Vacant	
	474410017	HR	Large Lot Residential	0.00	1	Vacant	
	474410028	HR	Large Lot Residential	1.43	7	Vacant	
	474410029	HR	Large Lot Residential	1.59	8	Vacant	
	474500010	HR	Large Lot Residential	2.47	12	Vacant	
	478020023	HR	Large Lot Residential	24.86	5	Vacant	
	478020027	HR	Large Lot Residential	23.43	5	Vacant	
	488160001	HR	Large Lot Residential	19.38	4	Vacant	
	488160003	HR	Large Lot Residential	10.42	2	Vacant	
	488190031	HR	Large Lot Residential	1.80	9	Vacant	
	488190033	HR	Large Lot Residential	2.75	1	Vacant	
	488200015	HR	Large Lot Residential	2.51	13	Vacant	
	264040006	R1	Large Lot Residential	3.00	3	Vacant	
	264040009	R1	Large Lot Residential	6.15	6	Vacant	
	264040012	R1	Large Lot Residential	1.52	2	Vacant	
	264040014	R1	Large Lot Residential	0.92	1	Vacant	
	264040015	R1	Large Lot Residential	0.92	1	Vacant	
	264040016	R1	Large Lot Residential	0.95	1	Vacant	
	264110018	R1	Large Lot Residential	0.26	1	Vacant	
	264110027	R1	Large Lot Residential	0.97	1	Vacant	
	264110028	R1	Large Lot Residential	1.24	1	Vacant	
	264175005	R1	Large Lot Residential	0.99	1	Vacant	
	264175006	R1	Large Lot Residential	1.07	1	Vacant	
	264175007	R1	Large Lot Residential	1.23	1	Vacant	
	264175008	R1	Large Lot Residential	1.02	1	Vacant	
	264312003	R1	Large Lot Residential	0.85	1	Vacant	
	473120069	R1	Large Lot Residential	64.70	65	Vacant	FAULT
	473150050	R1	Large Lot Residential	1.17	1	Vacant	
	473150051	R1	Large Lot Residential	15.77	16	Vacant	
	473150052	R1	Large Lot Residential	21.37	21	Vacant	FAULT
	473150058	R1	Large Lot Residential	8.34	8	Vacant	
	473150059	R1	Large Lot Residential	9.00	9	Vacant	FAULT
	473150061	R1	Large Lot Residential	9.33	9	Vacant	FAULT
	473150063	R1	Large Lot Residential	11.94	12	Vacant	
	473174002	R1	Large Lot Residential	9.39	9	Vacant	
	473174003	R1	Large Lot Residential	9.39	9	Vacant	
	473174004	R1	Large Lot Residential	8.96	9	Vacant	
	473174005	R1	Large Lot Residential	8.96	9	Vacant	
	473174007	R1	Large Lot Residential	9.39	9	Vacant	
	473174008	R1	Large Lot Residential	8.55	9	Vacant	
	473174010	R1	Large Lot Residential	2.15	2	Vacant	
	473174012	R1	Large Lot Residential	2.17	2	Vacant	
	473174013	R1	Large Lot Residential	2.17	2	Vacant	
	473210005	R1	Large Lot Residential	3.90	4	Vacant	FAULT
	473220004	R1	Large Lot Residential	3.68	4	Vacant	FAULT
	473220009	R1	Large Lot Residential	9.39	9	Vacant	
	473220010	R1	Large Lot Residential	7.74	8	Vacant	
	473220011	R1	Large Lot Residential	1.65	2	Vacant	
	473220015	R1	Large Lot Residential	9.39	9	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	473220017	R1	Large Lot Residential	16.10	16	Vacant	FAULT
	473220043	R1	Large Lot Residential	5.84	6	Vacant	
	473220044	R1	Large Lot Residential	13.03	13	Vacant	FAULT
	473220057	R1	Large Lot Residential	0.85	1	Vacant	
	473220064	R1	Large Lot Residential	0.99	1	Vacant	
	473220071	R1	Large Lot Residential	1.17	1	Vacant	
	473220072	R1	Large Lot Residential	1.70	2	Vacant	
	473220075	R1	Large Lot Residential	2.78	3	Vacant	FAULT
	473250003	R1	Large Lot Residential	8.98	9	Vacant	
	473250028	R1	Large Lot Residential	1.44	1	Vacant	
	473250029	R1	Large Lot Residential	9.55	10	Vacant	
	473250030	R1	Large Lot Residential	2.71	3	Vacant	
	473250042	R1	Large Lot Residential	3.86	4	Vacant	
	473250050	R1	Large Lot Residential	1.10	1	Vacant	
	473250051	R1	Large Lot Residential	1.10	1	Vacant	
	473290003	R1	Large Lot Residential	2.35	2	Vacant	
	473290006	R1	Large Lot Residential	1.50	2	Vacant	
	473290007	R1	Large Lot Residential	4.70	5	Vacant	
	473290011	R1	Large Lot Residential	2.00	2	Vacant	
	473290012	R1	Large Lot Residential	6.98	7	Vacant	
	473290013	R1	Large Lot Residential	9.39	9	Vacant	
	473290014	R1	Large Lot Residential	9.39	9	Vacant	
	473290015	R1	Large Lot Residential	8.54	8	Vacant	
	473290018	R1	Large Lot Residential	0.85	1	Vacant	
	473290019	R1	Large Lot Residential	4.08	4	Vacant	
	473310001	R1	Large Lot Residential	55.60	56	Vacant	
	473310013	R1	Large Lot Residential	0.88	1	Vacant	
	473310016	R1	Large Lot Residential	1.20	1	Vacant	
	473401017	R1	Large Lot Residential	0.38	1	Vacant	
	474230049	R1	Large Lot Residential	0.10	1	Vacant	
	474250003	R1	Large Lot Residential	10.00	10	Vacant	
	474250032	R1	Large Lot Residential	2.59	3	Vacant	
	474250033	R1	Large Lot Residential	2.53	2	Vacant	
	474260058	R1	Large Lot Residential	1.87	2	Vacant	
	474260060	R1	Large Lot Residential	3.13	3	Vacant	
	474271001	R1	Large Lot Residential	0.06	1	Vacant	
	474271008	R1	Large Lot Residential	1.55	2	Vacant	
	474271011	R1	Large Lot Residential	2.81	3	Vacant	
	474272030	R1	Large Lot Residential	2.95	3	Vacant	
	474272033	R1	Large Lot Residential	2.41	2	Vacant	
	481041028	R1	Large Lot Residential	0.11	1	Vacant	SP,RDA
	481090023	R1	Large Lot Residential	0.30	1	Vacant	SP,FLOOD,RDA
	488250004	R1	Large Lot Residential	9.41	9	Vacant	
	488250005	R1	Large Lot Residential	9.40	9	Vacant	
	488250006	R1	Large Lot Residential	8.09	8	Vacant	
	488250008	R1	Large Lot Residential	8.55	9	Vacant	
	488250009	R1	Large Lot Residential	9.40	9	Vacant	
	488250010	R1	Large Lot Residential	9.40	9	Vacant	
	488250011	R1	Large Lot Residential	8.74	9	Vacant	
	488260001	R1	Large Lot Residential	2.00	2	Vacant	
	488260002	R1	Large Lot Residential	2.00	2	Vacant	
	488260007	R1	Large Lot Residential	4.70	5	Vacant	
	488260008	R1	Large Lot Residential	4.70	5	Vacant	
	488260009	R1	Large Lot Residential	8.97	9	Vacant	
	488260010	R1	Large Lot Residential	8.97	9	Vacant	
	488260011	R1	Large Lot Residential	9.40	9	Vacant	
	488260013	R1	Large Lot Residential	9.40	9	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	488260015	R1	Large Lot Residential	2.48	2	Vacant	
	488260016	R1	Large Lot Residential	2.19	2	Vacant	
	488260019	R1	Large Lot Residential	2.83	3	Vacant	
	488260020	R1	Large Lot Residential	2.51	2	Vacant	
	488260023	R1	Large Lot Residential	8.97	9	Vacant	FAULT
	488260024	R1	Large Lot Residential	8.97	9	Vacant	
	488260025	R1	Large Lot Residential	9.40	9	Vacant	FAULT
	488260026	R1	Large Lot Residential	9.40	9	Vacant	FAULT
	488260027	R1	Large Lot Residential	18.80	19	Vacant	FAULT
	488260029	R1	Large Lot Residential	6.45	6	Vacant	FAULT
	488260030	R1	Large Lot Residential	8.80	9	Vacant	FAULT
	488260031	R1	Large Lot Residential	16.60	17	Vacant	
	488260032	R1	Large Lot Residential	9.39	9	Vacant	
	488260034	R1	Large Lot Residential	9.40	9	Vacant	FAULT
	488260036	R1	Large Lot Residential	8.97	9	Vacant	FAULT
	488310001	R1	Large Lot Residential	8.97	9	Vacant	
	488310002	R1	Large Lot Residential	9.39	9	Vacant	
	488310003	R1	Large Lot Residential	9.39	9	Vacant	
	488310004	R1	Large Lot Residential	8.19	8	Vacant	
	488320007	R1	Large Lot Residential	0.19	1	Vacant	
	473171034	RR	Large Lot Residential	0.80	2	Vacant	FAULT
	473171037	RR	Large Lot Residential	1.29	3	Vacant	FAULT
	473200004	RR	Large Lot Residential	7.18	3	Vacant	FAULT
	473210001	RR	Large Lot Residential	2.15	1	Vacant	FAULT
	473220018	RR	Large Lot Residential	11.11	4	Vacant	FAULT
	473220019	RR	Large Lot Residential	9.06	4	Vacant	FAULT
	488260028	RR	Large Lot Residential	2.00	1	Vacant	FAULT
	478230001	CH	Multi-family	8.14	1	Vacant	SP
	260040026	R5	Open Space/Park	9.82	49	Vacant	SP
	260040030	R5	Open Space/Park	12.80	64	Vacant	SP
	259240062	EST	Residential 2 Dwellings/Acr	18.11	36	Vacant	SP
	471201011	R2	Residential 2 Dwellings/Acr	37.51	75	Vacant	
	471201011	R2	Residential 2 Dwellings/Acr	37.51	75	Vacant	
	471290017	R2	Residential 2 Dwellings/Acr	0.62	1	Vacant	
	471300023	R2	Residential 2 Dwellings/Acr	9.76	20	Vacant	
	473171020	R2	Residential 2 Dwellings/Acr	6.50	13	Vacant	
	473171022	R2	Residential 2 Dwellings/Acr	6.12	12	Vacant	
	473401021	R2	Residential 2 Dwellings/Acr	5.69	11	Vacant	
	474220026	R2	Residential 2 Dwellings/Acr	0.09	1	Vacant	
	474220035	R2	Residential 2 Dwellings/Acr	0.35	1	Vacant	
	474220044	R2	Residential 2 Dwellings/Acr	0.01	1	Vacant	
	474371008	R2	Residential 2 Dwellings/Acr	0.32	1	Vacant	
	474371010	R2	Residential 2 Dwellings/Acr	0.50	1	Vacant	
	474371015	R2	Residential 2 Dwellings/Acr	0.32	1	Vacant	
	474371017	R2	Residential 2 Dwellings/Acr	0.32	1	Vacant	
	474371018	R2	Residential 2 Dwellings/Acr	0.40	1	Vacant	
	474500002	R2	Residential 2 Dwellings/Acr	17.68	35	Vacant	
	474500005	R2	Residential 2 Dwellings/Acr	5.20	10	Vacant	
	488032002	R2	Residential 2 Dwellings/Acr	0.56	1	Vacant	
	488060006	R2	Residential 2 Dwellings/Acr	0.55	1	Vacant	
	488080003	R2	Residential 2 Dwellings/Acr	17.31	35	Vacant	
	488080011	R2	Residential 2 Dwellings/Acr	8.54	17	Vacant	
	488080012	R2	Residential 2 Dwellings/Acr	7.44	15	Vacant	
	488270019	R2	Residential 2 Dwellings/Acr	0.87	2	Vacant	
	488270020	R2	Residential 2 Dwellings/Acr	0.89	2	Vacant	
	488270021	R2	Residential 2 Dwellings/Acr	3.78	8	Vacant	
	488270024	R2	Residential 2 Dwellings/Acr	0.75	2	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	488270025	R2	Residential 2 Dwellings/Acr	0.67	1	Vacant	
	473150012	RA2	Residential Agriculture 2 Dv	0.37	1	Vacant	
	473150015	RA2	Residential Agriculture 2 Dv	8.50	17	Vacant	
	473150025	RA2	Residential Agriculture 2 Dv	1.80	4	Vacant	
	473150079	RA2	Residential Agriculture 2 Dv	17.25	34	Vacant	
	473160004	RA2	Residential Agriculture 2 Dv	75.10	150	Vacant	
	473160007	RA2	Residential Agriculture 2 Dv	36.15	72	Vacant	
	473160008	RA2	Residential Agriculture 2 Dv	27.32	55	Vacant	
	473160011	RA2	Residential Agriculture 2 Dv	9.22	18	Vacant	
	473160013	RA2	Residential Agriculture 2 Dv	9.20	18	Vacant	
	473160017	RA2	Residential Agriculture 2 Dv	32.35	65	Vacant	
	473160018	RA2	Residential Agriculture 2 Dv	9.09	18	Vacant	
	473160019	RA2	Residential Agriculture 2 Dv	9.05	18	Vacant	
	473230009	RA2	Residential Agriculture 2 Dv	3.64	7	Vacant	FAULT
	473280011	RA2	Residential Agriculture 2 Dv	9.39	19	Vacant	
	473280012	RA2	Residential Agriculture 2 Dv	8.98	18	Vacant	
	473280013	RA2	Residential Agriculture 2 Dv	8.98	18	Vacant	
	473280014	RA2	Residential Agriculture 2 Dv	9.39	19	Vacant	
	473280015	RA2	Residential Agriculture 2 Dv	9.39	19	Vacant	
	473280016	RA2	Residential Agriculture 2 Dv	8.98	18	Vacant	
	473280018	RA2	Residential Agriculture 2 Dv	1.14	2	Vacant	
	473280019	RA2	Residential Agriculture 2 Dv	1.14	2	Vacant	
	473300001	RA2	Residential Agriculture 2 Dv	8.98	18	Vacant	
	473300002	RA2	Residential Agriculture 2 Dv	9.39	19	Vacant	
	473300003	RA2	Residential Agriculture 2 Dv	9.39	19	Vacant	
	473300004	RA2	Residential Agriculture 2 Dv	4.70	9	Vacant	
	473300005	RA2	Residential Agriculture 2 Dv	4.27	8	Vacant	
	473300008	RA2	Residential Agriculture 2 Dv	9.39	19	Vacant	
	473300009	RA2	Residential Agriculture 2 Dv	9.39	19	Vacant	
	473300010	RA2	Residential Agriculture 2 Dv	8.98	18	Vacant	
	474130034	RA2	Residential Agriculture 2 Dv	0.42	1	Vacant	
	474142006	RA2	Residential Agriculture 2 Dv	4.80	10	Vacant	
	474161016	RA2	Residential Agriculture 2 Dv	0.08	1	Vacant	
	474161035	RA2	Residential Agriculture 2 Dv	1.15	2	Vacant	
	474170008	RA2	Residential Agriculture 2 Dv	1.67	3	Vacant	
	474180012	RA2	Residential Agriculture 2 Dv	0.72	1	Vacant	
	474180030	RA2	Residential Agriculture 2 Dv	0.46	1	Vacant	
	474180031	RA2	Residential Agriculture 2 Dv	0.46	1	Vacant	
	474180032	RA2	Residential Agriculture 2 Dv	1.18	2	Vacant	
	474250011	RA2	Residential Agriculture 2 Dv	1.02	2	Vacant	
	474250015	RA2	Residential Agriculture 2 Dv	13.41	27	Vacant	
	474250017	RA2	Residential Agriculture 2 Dv	0.53	1	Vacant	
	474250057	RA2	Residential Agriculture 2 Dv	1.02	2	Vacant	
	474250058	RA2	Residential Agriculture 2 Dv	0.36	1	Vacant	
	474590034	RA2	Residential Agriculture 2 Dv	1.00	2	Vacant	
	474590036	RA2	Residential Agriculture 2 Dv	1.50	3	Vacant	
	474590037	RA2	Residential Agriculture 2 Dv	0.90	2	Vacant	
	474590039	RA2	Residential Agriculture 2 Dv	1.01	2	Vacant	
	475060023	RA2	Residential Agriculture 2 Dv	0.46	1	Vacant	
	478020024	RA2	Residential Agriculture 2 Dv	20.04	40	Vacant	
	478020025	RA2	Residential Agriculture 2 Dv	20.95	42	Vacant	
	478020026	RA2	Residential Agriculture 2 Dv	26.87	54	Vacant	
	478020030	RA2	Residential Agriculture 2 Dv	22.09	44	Vacant	
	478020031	RA2	Residential Agriculture 2 Dv	1.00	2	Vacant	
	478020035	RA2	Residential Agriculture 2 Dv	7.98	16	Vacant	
	478020037	RA2	Residential Agriculture 2 Dv	8.15	16	Vacant	
	478230008	RA2	Residential Agriculture 2 Dv	36.38	73	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Constraints</u>
<b>ABOVE MODERATE</b>	478230015	RA2	Residential Agriculture 2 Dv	8.69	17	Vacant	
	478230016	RA2	Residential Agriculture 2 Dv	9.10	18	Vacant	
	478240002	RA2	Residential Agriculture 2 Dv	8.98	18	Vacant	
	478240003	RA2	Residential Agriculture 2 Dv	8.98	18	Vacant	
	478240005	RA2	Residential Agriculture 2 Dv	9.10	18	Vacant	
	478240006	RA2	Residential Agriculture 2 Dv	9.10	18	Vacant	
	478240007	RA2	Residential Agriculture 2 Dv	8.69	17	Vacant	
	478240008	RA2	Residential Agriculture 2 Dv	9.39	19	Vacant	
	478240021	RA2	Residential Agriculture 2 Dv	8.68	17	Vacant	
	478240022	RA2	Residential Agriculture 2 Dv	8.84	18	Vacant	
	478240023	RA2	Residential Agriculture 2 Dv	8.84	18	Vacant	
	478240031	RA2	Residential Agriculture 2 Dv	2.05	4	Vacant	
	478240032	RA2	Residential Agriculture 2 Dv	2.05	4	Vacant	
	478240033	RA2	Residential Agriculture 2 Dv	1.76	4	Vacant	
	478240034	RA2	Residential Agriculture 2 Dv	1.76	4	Vacant	
	478421009	RA2	Residential Agriculture 2 Dv	0.49	1	Vacant	
	478421013	RA2	Residential Agriculture 2 Dv	0.40	1	Vacant	
	486250003	RA2	Residential Agriculture 2 Dv	2.18	4	Vacant	FLOOD
	486290005	RA2	Residential Agriculture 2 Dv	1.06	2	Vacant	
	486290010	RA2	Residential Agriculture 2 Dv	1.17	2	Vacant	
	486290028	RA2	Residential Agriculture 2 Dv	8.97	18	Vacant	FLOOD
	486290032	RA2	Residential Agriculture 2 Dv	8.91	18	Vacant	
	486290033	RA2	Residential Agriculture 2 Dv	1.31	3	Vacant	
	486290035	RA2	Residential Agriculture 2 Dv	17.06	34	Vacant	
	486570010	RA2	Residential Agriculture 2 Dv	9.39	19	Vacant	
	487060006	RA2	Residential Agriculture 2 Dv	0.94	2	Vacant	
	487090006	RA2	Residential Agriculture 2 Dv	0.80	2	Vacant	
	487140011	RA2	Residential Agriculture 2 Dv	0.48	1	Vacant	
	487140013	RA2	Residential Agriculture 2 Dv	0.48	1	Vacant	
	487150001	RA2	Residential Agriculture 2 Dv	0.76	2	Vacant	
	487150014	RA2	Residential Agriculture 2 Dv	2.08	4	Vacant	
	487150016	RA2	Residential Agriculture 2 Dv	2.58	5	Vacant	
	487160001	RA2	Residential Agriculture 2 Dv	9.73	20	Vacant	
	487170001	RA2	Residential Agriculture 2 Dv	5.99	12	Vacant	
	487170004	RA2	Residential Agriculture 2 Dv	4.57	9	Vacant	
	487170005	RA2	Residential Agriculture 2 Dv	4.89	10	Vacant	
	487470001	RA2	Residential Agriculture 2 Dv	9.40	19	Vacant	
	487550001	RA2	Residential Agriculture 2 Dv	0.56	1	Vacant	
	487550002	RA2	Residential Agriculture 2 Dv	0.52	1	Vacant	
	487550003	RA2	Residential Agriculture 2 Dv	0.52	1	Vacant	
	487550004	RA2	Residential Agriculture 2 Dv	0.53	1	Vacant	
	487551001	RA2	Residential Agriculture 2 Dv	0.56	1	Vacant	
	487551002	RA2	Residential Agriculture 2 Dv	0.61	1	Vacant	
	487551003	RA2	Residential Agriculture 2 Dv	0.59	1	Vacant	
	487551004	RA2	Residential Agriculture 2 Dv	0.57	1	Vacant	
	487551005	RA2	Residential Agriculture 2 Dv	0.51	1	Vacant	
	487551006	RA2	Residential Agriculture 2 Dv	0.55	1	Vacant	
	487551008	RA2	Residential Agriculture 2 Dv	0.58	1	Vacant	
	488080004	RA2	Residential Agriculture 2 Dv	18.91	38	Vacant	
	488080005	RA2	Residential Agriculture 2 Dv	8.67	17	Vacant	
	488080006	RA2	Residential Agriculture 2 Dv	8.37	17	Vacant	
	488080007	RA2	Residential Agriculture 2 Dv	8.37	17	Vacant	
	488080008	RA2	Residential Agriculture 2 Dv	8.98	18	Vacant	
	488080009	RA2	Residential Agriculture 2 Dv	8.98	18	Vacant	
	488080010	RA2	Residential Agriculture 2 Dv	8.98	18	Vacant	
	488160004	RA2	Residential Agriculture 2 Dv	12.20	24	Vacant	
	488160005	RA2	Residential Agriculture 2 Dv	6.03	12	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	488170007	RA2	Residential Agriculture 2 Dv	1.82	4	Vacant	
	488170011	RA2	Residential Agriculture 2 Dv	8.07	16	Vacant	
	488180024	RA2	Residential Agriculture 2 Dv	14.73	30	Vacant	
	488180025	RA2	Residential Agriculture 2 Dv	9.52	19	Vacant	
	488180027	RA2	Residential Agriculture 2 Dv	9.95	20	Vacant	
	488180028	RA2	Residential Agriculture 2 Dv	18.31	37	Vacant	
	488190023	RA2	Residential Agriculture 2 Dv	0.92	2	Vacant	
	488250001	RA2	Residential Agriculture 2 Dv	9.40	19	Vacant	
	488250002	RA2	Residential Agriculture 2 Dv	8.97	18	Vacant	
	488250013	RA2	Residential Agriculture 2 Dv	8.98	18	Vacant	
	488250014	RA2	Residential Agriculture 2 Dv	9.40	19	Vacant	
	488300002	RA2	Residential Agriculture 2 Dv	6.90	14	Vacant	
	488330009	RA2	Residential Agriculture 2 Dv	4.48	9	Vacant	
	488330010	RA2	Residential Agriculture 2 Dv	4.48	9	Vacant	
	488330014	RA2	Residential Agriculture 2 Dv	4.21	8	Vacant	
	488330015	RA2	Residential Agriculture 2 Dv	4.48	9	Vacant	
	488330016	RA2	Residential Agriculture 2 Dv	9.39	19	Vacant	
	488330017	RA2	Residential Agriculture 2 Dv	9.39	19	Vacant	
	488330018	RA2	Residential Agriculture 2 Dv	8.97	18	Vacant	
	488340001	RA2	Residential Agriculture 2 Dv	8.98	18	Vacant	
	488340002	RA2	Residential Agriculture 2 Dv	9.40	19	Vacant	
	488340009	RA2	Residential Agriculture 2 Dv	9.40	19	Vacant	
	488340010	RA2	Residential Agriculture 2 Dv	9.40	19	Vacant	
	488340011	RA2	Residential Agriculture 2 Dv	8.98	18	Vacant	
	478090036	L	Suburban Residential	3.97	20	Vacant	SP,FLOOD
	478100009	L	Suburban Residential	8.98	45	Vacant	SP
	478100010	L	Suburban Residential	8.98	45	Vacant	SP,FLOOD
	478120005	L	Suburban Residential	2.07	10	Vacant	SP
	478120006	L	Suburban Residential	2.27	11	Vacant	SP
	478120019	L	Suburban Residential	2.27	11	Vacant	SP
	478120020	L	Suburban Residential	2.00	10	Vacant	SP
	478240011	L	Suburban Residential	8.98	45	Vacant	SP
	478240012	L	Suburban Residential	8.98	45	Vacant	SP
	478320026	L	Suburban Residential	0.34	2	Vacant	SP
	486300013	LM	Suburban Residential	286.05	1	Vacant	SP
	486300013	LM	Suburban Residential	286.05	0	Vacant	SP
	486310032	LM	Suburban Residential	155.47	1,403	Vacant	SP, FLOOD
	474500017	R1	Suburban Residential	15.16	15	Vacant	SP
	259260027	R3	Suburban Residential	2.46	7	Vacant	
	259260029	R3	Suburban Residential	4.80	14	Vacant	
	259260030	R3	Suburban Residential	6.65	20	Vacant	
	259260036	R3	Suburban Residential	2.35	7	Vacant	
	259260037	R3	Suburban Residential	2.11	6	Vacant	
	259260038	R3	Suburban Residential	2.30	7	Vacant	
	259260040	R3	Suburban Residential	2.47	7	Vacant	
	259260041	R3	Suburban Residential	2.50	8	Vacant	
	259260042	R3	Suburban Residential	2.29	7	Vacant	
	259520030	R3	Suburban Residential	0.13	1	Vacant	
	474490025	R3	Suburban Residential	43.21	130	Vacant	
	474711001	R3	Suburban Residential	0.55	2	Vacant	
	474711002	R3	Suburban Residential	0.54	2	Vacant	
	474711003	R3	Suburban Residential	0.53	2	Vacant	
	474711004	R3	Suburban Residential	0.70	2	Vacant	
	474711005	R3	Suburban Residential	0.54	2	Vacant	
	474711006	R3	Suburban Residential	0.57	2	Vacant	
	474711007	R3	Suburban Residential	0.66	2	Vacant	
	474711008	R3	Suburban Residential	0.57	2	Vacant	

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<b>ABOVE MODERATE</b>	474711009	R3	Suburban Residential	0.37	1	Vacant	
	474711010	R3	Suburban Residential	0.45	1	Vacant	
	474712001	R3	Suburban Residential	0.48	1	Vacant	
	474712002	R3	Suburban Residential	0.47	1	Vacant	
	474712003	R3	Suburban Residential	0.51	2	Vacant	
	474712004	R3	Suburban Residential	0.75	2	Vacant	
	474712005	R3	Suburban Residential	0.40	1	Vacant	
	474712006	R3	Suburban Residential	0.42	1	Vacant	
	474712007	R3	Suburban Residential	0.55	2	Vacant	
	474713001	R3	Suburban Residential	0.48	1	Vacant	
	474713002	R3	Suburban Residential	0.59	2	Vacant	
	474713003	R3	Suburban Residential	0.40	1	Vacant	
	474720001	R3	Suburban Residential	0.51	2	Vacant	
	474720002	R3	Suburban Residential	0.52	2	Vacant	
	474720003	R3	Suburban Residential	0.52	2	Vacant	
	474720004	R3	Suburban Residential	0.54	2	Vacant	
	474720016	R3	Suburban Residential	0.32	1	Vacant	
	474721001	R3	Suburban Residential	0.41	1	Vacant	
	474721002	R3	Suburban Residential	0.47	1	Vacant	
	474721003	R3	Suburban Residential	0.47	1	Vacant	
	474721004	R3	Suburban Residential	0.47	1	Vacant	
	474721005	R3	Suburban Residential	0.46	1	Vacant	
	474722001	R3	Suburban Residential	0.88	3	Vacant	
	474722002	R3	Suburban Residential	0.62	2	Vacant	
	474722003	R3	Suburban Residential	0.60	2	Vacant	
	474722004	R3	Suburban Residential	0.52	2	Vacant	
	474722005	R3	Suburban Residential	0.45	1	Vacant	
	474722006	R3	Suburban Residential	0.44	1	Vacant	
	474722007	R3	Suburban Residential	0.39	1	Vacant	
	474723001	R3	Suburban Residential	0.54	2	Vacant	
	474723002	R3	Suburban Residential	0.58	2	Vacant	
	478040016	R3	Suburban Residential	1.26	4	Vacant	FLOOD
	478040017	R3	Suburban Residential	1.56	5	Vacant	FLOOD
	478040018	R3	Suburban Residential	1.47	4	Vacant	FLOOD
	478040020	R3	Suburban Residential	2.56	8	Vacant	FLOOD
	478040021	R3	Suburban Residential	1.79	5	Vacant	FLOOD
	478040024	R3	Suburban Residential	3.31	10	Vacant	
	478040025	R3	Suburban Residential	1.02	3	Vacant	
	478040027	R3	Suburban Residential	3.66	11	Vacant	
	478040031	R3	Suburban Residential	0.72	2	Vacant	
	478040032	R3	Suburban Residential	0.55	2	Vacant	
	478040033	R3	Suburban Residential	0.43	1	Vacant	
	478040034	R3	Suburban Residential	0.44	1	Vacant	
	478040035	R3	Suburban Residential	0.75	2	Vacant	
	478060013	R3	Suburban Residential	1.17	4	Vacant	
	478060016	R3	Suburban Residential	3.34	10	Vacant	FLOOD
	478060018	R3	Suburban Residential	6.56	20	Vacant	FLOOD
	478060023	R3	Suburban Residential	2.26	7	Vacant	FLOOD
	478070013	R3	Suburban Residential	1.26	4	Vacant	
	478070014	R3	Suburban Residential	1.26	4	Vacant	
	478080002	R3	Suburban Residential	5.84	18	Vacant	
	478080004	R3	Suburban Residential	2.34	7	Vacant	
	478080005	R3	Suburban Residential	2.34	7	Vacant	
	478080007	R3	Suburban Residential	9.10	27	Vacant	
	478080008	R3	Suburban Residential	8.69	26	Vacant	FLOOD
	478080009	R3	Suburban Residential	0.69	2	Vacant	
	478080010	R3	Suburban Residential	0.71	2	Vacant	

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<b>ABOVE MODERATE</b>	478080011	R3	Suburban Residential	0.57	2	Vacant	
	478080013	R3	Suburban Residential	8.97	27	Vacant	FLOOD
	478100002	R3	Suburban Residential	6.58	20	Vacant	FLOOD
	478100018	R3	Suburban Residential	6.39	19	Vacant	
	478100022	R3	Suburban Residential	3.76	11	Vacant	FLOOD
	478100023	R3	Suburban Residential	3.29	10	Vacant	FLOOD
	478100024	R3	Suburban Residential	1.26	4	Vacant	FLOOD
	478100025	R3	Suburban Residential	1.10	3	Vacant	
	478165021	R3	Suburban Residential	0.18	1	Vacant	
	478165022	R3	Suburban Residential	0.17	1	Vacant	
	478165023	R3	Suburban Residential	0.18	1	Vacant	
	478166015	R3	Suburban Residential	0.16	1	Vacant	
	478166030	R3	Suburban Residential	0.38	1	Vacant	
	478166031	R3	Suburban Residential	0.17	1	Vacant	
	478166032	R3	Suburban Residential	0.09	1	Vacant	
	478166033	R3	Suburban Residential	0.09	1	Vacant	
	478171010	R3	Suburban Residential	0.72	2	Vacant	
	478172003	R3	Suburban Residential	0.20	1	Vacant	
	478174027	R3	Suburban Residential	0.18	1	Vacant	
	478174035	R3	Suburban Residential	0.07	1	Vacant	
	478175002	R3	Suburban Residential	0.32	1	Vacant	
	478175004	R3	Suburban Residential	0.08	1	Vacant	
	478182002	R3	Suburban Residential	0.18	1	Vacant	
	478182011	R3	Suburban Residential	0.08	1	Vacant	
	478182060	R3	Suburban Residential	0.14	1	Vacant	
	478192050	R3	Suburban Residential	0.19	1	Vacant	
	478202053	R3	Suburban Residential	0.57	2	Vacant	
	478250001	R3	Suburban Residential	18.83	56	Vacant	FLOOD
	478353003	R3	Suburban Residential	1.11	3	Vacant	FLOOD
	478362003	R3	Suburban Residential	1.13	3	Vacant	FLOOD
	478430010	R3	Suburban Residential	0.45	1	Vacant	
	486260002	R3	Suburban Residential	9.00	27	Vacant	
	486260007	R3	Suburban Residential	8.97	27	Vacant	
	486260010	R3	Suburban Residential	8.53	26	Vacant	
	486260011	R3	Suburban Residential	8.94	27	Vacant	
	488190024	R3	Suburban Residential	6.89	21	Vacant	
	488190027	R3	Suburban Residential	9.40	28	Vacant	
	488190032	R3	Suburban Residential	2.20	7	Vacant	
	488200012	R3	Suburban Residential	2.08	6	Vacant	
	488200022	R3	Suburban Residential	1.78	5	Vacant	
	488200023	R3	Suburban Residential	1.45	4	Vacant	
	488200025	R3	Suburban Residential	27.55	83	Vacant	
	488210004	R3	Suburban Residential	1.08	3	Vacant	
	488210006	R3	Suburban Residential	10.60	32	Vacant	
	488210007	R3	Suburban Residential	10.60	32	Vacant	
	488210020	R3	Suburban Residential	9.10	27	Vacant	
	488210021	R3	Suburban Residential	9.10	27	Vacant	
	488220005	R3	Suburban Residential	9.10	27	Vacant	FLOOD
	488220006	R3	Suburban Residential	2.73	8	Vacant	FLOOD
	488220011	R3	Suburban Residential	0.80	2	Vacant	
	488220012	R3	Suburban Residential	1.04	3	Vacant	
	488220014	R3	Suburban Residential	8.93	27	Vacant	FLOOD
	488350019	R3	Suburban Residential	8.75	44	Vacant	
	488350021	R3	Suburban Residential	9.17	46	Vacant	
	488350023	R3	Suburban Residential	9.17	46	Vacant	
	488350025	R3	Suburban Residential	8.75	44	Vacant	
	488370001	R3	Suburban Residential	0.24	1	Vacant	FLOOD

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	488370002	R3	Suburban Residential	0.25	1	Vacant	FLOOD
	488370003	R3	Suburban Residential	0.25	1	Vacant	FLOOD
	488370004	R3	Suburban Residential	0.25	1	Vacant	FLOOD
	488370005	R3	Suburban Residential	0.25	1	Vacant	FLOOD
	488370006	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488370007	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488370008	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488370009	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488370010	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488370011	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488370012	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488370013	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488370014	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488370015	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488370016	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488370017	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488370018	R3	Suburban Residential	0.26	1	Vacant	FLOOD
	488370019	R3	Suburban Residential	0.26	1	Vacant	FLOOD
	488370020	R3	Suburban Residential	0.29	1	Vacant	FLOOD
	488370021	R3	Suburban Residential	0.30	1	Vacant	FLOOD
	488370022	R3	Suburban Residential	0.30	1	Vacant	FLOOD
	488370023	R3	Suburban Residential	0.29	1	Vacant	FLOOD
	488370024	R3	Suburban Residential	0.26	1	Vacant	FLOOD
	488370025	R3	Suburban Residential	0.27	1	Vacant	FLOOD
	488370026	R3	Suburban Residential	0.27	1	Vacant	FLOOD
	488370027	R3	Suburban Residential	0.26	1	Vacant	FLOOD
	488370028	R3	Suburban Residential	0.29	1	Vacant	FLOOD
	488370029	R3	Suburban Residential	0.30	1	Vacant	FLOOD
	488370030	R3	Suburban Residential	0.30	1	Vacant	FLOOD
	488370031	R3	Suburban Residential	0.29	1	Vacant	FLOOD
	488370032	R3	Suburban Residential	0.26	1	Vacant	FLOOD
	488370033	R3	Suburban Residential	0.27	1	Vacant	FLOOD
	488371001	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488371002	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488371003	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488371004	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488371005	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488371006	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488371007	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488371008	R3	Suburban Residential	0.25	1	Vacant	FLOOD
	488371009	R3	Suburban Residential	0.29	1	Vacant	FLOOD
	488371010	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488371011	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488371012	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488371013	R3	Suburban Residential	0.32	1	Vacant	FLOOD
	488371014	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488371015	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488371016	R3	Suburban Residential	0.26	1	Vacant	FLOOD
	488371017	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488371018	R3	Suburban Residential	0.31	1	Vacant	FLOOD
	488371019	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	488371020	R3	Suburban Residential	0.30	1	Vacant	FLOOD
	488371021	R3	Suburban Residential	0.25	1	Vacant	FLOOD
	488371022	R3	Suburban Residential	0.27	1	Vacant	FLOOD
	488371023	R3	Suburban Residential	0.23	1	Vacant	FLOOD
	256150025	R5	Suburban Residential	0.43	2	Vacant	
	256150026	R5	Suburban Residential	0.39	2	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	256150031	R5	Suburban Residential	0.46	2	Vacant	
	256150034	R5	Suburban Residential	0.50	2	Vacant	
	256150035	R5	Suburban Residential	0.43	2	Vacant	
	256181010	R5	Suburban Residential	0.58	3	Vacant	
	256181020	R5	Suburban Residential	0.69	3	Vacant	
	256182048	R5	Suburban Residential	1.40	7	Vacant	
	256191001	R5	Suburban Residential	0.26	1	Vacant	
	256191055	R5	Suburban Residential	0.32	2	Vacant	
	256191056	R5	Suburban Residential	0.96	5	Vacant	
	256191061	R5	Suburban Residential	0.44	2	Vacant	
	256222007	R5	Suburban Residential	0.31	2	Vacant	
	256222009	R5	Suburban Residential	0.13	1	Vacant	
	256222010	R5	Suburban Residential	0.15	1	Vacant	
	256222011	R5	Suburban Residential	0.27	1	Vacant	
	256222012	R5	Suburban Residential	0.33	2	Vacant	
	256244006	R5	Suburban Residential	0.23	1	Vacant	
	256244008	R5	Suburban Residential	0.14	1	Vacant	
	260040039	R5	Suburban Residential	1.05	5	Vacant	
	260480001	R5	Suburban Residential	0.10	1	Vacant	
	260480002	R5	Suburban Residential	0.11	1	Vacant	
	260480003	R5	Suburban Residential	0.10	1	Vacant	
	260480004	R5	Suburban Residential	0.12	1	Vacant	
	260480005	R5	Suburban Residential	0.15	1	Vacant	
	260480006	R5	Suburban Residential	0.10	1	Vacant	
	260480007	R5	Suburban Residential	0.11	1	Vacant	
	260480008	R5	Suburban Residential	0.10	1	Vacant	
	260480014	R5	Suburban Residential	0.11	1	Vacant	
	260480015	R5	Suburban Residential	0.10	1	Vacant	
	260480016	R5	Suburban Residential	0.10	1	Vacant	
	260480017	R5	Suburban Residential	0.11	1	Vacant	
	260480018	R5	Suburban Residential	0.10	1	Vacant	
	260480019	R5	Suburban Residential	0.10	1	Vacant	
	260480020	R5	Suburban Residential	0.11	1	Vacant	
	260480021	R5	Suburban Residential	0.10	1	Vacant	
	260480022	R5	Suburban Residential	0.10	1	Vacant	
	260480023	R5	Suburban Residential	0.11	1	Vacant	
	260480024	R5	Suburban Residential	0.11	1	Vacant	
	260480025	R5	Suburban Residential	0.10	1	Vacant	
	260480026	R5	Suburban Residential	0.10	1	Vacant	
	260480027	R5	Suburban Residential	0.11	1	Vacant	
	260480028	R5	Suburban Residential	0.10	1	Vacant	
	260480029	R5	Suburban Residential	0.10	1	Vacant	
	260480030	R5	Suburban Residential	0.11	1	Vacant	
	260480031	R5	Suburban Residential	0.10	1	Vacant	
	260480032	R5	Suburban Residential	0.10	1	Vacant	
	260480033	R5	Suburban Residential	0.11	1	Vacant	
	260480034	R5	Suburban Residential	0.11	1	Vacant	
	260480035	R5	Suburban Residential	0.10	1	Vacant	
	260480036	R5	Suburban Residential	0.10	1	Vacant	
	260480037	R5	Suburban Residential	0.11	1	Vacant	
	260480038	R5	Suburban Residential	0.10	1	Vacant	
	260480039	R5	Suburban Residential	0.11	1	Vacant	
	260480040	R5	Suburban Residential	0.11	1	Vacant	
	260480041	R5	Suburban Residential	0.11	1	Vacant	
	260480042	R5	Suburban Residential	0.11	1	Vacant	
	260480043	R5	Suburban Residential	0.14	1	Vacant	
	260480044	R5	Suburban Residential	0.11	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	260480045	R5	Suburban Residential	0.10	1	Vacant	
	260480046	R5	Suburban Residential	0.10	1	Vacant	
	260480047	R5	Suburban Residential	0.10	1	Vacant	
	260480048	R5	Suburban Residential	0.10	1	Vacant	
	260480049	R5	Suburban Residential	0.11	1	Vacant	
	260480050	R5	Suburban Residential	0.16	1	Vacant	
	260480051	R5	Suburban Residential	0.13	1	Vacant	
	260480052	R5	Suburban Residential	0.11	1	Vacant	
	260480053	R5	Suburban Residential	0.11	1	Vacant	
	260480054	R5	Suburban Residential	0.11	1	Vacant	
	260480055	R5	Suburban Residential	0.11	1	Vacant	
	260480056	R5	Suburban Residential	0.10	1	Vacant	
	260480057	R5	Suburban Residential	0.10	1	Vacant	
	260480058	R5	Suburban Residential	0.11	1	Vacant	
	260480059	R5	Suburban Residential	0.11	1	Vacant	
	260480060	R5	Suburban Residential	0.13	1	Vacant	
	260480061	R5	Suburban Residential	0.13	1	Vacant	
	260480062	R5	Suburban Residential	0.10	1	Vacant	
	260480063	R5	Suburban Residential	0.10	1	Vacant	
	260480064	R5	Suburban Residential	0.16	1	Vacant	
	260480065	R5	Suburban Residential	0.12	1	Vacant	
	260480066	R5	Suburban Residential	0.11	1	Vacant	
	260480067	R5	Suburban Residential	0.10	1	Vacant	
	260480068	R5	Suburban Residential	0.13	1	Vacant	
	260480069	R5	Suburban Residential	0.12	1	Vacant	
	260480070	R5	Suburban Residential	0.13	1	Vacant	
	260480074	R5	Suburban Residential	0.18	1	Vacant	
	260480075	R5	Suburban Residential	0.24	1	Vacant	
	260480076	R5	Suburban Residential	0.10	1	Vacant	
	260480077	R5	Suburban Residential	0.07	1	Vacant	
	260480078	R5	Suburban Residential	1.40	7	Vacant	
	260480079	R5	Suburban Residential	0.23	1	Vacant	
	260480080	R5	Suburban Residential	3.32	17	Vacant	
	260490001	R5	Suburban Residential	0.14	1	Vacant	
	260490002	R5	Suburban Residential	0.14	1	Vacant	
	260490003	R5	Suburban Residential	0.11	1	Vacant	
	260490004	R5	Suburban Residential	0.11	1	Vacant	
	260490005	R5	Suburban Residential	0.11	1	Vacant	
	260490006	R5	Suburban Residential	0.11	1	Vacant	
	260490007	R5	Suburban Residential	0.11	1	Vacant	
	260490008	R5	Suburban Residential	0.11	1	Vacant	
	260490009	R5	Suburban Residential	0.12	1	Vacant	
	260490010	R5	Suburban Residential	0.11	1	Vacant	
	260490011	R5	Suburban Residential	0.10	1	Vacant	
	260490012	R5	Suburban Residential	0.12	1	Vacant	
	260490013	R5	Suburban Residential	0.12	1	Vacant	
	260490014	R5	Suburban Residential	0.11	1	Vacant	
	260490015	R5	Suburban Residential	0.12	1	Vacant	
	260490016	R5	Suburban Residential	0.12	1	Vacant	
	260490017	R5	Suburban Residential	0.12	1	Vacant	
	260490018	R5	Suburban Residential	0.13	1	Vacant	
	260490019	R5	Suburban Residential	0.12	1	Vacant	
	260490020	R5	Suburban Residential	0.12	1	Vacant	
	260490021	R5	Suburban Residential	0.11	1	Vacant	
	260490022	R5	Suburban Residential	0.11	1	Vacant	
	260490023	R5	Suburban Residential	0.13	1	Vacant	
	260490024	R5	Suburban Residential	0.18	1	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	260490025	R5	Suburban Residential	0.13	1	Vacant	
	260490026	R5	Suburban Residential	0.11	1	Vacant	
	260490027	R5	Suburban Residential	0.14	1	Vacant	
	260490028	R5	Suburban Residential	0.15	1	Vacant	
	260490029	R5	Suburban Residential	0.11	1	Vacant	
	260490030	R5	Suburban Residential	0.13	1	Vacant	
	260490031	R5	Suburban Residential	0.14	1	Vacant	
	260490032	R5	Suburban Residential	0.10	1	Vacant	
	260490033	R5	Suburban Residential	0.10	1	Vacant	
	260490034	R5	Suburban Residential	0.10	1	Vacant	
	260490035	R5	Suburban Residential	0.14	1	Vacant	
	260490036	R5	Suburban Residential	0.12	1	Vacant	
	260490037	R5	Suburban Residential	0.10	1	Vacant	
	260490038	R5	Suburban Residential	0.10	1	Vacant	
	260490039	R5	Suburban Residential	0.10	1	Vacant	
	260490040	R5	Suburban Residential	0.10	1	Vacant	
	260490041	R5	Suburban Residential	0.15	1	Vacant	
	260490042	R5	Suburban Residential	0.16	1	Vacant	
	260490043	R5	Suburban Residential	0.11	1	Vacant	
	260490044	R5	Suburban Residential	0.11	1	Vacant	
	260490045	R5	Suburban Residential	0.10	1	Vacant	
	260490046	R5	Suburban Residential	0.10	1	Vacant	
	260490047	R5	Suburban Residential	0.10	1	Vacant	
	260490048	R5	Suburban Residential	0.10	1	Vacant	
	260490049	R5	Suburban Residential	0.10	1	Vacant	
	260490050	R5	Suburban Residential	0.10	1	Vacant	
	260490051	R5	Suburban Residential	0.10	1	Vacant	
	260490052	R5	Suburban Residential	0.14	1	Vacant	
	260490053	R5	Suburban Residential	0.26	1	Vacant	
	260490054	R5	Suburban Residential	0.11	1	Vacant	
	260490055	R5	Suburban Residential	0.11	1	Vacant	
	260490061	R5	Suburban Residential	5.36	27	Vacant	
	260490062	R5	Suburban Residential	0.07	1	Vacant	
	260490063	R5	Suburban Residential	2.23	11	Vacant	
	260500001	R5	Suburban Residential	0.13	1	Vacant	
	260500002	R5	Suburban Residential	0.11	1	Vacant	
	260500003	R5	Suburban Residential	0.11	1	Vacant	
	260500004	R5	Suburban Residential	0.11	1	Vacant	
	260500005	R5	Suburban Residential	0.12	1	Vacant	
	260500006	R5	Suburban Residential	0.10	1	Vacant	
	260500007	R5	Suburban Residential	0.10	1	Vacant	
	260500008	R5	Suburban Residential	0.11	1	Vacant	
	260500009	R5	Suburban Residential	0.10	1	Vacant	
	260500010	R5	Suburban Residential	0.10	1	Vacant	
	260500011	R5	Suburban Residential	0.11	1	Vacant	
	260500012	R5	Suburban Residential	0.10	1	Vacant	
	260500013	R5	Suburban Residential	0.14	1	Vacant	
	260500014	R5	Suburban Residential	0.10	1	Vacant	
	260500015	R5	Suburban Residential	0.10	1	Vacant	
	260500016	R5	Suburban Residential	0.11	1	Vacant	
	260500017	R5	Suburban Residential	0.13	1	Vacant	
	260500018	R5	Suburban Residential	0.13	1	Vacant	
	260500019	R5	Suburban Residential	0.11	1	Vacant	
	260500020	R5	Suburban Residential	0.10	1	Vacant	
	260500021	R5	Suburban Residential	0.10	1	Vacant	
	260500022	R5	Suburban Residential	0.10	1	Vacant	
	260500023	R5	Suburban Residential	0.10	1	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	260500024	R5	Suburban Residential	0.11	1	Vacant	
	260500025	R5	Suburban Residential	0.13	1	Vacant	
	260500026	R5	Suburban Residential	0.12	1	Vacant	
	260500027	R5	Suburban Residential	0.11	1	Vacant	
	260500028	R5	Suburban Residential	0.10	1	Vacant	
	260500029	R5	Suburban Residential	0.10	1	Vacant	
	260500030	R5	Suburban Residential	0.11	1	Vacant	
	260500031	R5	Suburban Residential	0.10	1	Vacant	
	260500032	R5	Suburban Residential	0.11	1	Vacant	
	260500033	R5	Suburban Residential	0.12	1	Vacant	
	260500034	R5	Suburban Residential	0.12	1	Vacant	
	260500035	R5	Suburban Residential	0.11	1	Vacant	
	260500036	R5	Suburban Residential	0.10	1	Vacant	
	260500037	R5	Suburban Residential	0.11	1	Vacant	
	260500038	R5	Suburban Residential	0.11	1	Vacant	
	260500039	R5	Suburban Residential	0.12	1	Vacant	
	260500040	R5	Suburban Residential	0.17	1	Vacant	
	260500041	R5	Suburban Residential	0.12	1	Vacant	
	260500042	R5	Suburban Residential	0.03	1	Vacant	
	260500044	R5	Suburban Residential	0.12	1	Vacant	
	260500045	R5	Suburban Residential	0.04	1	Vacant	
	260500046	R5	Suburban Residential	0.08	1	Vacant	
	260500047	R5	Suburban Residential	0.18	1	Vacant	
	260500048	R5	Suburban Residential	2.51	13	Vacant	
	292193003	R5	Suburban Residential	0.23	1	Vacant	
	316020020	R5	Suburban Residential	1.22	6	Vacant	
	316020021	R5	Suburban Residential	1.22	6	Vacant	
	316020022	R5	Suburban Residential	0.91	4	Vacant	
	316020023	R5	Suburban Residential	0.91	4	Vacant	
	316020024	R5	Suburban Residential	4.69	24	Vacant	
	316020025	R5	Suburban Residential	4.80	24	Vacant	
	316020026	R5	Suburban Residential	4.37	22	Vacant	
	316030003	R5	Suburban Residential	1.16	6	Vacant	
	316030018	R5	Suburban Residential	2.48	12	Vacant	
	316030019	R5	Suburban Residential	2.48	12	Vacant	
	316030021	R5	Suburban Residential	1.38	7	Vacant	
	316100021	R5	Suburban Residential	3.53	18	Vacant	
	316100022	R5	Suburban Residential	3.53	18	Vacant	
	316100024	R5	Suburban Residential	6.73	34	Vacant	
	316100026	R5	Suburban Residential	3.06	15	Vacant	
	316110003	R5	Suburban Residential	2.37	12	Vacant	
	316110005	R5	Suburban Residential	4.19	21	Vacant	
	316110006	R5	Suburban Residential	3.81	19	Vacant	
	316110022	R5	Suburban Residential	1.66	8	Vacant	
	316110023	R5	Suburban Residential	4.73	24	Vacant	
	316110024	R5	Suburban Residential	4.66	23	Vacant	
	316160003	R5	Suburban Residential	0.62	3	Vacant	
	316160008	R5	Suburban Residential	7.25	36	Vacant	
	316160012	R5	Suburban Residential	0.17	1	Vacant	
	316160013	R5	Suburban Residential	0.04	1	Vacant	
	422070014	R5	Suburban Residential	10.09	50	Vacant	
	422070034	R5	Suburban Residential	2.24	11	Vacant	
	422070036	R5	Suburban Residential	2.45	12	Vacant	
	474100025	R5	Suburban Residential	27.68	138	Vacant	
	474110004	R5	Suburban Residential	28.05	140	Vacant	
	474110014	R5	Suburban Residential	4.17	21	Vacant	
	474110017	R5	Suburban Residential	0.01	1	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	474120010	R5	Suburban Residential	0.61	3	Vacant	
	474120011	R5	Suburban Residential	0.63	3	Vacant	
	474120045	R5	Suburban Residential	0.71	4	Vacant	
	474120046	R5	Suburban Residential	0.37	2	Vacant	
	474120047	R5	Suburban Residential	0.26	1	Vacant	
	474120054	R5	Suburban Residential	0.42	2	Vacant	
	474200014	R5	Suburban Residential	10.00	50	Vacant	
	475050040	R5	Suburban Residential	2.66	13	Vacant	
	475060001	R5	Suburban Residential	9.14	46	Vacant	
	475090003	R5	Suburban Residential	1.00	5	Vacant	
	475100004	R5	Suburban Residential	0.02	1	Vacant	
	475100005	R5	Suburban Residential	0.03	1	Vacant	
	475100006	R5	Suburban Residential	0.01	1	Vacant	
	475100018	R5	Suburban Residential	0.03	1	Vacant	
	475100019	R5	Suburban Residential	0.16	1	Vacant	
	475111036	R5	Suburban Residential	0.38	2	Vacant	
	475150003	R5	Suburban Residential	4.82	24	Vacant	
	475160056	R5	Suburban Residential	0.19	1	Vacant	
	475160065	R5	Suburban Residential	1.48	7	Vacant	
	475210006	R5	Suburban Residential	0.59	3	Vacant	
	475210047	R5	Suburban Residential	0.38	2	Vacant	
	475220060	R5	Suburban Residential	0.68	3	Vacant	
	475220061	R5	Suburban Residential	0.73	4	Vacant	
	475220062	R5	Suburban Residential	0.88	4	Vacant	
	475220063	R5	Suburban Residential	0.82	4	Vacant	
	475232017	R5	Suburban Residential	0.21	1	Vacant	
	475250075	R5	Suburban Residential	0.26	1	Vacant	
	475250076	R5	Suburban Residential	0.26	1	Vacant	
	475272008	R5	Suburban Residential	0.16	1	Vacant	
	475280005	R5	Suburban Residential	0.03	1	Vacant	
	475280073	R5	Suburban Residential	0.23	1	Vacant	
	475280078	R5	Suburban Residential	0.16	1	Vacant	
	475280079	R5	Suburban Residential	0.16	1	Vacant	
	475280080	R5	Suburban Residential	0.16	1	Vacant	
	475280081	R5	Suburban Residential	0.16	1	Vacant	
	475280082	R5	Suburban Residential	0.16	1	Vacant	
	475280083	R5	Suburban Residential	0.16	1	Vacant	
	475280084	R5	Suburban Residential	0.16	1	Vacant	
	475280085	R5	Suburban Residential	0.16	1	Vacant	
	475351019	R5	Suburban Residential	0.96	5	Vacant	
	475360001	R5	Suburban Residential	0.22	1	Vacant	
	475360002	R5	Suburban Residential	0.21	1	Vacant	
	475360003	R5	Suburban Residential	0.21	1	Vacant	
	478090011	R5	Suburban Residential	8.04	40	Vacant	
	478090012	R5	Suburban Residential	2.44	12	Vacant	
	478090015	R5	Suburban Residential	1.86	9	Vacant	
	478090019	R5	Suburban Residential	2.18	11	Vacant	
	478090022	R5	Suburban Residential	1.09	6	Vacant	
	478090030	R5	Suburban Residential	0.81	4	Vacant	
	478090031	R5	Suburban Residential	1.14	6	Vacant	
	478220002	R5	Suburban Residential	9.39	47	Vacant	
	478220003	R5	Suburban Residential	8.98	45	Vacant	
	478220012	R5	Suburban Residential	8.98	45	Vacant	
	478220013	R5	Suburban Residential	9.39	47	Vacant	
	479132049	R5	Suburban Residential	0.21	1	Vacant	
	479150062	R5	Suburban Residential	0.97	5	Vacant	
	479170002	R5	Suburban Residential	0.20	1	Vacant	

RDA

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	479170033	R5	Suburban Residential	0.69	3	Vacant	
	479391054	R5	Suburban Residential	0.03	1	Vacant	RDA
	479391060	R5	Suburban Residential	0.01	1	Vacant	RDA
	479391062	R5	Suburban Residential	0.05	1	Vacant	RDA
	481342020	R5	Suburban Residential	0.12	1	Vacant	
	481342036	R5	Suburban Residential	0.44	2	Vacant	
	481342037	R5	Suburban Residential	0.46	2	Vacant	
	482121001	R5	Suburban Residential	4.34	22	Vacant	RDA
	482152042	R5	Suburban Residential	0.01	1	Vacant	RDA
	482161021	R5	Suburban Residential	4.06	20	Vacant	RDA
	482161022	R5	Suburban Residential	1.15	6	Vacant	RDA
	482161023	R5	Suburban Residential	1.11	6	Vacant	RDA
	482161024	R5	Suburban Residential	2.30	12	Vacant	RDA
	482170009	R5	Suburban Residential	0.77	4	Vacant	
	482170011	R5	Suburban Residential	0.39	2	Vacant	
	482170014	R5	Suburban Residential	0.02	1	Vacant	
	482170016	R5	Suburban Residential	0.02	1	Vacant	
	482170049	R5	Suburban Residential	0.39	2	Vacant	
	482170050	R5	Suburban Residential	0.06	1	Vacant	
	482170051	R5	Suburban Residential	0.03	1	Vacant	
	485020005	R5	Suburban Residential	8.04	40	Vacant	FLOOD,RDA
	485032001	R5	Suburban Residential	0.16	1	Vacant	RDA
	485032013	R5	Suburban Residential	0.17	1	Vacant	RDA
	485111001	R5	Suburban Residential	0.17	1	Vacant	
	485111002	R5	Suburban Residential	0.17	1	Vacant	
	485111003	R5	Suburban Residential	0.17	1	Vacant	
	485111004	R5	Suburban Residential	0.17	1	Vacant	
	485111005	R5	Suburban Residential	0.17	1	Vacant	
	485111006	R5	Suburban Residential	0.17	1	Vacant	
	485111007	R5	Suburban Residential	0.15	1	Vacant	
	485111008	R5	Suburban Residential	0.19	1	Vacant	
	485111009	R5	Suburban Residential	0.23	1	Vacant	
	485111010	R5	Suburban Residential	0.21	1	Vacant	
	485111011	R5	Suburban Residential	0.20	1	Vacant	
	485111012	R5	Suburban Residential	0.16	1	Vacant	
	485111013	R5	Suburban Residential	0.17	1	Vacant	
	485111014	R5	Suburban Residential	0.17	1	Vacant	
	485111015	R5	Suburban Residential	0.17	1	Vacant	
	485111016	R5	Suburban Residential	0.17	1	Vacant	
	485111017	R5	Suburban Residential	0.17	1	Vacant	
	485111018	R5	Suburban Residential	0.19	1	Vacant	
	485112001	R5	Suburban Residential	0.19	1	Vacant	
	485112002	R5	Suburban Residential	0.17	1	Vacant	
	485112003	R5	Suburban Residential	0.17	1	Vacant	
	485112004	R5	Suburban Residential	0.17	1	Vacant	
	485112005	R5	Suburban Residential	0.17	1	Vacant	
	485112006	R5	Suburban Residential	0.21	1	Vacant	
	485112007	R5	Suburban Residential	0.20	1	Vacant	
	485112008	R5	Suburban Residential	0.20	1	Vacant	
	485112022	R5	Suburban Residential	0.20	1	Vacant	
	485112023	R5	Suburban Residential	0.19	1	Vacant	
	485113003	R5	Suburban Residential	0.18	1	Vacant	
	485113004	R5	Suburban Residential	0.21	1	Vacant	
	485113005	R5	Suburban Residential	0.20	1	Vacant	
	485113006	R5	Suburban Residential	0.18	1	Vacant	
	485113007	R5	Suburban Residential	0.18	1	Vacant	
	485113008	R5	Suburban Residential	0.17	1	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	485113009	R5	Suburban Residential	0.17	1	Vacant	
	485113010	R5	Suburban Residential	0.17	1	Vacant	
	485113011	R5	Suburban Residential	0.17	1	Vacant	
	485113012	R5	Suburban Residential	0.17	1	Vacant	
	485113013	R5	Suburban Residential	0.17	1	Vacant	
	485113014	R5	Suburban Residential	0.17	1	Vacant	
	485113015	R5	Suburban Residential	0.17	1	Vacant	
	485113016	R5	Suburban Residential	0.18	1	Vacant	
	485113017	R5	Suburban Residential	0.23	1	Vacant	
	485113018	R5	Suburban Residential	0.21	1	Vacant	
	485113019	R5	Suburban Residential	0.17	1	Vacant	
	485113020	R5	Suburban Residential	0.17	1	Vacant	
	485113021	R5	Suburban Residential	0.17	1	Vacant	
	485113022	R5	Suburban Residential	0.17	1	Vacant	
	485113023	R5	Suburban Residential	0.17	1	Vacant	
	485113024	R5	Suburban Residential	0.17	1	Vacant	
	485113025	R5	Suburban Residential	0.17	1	Vacant	
	485113026	R5	Suburban Residential	0.17	1	Vacant	
	485113027	R5	Suburban Residential	0.17	1	Vacant	
	485113028	R5	Suburban Residential	0.17	1	Vacant	
	485113029	R5	Suburban Residential	0.18	1	Vacant	
	485113033	R5	Suburban Residential	0.17	1	Vacant	
	485114001	R5	Suburban Residential	0.19	1	Vacant	
	485114002	R5	Suburban Residential	0.17	1	Vacant	
	485114003	R5	Suburban Residential	0.17	1	Vacant	
	485114004	R5	Suburban Residential	0.17	1	Vacant	
	485114005	R5	Suburban Residential	0.17	1	Vacant	
	485114006	R5	Suburban Residential	0.17	1	Vacant	
	485114007	R5	Suburban Residential	0.17	1	Vacant	
	485114008	R5	Suburban Residential	0.17	1	Vacant	
	485114009	R5	Suburban Residential	0.17	1	Vacant	
	485114010	R5	Suburban Residential	0.17	1	Vacant	
	485114011	R5	Suburban Residential	0.19	1	Vacant	
	485114012	R5	Suburban Residential	0.19	1	Vacant	
	485114013	R5	Suburban Residential	0.17	1	Vacant	
	485114014	R5	Suburban Residential	0.17	1	Vacant	
	485114015	R5	Suburban Residential	0.17	1	Vacant	
	485114016	R5	Suburban Residential	0.17	1	Vacant	
	485114017	R5	Suburban Residential	0.17	1	Vacant	
	485114018	R5	Suburban Residential	0.17	1	Vacant	
	485114019	R5	Suburban Residential	0.17	1	Vacant	
	485114020	R5	Suburban Residential	0.17	1	Vacant	
	485114021	R5	Suburban Residential	0.17	1	Vacant	
	485114022	R5	Suburban Residential	0.17	1	Vacant	
	485121001	R5	Suburban Residential	0.18	1	Vacant	
	485121002	R5	Suburban Residential	0.18	1	Vacant	
	485121003	R5	Suburban Residential	0.17	1	Vacant	
	485121004	R5	Suburban Residential	0.17	1	Vacant	
	485121005	R5	Suburban Residential	0.17	1	Vacant	
	485121006	R5	Suburban Residential	0.17	1	Vacant	
	485121007	R5	Suburban Residential	0.17	1	Vacant	
	485121008	R5	Suburban Residential	0.17	1	Vacant	
	485121009	R5	Suburban Residential	0.17	1	Vacant	
	485121010	R5	Suburban Residential	0.19	1	Vacant	
	485121014	R5	Suburban Residential	0.17	1	Vacant	
	485121015	R5	Suburban Residential	0.17	1	Vacant	
	485121016	R5	Suburban Residential	0.16	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	485121017	R5	Suburban Residential	0.18	1	Vacant	
	485121018	R5	Suburban Residential	0.19	1	Vacant	
	485121019	R5	Suburban Residential	0.23	1	Vacant	
	485121020	R5	Suburban Residential	0.20	1	Vacant	
	485121021	R5	Suburban Residential	0.21	1	Vacant	
	485121024	R5	Suburban Residential	0.07	1	Vacant	
	485121025	R5	Suburban Residential	0.18	1	Vacant	
	485122001	R5	Suburban Residential	0.17	1	Vacant	
	485122002	R5	Suburban Residential	0.17	1	Vacant	
	485122003	R5	Suburban Residential	0.17	1	Vacant	
	485122004	R5	Suburban Residential	0.17	1	Vacant	
	485122005	R5	Suburban Residential	0.17	1	Vacant	
	485122006	R5	Suburban Residential	0.21	1	Vacant	
	485122007	R5	Suburban Residential	0.19	1	Vacant	
	485122008	R5	Suburban Residential	0.23	1	Vacant	
	485122009	R5	Suburban Residential	0.26	1	Vacant	
	485122010	R5	Suburban Residential	0.17	1	Vacant	
	485122011	R5	Suburban Residential	0.17	1	Vacant	
	485122012	R5	Suburban Residential	0.19	1	Vacant	
	485123001	R5	Suburban Residential	0.18	1	Vacant	
	485123002	R5	Suburban Residential	0.19	1	Vacant	
	485123003	R5	Suburban Residential	0.19	1	Vacant	
	485123004	R5	Suburban Residential	0.30	2	Vacant	
	485123005	R5	Suburban Residential	0.30	2	Vacant	
	485123006	R5	Suburban Residential	0.18	1	Vacant	
	485123007	R5	Suburban Residential	0.18	1	Vacant	
	485123008	R5	Suburban Residential	0.17	1	Vacant	
	485123009	R5	Suburban Residential	0.17	1	Vacant	
	485123010	R5	Suburban Residential	0.17	1	Vacant	
	485123011	R5	Suburban Residential	0.17	1	Vacant	
	485123012	R5	Suburban Residential	0.17	1	Vacant	
	485123013	R5	Suburban Residential	0.17	1	Vacant	
	485123014	R5	Suburban Residential	0.17	1	Vacant	
	485123015	R5	Suburban Residential	0.20	1	Vacant	
	485123016	R5	Suburban Residential	0.19	1	Vacant	
	485123017	R5	Suburban Residential	0.17	1	Vacant	
	485123018	R5	Suburban Residential	0.17	1	Vacant	
	485123019	R5	Suburban Residential	0.17	1	Vacant	
	485123020	R5	Suburban Residential	0.17	1	Vacant	
	485123021	R5	Suburban Residential	0.17	1	Vacant	
	485123022	R5	Suburban Residential	0.17	1	Vacant	
	485123023	R5	Suburban Residential	0.17	1	Vacant	
	485123024	R5	Suburban Residential	0.18	1	Vacant	
	485123025	R5	Suburban Residential	0.18	1	Vacant	
	485123026	R5	Suburban Residential	0.18	1	Vacant	
	485123027	R5	Suburban Residential	0.17	1	Vacant	
	485123028	R5	Suburban Residential	0.17	1	Vacant	
	485123029	R5	Suburban Residential	0.17	1	Vacant	
	485123030	R5	Suburban Residential	0.17	1	Vacant	
	485123031	R5	Suburban Residential	0.19	1	Vacant	
	485220023	R5	Suburban Residential	18.06	90	Vacant	
	485220032	R5	Suburban Residential	19.12	96	Vacant	
	486240002	R5	Suburban Residential	9.00	45	Vacant	FLOOD
	486240011	R5	Suburban Residential	18.78	94	Vacant	FLOOD
	486250007	R5	Suburban Residential	9.39	47	Vacant	
	486260008	R5	Suburban Residential	9.39	47	Vacant	
	486260009	R5	Suburban Residential	8.97	45	Vacant	FLOOD

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	486310014	R5	Suburban Residential	8.96	45	Vacant	FLOOD
	486522012	R5	Suburban Residential	0.76	4	Vacant	
	486522013	R5	Suburban Residential	4.58	23	Vacant	FLOOD
	486540010	R5	Suburban Residential	0.46	2	Vacant	FLOOD
	486550010	R5	Suburban Residential	0.44	2	Vacant	FLOOD
	487042010	R5	Suburban Residential	0.01	1	Vacant	
	487053001	R5	Suburban Residential	0.03	1	Vacant	
	487091002	R5	Suburban Residential	0.17	1	Vacant	
	487230008	R5	Suburban Residential	0.20	1	Vacant	
	487230009	R5	Suburban Residential	0.23	1	Vacant	
	487230015	R5	Suburban Residential	0.20	1	Vacant	
	487230016	R5	Suburban Residential	0.19	1	Vacant	
	487242007	R5	Suburban Residential	0.25	1	Vacant	RDA
	487242008	R5	Suburban Residential	0.32	2	Vacant	RDA
	487242009	R5	Suburban Residential	0.22	1	Vacant	RDA
	487242010	R5	Suburban Residential	0.21	1	Vacant	RDA
	487242011	R5	Suburban Residential	0.20	1	Vacant	RDA
	487243016	R5	Suburban Residential	0.22	1	Vacant	RDA
	487243017	R5	Suburban Residential	0.21	1	Vacant	RDA
	487243018	R5	Suburban Residential	0.21	1	Vacant	RDA
	487243019	R5	Suburban Residential	0.21	1	Vacant	RDA
	487243020	R5	Suburban Residential	0.21	1	Vacant	RDA
	487243021	R5	Suburban Residential	0.21	1	Vacant	RDA
	487243022	R5	Suburban Residential	0.24	1	Vacant	RDA
	487260002	R5	Suburban Residential	2.44	12	Vacant	
	487260003	R5	Suburban Residential	2.44	12	Vacant	
	487320001	R5	Suburban Residential	0.21	1	Vacant	
	487320002	R5	Suburban Residential	0.20	1	Vacant	
	487320003	R5	Suburban Residential	0.20	1	Vacant	
	487320004	R5	Suburban Residential	0.20	1	Vacant	
	487320005	R5	Suburban Residential	0.21	1	Vacant	
	487320006	R5	Suburban Residential	0.25	1	Vacant	
	487320007	R5	Suburban Residential	0.27	1	Vacant	
	487320008	R5	Suburban Residential	0.18	1	Vacant	
	487320009	R5	Suburban Residential	0.21	1	Vacant	
	487320010	R5	Suburban Residential	0.26	1	Vacant	
	487320011	R5	Suburban Residential	0.27	1	Vacant	
	487320012	R5	Suburban Residential	0.21	1	Vacant	
	487320013	R5	Suburban Residential	0.23	1	Vacant	
	487320014	R5	Suburban Residential	0.93	5	Vacant	
	487321001	R5	Suburban Residential	0.22	1	Vacant	
	487321002	R5	Suburban Residential	0.18	1	Vacant	
	487321003	R5	Suburban Residential	0.23	1	Vacant	
	487321004	R5	Suburban Residential	0.25	1	Vacant	
	487321005	R5	Suburban Residential	0.19	1	Vacant	
	487321006	R5	Suburban Residential	0.17	1	Vacant	
	487321007	R5	Suburban Residential	0.20	1	Vacant	
	487321008	R5	Suburban Residential	0.22	1	Vacant	
	487321009	R5	Suburban Residential	0.23	1	Vacant	
	487321010	R5	Suburban Residential	0.22	1	Vacant	
	487321011	R5	Suburban Residential	0.20	1	Vacant	
	487321012	R5	Suburban Residential	0.19	1	Vacant	
	487321013	R5	Suburban Residential	0.18	1	Vacant	
	487321014	R5	Suburban Residential	0.17	1	Vacant	
	487321015	R5	Suburban Residential	0.17	1	Vacant	
	487321016	R5	Suburban Residential	0.17	1	Vacant	
	487321017	R5	Suburban Residential	0.18	1	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	487321018	R5	Suburban Residential	0.19	1	Vacant	
	487321019	R5	Suburban Residential	0.17	1	Vacant	
	487321020	R5	Suburban Residential	0.17	1	Vacant	
	487321021	R5	Suburban Residential	0.17	1	Vacant	
	487321022	R5	Suburban Residential	0.18	1	Vacant	
	487321023	R5	Suburban Residential	0.19	1	Vacant	
	487321024	R5	Suburban Residential	0.20	1	Vacant	
	487321025	R5	Suburban Residential	0.21	1	Vacant	
	487321026	R5	Suburban Residential	0.19	1	Vacant	
	487321027	R5	Suburban Residential	0.23	1	Vacant	
	487321028	R5	Suburban Residential	0.19	1	Vacant	
	487321029	R5	Suburban Residential	0.29	2	Vacant	
	487321030	R5	Suburban Residential	0.23	1	Vacant	
	487321031	R5	Suburban Residential	0.24	1	Vacant	
	487321032	R5	Suburban Residential	0.29	2	Vacant	
	487330001	R5	Suburban Residential	0.21	1	Vacant	
	487330002	R5	Suburban Residential	0.19	1	Vacant	
	487330003	R5	Suburban Residential	0.21	1	Vacant	
	487330004	R5	Suburban Residential	0.17	1	Vacant	
	487333009	R5	Suburban Residential	0.21	1	Vacant	
	487333010	R5	Suburban Residential	0.20	1	Vacant	
	487333011	R5	Suburban Residential	0.23	1	Vacant	
	487333012	R5	Suburban Residential	0.22	1	Vacant	
	487340001	R5	Suburban Residential	0.21	1	Vacant	
	487340002	R5	Suburban Residential	0.21	1	Vacant	
	487340003	R5	Suburban Residential	0.19	1	Vacant	
	487340004	R5	Suburban Residential	0.26	1	Vacant	
	487340005	R5	Suburban Residential	0.32	2	Vacant	
	487340006	R5	Suburban Residential	0.25	1	Vacant	
	487340007	R5	Suburban Residential	0.19	1	Vacant	
	487340008	R5	Suburban Residential	0.19	1	Vacant	
	487340013	R5	Suburban Residential	0.19	1	Vacant	
	487340014	R5	Suburban Residential	0.18	1	Vacant	
	487340015	R5	Suburban Residential	0.18	1	Vacant	
	487340016	R5	Suburban Residential	0.18	1	Vacant	
	487340017	R5	Suburban Residential	0.18	1	Vacant	
	487340018	R5	Suburban Residential	0.18	1	Vacant	
	487340020	R5	Suburban Residential	0.19	1	Vacant	
	487341004	R5	Suburban Residential	0.21	1	Vacant	
	487341005	R5	Suburban Residential	0.21	1	Vacant	
	487341011	R5	Suburban Residential	0.27	1	Vacant	
	487341016	R5	Suburban Residential	0.19	1	Vacant	
	487341017	R5	Suburban Residential	0.19	1	Vacant	
	487341018	R5	Suburban Residential	0.19	1	Vacant	
	487341019	R5	Suburban Residential	0.19	1	Vacant	
	487341020	R5	Suburban Residential	0.18	1	Vacant	
	487341021	R5	Suburban Residential	0.18	1	Vacant	
	487341022	R5	Suburban Residential	0.17	1	Vacant	
	487341023	R5	Suburban Residential	0.22	1	Vacant	
	487342001	R5	Suburban Residential	0.20	1	Vacant	
	487342002	R5	Suburban Residential	0.19	1	Vacant	
	487342003	R5	Suburban Residential	0.28	1	Vacant	
	487342005	R5	Suburban Residential	0.36	2	Vacant	
	487343005	R5	Suburban Residential	0.24	1	Vacant	
	487343006	R5	Suburban Residential	0.24	1	Vacant	
	487343007	R5	Suburban Residential	0.24	1	Vacant	
	487343008	R5	Suburban Residential	0.24	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	487343009	R5	Suburban Residential	0.24	1	Vacant	
	487343010	R5	Suburban Residential	0.24	1	Vacant	
	487343011	R5	Suburban Residential	0.34	2	Vacant	
	487370016	R5	Suburban Residential	8.09	40	Vacant	
	487470014	R5	Suburban Residential	5.41	27	Vacant	
	487470016	R5	Suburban Residential	0.85	4	Vacant	
	487470028	R5	Suburban Residential	17.94	90	Vacant	
	487540001	R5	Suburban Residential	0.18	1	Vacant	
	487540002	R5	Suburban Residential	0.20	1	Vacant	
	487540003	R5	Suburban Residential	0.25	1	Vacant	
	487540004	R5	Suburban Residential	0.24	1	Vacant	
	487540005	R5	Suburban Residential	0.28	1	Vacant	
	487540006	R5	Suburban Residential	0.20	1	Vacant	
	487540007	R5	Suburban Residential	0.21	1	Vacant	
	487540008	R5	Suburban Residential	0.17	1	Vacant	
	487540009	R5	Suburban Residential	0.20	1	Vacant	
	487540010	R5	Suburban Residential	0.23	1	Vacant	
	487540011	R5	Suburban Residential	0.20	1	Vacant	
	487540012	R5	Suburban Residential	0.20	1	Vacant	
	487540013	R5	Suburban Residential	0.21	1	Vacant	
	487540014	R5	Suburban Residential	0.22	1	Vacant	
	487540015	R5	Suburban Residential	0.24	1	Vacant	
	487540016	R5	Suburban Residential	0.25	1	Vacant	
	487540017	R5	Suburban Residential	1.01	5	Vacant	
	487541001	R5	Suburban Residential	0.24	1	Vacant	
	487541002	R5	Suburban Residential	0.22	1	Vacant	
	487541003	R5	Suburban Residential	0.22	1	Vacant	
	487541004	R5	Suburban Residential	0.24	1	Vacant	
	487541005	R5	Suburban Residential	0.25	1	Vacant	
	487541006	R5	Suburban Residential	0.25	1	Vacant	
	487541007	R5	Suburban Residential	0.24	1	Vacant	
	487541008	R5	Suburban Residential	0.21	1	Vacant	
	487560008	R5	Suburban Residential	0.19	1	Vacant	RDA
	487560009	R5	Suburban Residential	0.17	1	Vacant	RDA
	487560010	R5	Suburban Residential	0.17	1	Vacant	RDA
	487560011	R5	Suburban Residential	0.17	1	Vacant	RDA
	487560012	R5	Suburban Residential	0.19	1	Vacant	RDA
	487560013	R5	Suburban Residential	0.27	1	Vacant	RDA
	487560014	R5	Suburban Residential	0.24	1	Vacant	RDA
	487560015	R5	Suburban Residential	0.19	1	Vacant	RDA
	487560016	R5	Suburban Residential	0.20	1	Vacant	RDA
	487560017	R5	Suburban Residential	0.20	1	Vacant	RDA
	487560018	R5	Suburban Residential	0.19	1	Vacant	RDA
	487560019	R5	Suburban Residential	0.20	1	Vacant	RDA
	487560020	R5	Suburban Residential	0.21	1	Vacant	RDA
	487560021	R5	Suburban Residential	0.22	1	Vacant	RDA
	487560022	R5	Suburban Residential	0.22	1	Vacant	RDA
	487560023	R5	Suburban Residential	0.22	1	Vacant	RDA
	487560024	R5	Suburban Residential	0.21	1	Vacant	RDA
	487560025	R5	Suburban Residential	0.41	2	Vacant	RDA
	487560026	R5	Suburban Residential	0.27	1	Vacant	RDA
	487560027	R5	Suburban Residential	0.22	1	Vacant	RDA
	487560028	R5	Suburban Residential	0.26	1	Vacant	RDA
	487560029	R5	Suburban Residential	0.19	1	Vacant	RDA
	487560030	R5	Suburban Residential	0.21	1	Vacant	RDA
	487560031	R5	Suburban Residential	0.21	1	Vacant	RDA
	487560032	R5	Suburban Residential	0.21	1	Vacant	RDA

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	487560033	R5	Suburban Residential	0.21	1	Vacant	RDA
	487560034	R5	Suburban Residential	0.22	1	Vacant	RDA
	487561005	R5	Suburban Residential	0.22	1	Vacant	RDA
	487561006	R5	Suburban Residential	0.22	1	Vacant	RDA
	487561007	R5	Suburban Residential	0.22	1	Vacant	RDA
	487561008	R5	Suburban Residential	0.22	1	Vacant	RDA
	487561009	R5	Suburban Residential	0.23	1	Vacant	RDA
	487561010	R5	Suburban Residential	0.20	1	Vacant	RDA
	487561011	R5	Suburban Residential	0.20	1	Vacant	RDA
	487561012	R5	Suburban Residential	0.19	1	Vacant	RDA
	487561013	R5	Suburban Residential	0.18	1	Vacant	RDA
	487561014	R5	Suburban Residential	0.18	1	Vacant	RDA
	487561015	R5	Suburban Residential	0.18	1	Vacant	RDA
	487561016	R5	Suburban Residential	0.18	1	Vacant	RDA
	487561017	R5	Suburban Residential	0.18	1	Vacant	RDA
	487561018	R5	Suburban Residential	0.18	1	Vacant	RDA
	487561019	R5	Suburban Residential	0.17	1	Vacant	RDA
	487561020	R5	Suburban Residential	0.17	1	Vacant	RDA
	487561021	R5	Suburban Residential	0.17	1	Vacant	RDA
	487561022	R5	Suburban Residential	0.17	1	Vacant	RDA
	487561023	R5	Suburban Residential	0.17	1	Vacant	RDA
	487561024	R5	Suburban Residential	0.26	1	Vacant	RDA
	487561025	R5	Suburban Residential	0.21	1	Vacant	RDA
	487561026	R5	Suburban Residential	0.21	1	Vacant	RDA
	487561027	R5	Suburban Residential	0.20	1	Vacant	RDA
	487561028	R5	Suburban Residential	0.25	1	Vacant	RDA
	487561029	R5	Suburban Residential	0.22	1	Vacant	RDA
	487561030	R5	Suburban Residential	0.22	1	Vacant	RDA
	487561031	R5	Suburban Residential	0.25	1	Vacant	RDA
	487561032	R5	Suburban Residential	0.34	2	Vacant	RDA
	487561033	R5	Suburban Residential	0.46	2	Vacant	RDA
	487561034	R5	Suburban Residential	0.46	2	Vacant	RDA
	487561035	R5	Suburban Residential	0.34	2	Vacant	RDA
	487561036	R5	Suburban Residential	0.22	1	Vacant	RDA
	487561037	R5	Suburban Residential	0.25	1	Vacant	RDA
	487561038	R5	Suburban Residential	0.28	1	Vacant	RDA
	487561039	R5	Suburban Residential	0.36	2	Vacant	RDA
	487561040	R5	Suburban Residential	0.19	1	Vacant	RDA
	487561041	R5	Suburban Residential	0.17	1	Vacant	RDA
	487561042	R5	Suburban Residential	0.18	1	Vacant	RDA
	487561043	R5	Suburban Residential	0.18	1	Vacant	RDA
	487561044	R5	Suburban Residential	0.20	1	Vacant	RDA
	487570001	R5	Suburban Residential	0.18	1	Vacant	RDA
	487570002	R5	Suburban Residential	0.17	1	Vacant	RDA
	487570003	R5	Suburban Residential	0.17	1	Vacant	RDA
	487570004	R5	Suburban Residential	0.17	1	Vacant	RDA
	487570005	R5	Suburban Residential	0.16	1	Vacant	RDA
	487570006	R5	Suburban Residential	0.17	1	Vacant	RDA
	487570007	R5	Suburban Residential	0.18	1	Vacant	RDA
	487570008	R5	Suburban Residential	0.18	1	Vacant	RDA
	487570009	R5	Suburban Residential	0.17	1	Vacant	RDA
	487570010	R5	Suburban Residential	0.17	1	Vacant	RDA
	487570011	R5	Suburban Residential	0.17	1	Vacant	RDA
	487570012	R5	Suburban Residential	0.18	1	Vacant	RDA
	487570013	R5	Suburban Residential	0.29	1	Vacant	RDA
	487570014	R5	Suburban Residential	0.23	1	Vacant	RDA
	487570015	R5	Suburban Residential	0.18	1	Vacant	RDA

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	487570016	R5	Suburban Residential	0.19	1	Vacant	
	487570017	R5	Suburban Residential	0.19	1	Vacant	
	487570018	R5	Suburban Residential	0.19	1	Vacant	
	487570019	R5	Suburban Residential	0.20	1	Vacant	
	487571001	R5	Suburban Residential	0.16	1	Vacant	
	487571002	R5	Suburban Residential	0.16	1	Vacant	
	487571003	R5	Suburban Residential	0.16	1	Vacant	
	487571004	R5	Suburban Residential	0.17	1	Vacant	
	487571005	R5	Suburban Residential	0.16	1	Vacant	
	487571006	R5	Suburban Residential	0.30	2	Vacant	
	487572001	R5	Suburban Residential	0.18	1	Vacant	
	487572002	R5	Suburban Residential	0.17	1	Vacant	
	487572003	R5	Suburban Residential	0.16	1	Vacant	
	487572004	R5	Suburban Residential	0.17	1	Vacant	
	487572005	R5	Suburban Residential	0.23	1	Vacant	
	487572006	R5	Suburban Residential	0.26	1	Vacant	
	487572007	R5	Suburban Residential	0.24	1	Vacant	
	487572008	R5	Suburban Residential	0.26	1	Vacant	
	487572009	R5	Suburban Residential	0.28	1	Vacant	
	487572010	R5	Suburban Residential	0.29	1	Vacant	
	487572011	R5	Suburban Residential	0.31	2	Vacant	
	487572012	R5	Suburban Residential	0.24	1	Vacant	
	487572013	R5	Suburban Residential	0.24	1	Vacant	
	487572014	R5	Suburban Residential	0.18	1	Vacant	
	487572015	R5	Suburban Residential	0.17	1	Vacant	
	487572016	R5	Suburban Residential	0.17	1	Vacant	
	487572017	R5	Suburban Residential	0.17	1	Vacant	
	487572018	R5	Suburban Residential	0.17	1	Vacant	
	487572019	R5	Suburban Residential	0.17	1	Vacant	
	487572020	R5	Suburban Residential	0.17	1	Vacant	
	487572021	R5	Suburban Residential	0.17	1	Vacant	
	487572022	R5	Suburban Residential	0.19	1	Vacant	
	487572023	R5	Suburban Residential	0.18	1	Vacant	
	487572024	R5	Suburban Residential	0.17	1	Vacant	
	487572025	R5	Suburban Residential	0.17	1	Vacant	
	487572026	R5	Suburban Residential	0.17	1	Vacant	
	487572027	R5	Suburban Residential	0.17	1	Vacant	
	487572028	R5	Suburban Residential	0.28	1	Vacant	
	487572029	R5	Suburban Residential	0.21	1	Vacant	
	487572030	R5	Suburban Residential	0.22	1	Vacant	
	487572031	R5	Suburban Residential	0.18	1	Vacant	
	487572032	R5	Suburban Residential	0.17	1	Vacant	
	487572033	R5	Suburban Residential	0.17	1	Vacant	
	487572034	R5	Suburban Residential	0.17	1	Vacant	
	487572035	R5	Suburban Residential	0.17	1	Vacant	
	487572036	R5	Suburban Residential	0.17	1	Vacant	
	487572037	R5	Suburban Residential	0.17	1	Vacant	
	487572038	R5	Suburban Residential	0.23	1	Vacant	
	487572039	R5	Suburban Residential	0.18	1	Vacant	
	487572040	R5	Suburban Residential	0.18	1	Vacant	
	487572041	R5	Suburban Residential	0.17	1	Vacant	
	487572042	R5	Suburban Residential	0.19	1	Vacant	
	487572043	R5	Suburban Residential	0.22	1	Vacant	
	487572044	R5	Suburban Residential	0.24	1	Vacant	
	487573001	R5	Suburban Residential	0.22	1	Vacant	
	487573002	R5	Suburban Residential	0.18	1	Vacant	
	487573003	R5	Suburban Residential	0.17	1	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Constraints</u></b>
<b>ABOVE MODERATE</b>	487574001	R5	Suburban Residential	0.05	0	Vacant	
	487574002	R5	Suburban Residential	0.02	0	Vacant	
	488330012	R5	Suburban Residential	9.40	47	Vacant	
	488350005	R5	Suburban Residential	9.40	47	Vacant	
	488350006	R5	Suburban Residential	8.97	45	Vacant	
	488350007	R5	Suburban Residential	8.97	45	Vacant	
	478120001	VL	Suburban Residential	2.00	8	Vacant	SP
	478120002	VL	Suburban Residential	2.20	9	Vacant	SP
	478120007	VL	Suburban Residential	1.83	7	Vacant	SP
	478120008	VL	Suburban Residential	2.20	9	Vacant	SP
	478120017	VL	Suburban Residential	2.00	8	Vacant	SP
	478120018	VL	Suburban Residential	2.26	9	Vacant	SP
	478240024	VL	Suburban Residential	9.39	38	Vacant	SP

**Parcels per Density Designation: 1,315      Acres per Density Designation: 4,735**

	<b><u>Units per Density Designation:</u></b>	<b>9,881</b>	<b><u>Units per Density Designation 80%:</u></b>	<b>7905</b>			
<b>O/OC</b>	297170029	O	Office	8.46	0	Vacant	RDA
	475190005	O	Office	2.87	0	Vacant	
	479070051	O	Office	1.15	0	Vacant	
	479090003	O	Office	0.49	0	Vacant	RDA
	479120043	O	Office	0.34	0	Vacant	RDA
	482180074	O	Office	2.37	0	Vacant	
	484030002	O	Office	0.79	0	Vacant	
	484030003	O	Office	4.55	0	Vacant	
	484030025	O	Office	3.21	0	Vacant	
	486310022	O	Office	18.81	0	Vacant	
	487470022	O	Office	18.48	0	Vacant	
	488210015	O	Office	2.75	0	Vacant	
	488260012	O	Office	8.08	0	Vacant	
	488260014	O	Office	8.34	0	Vacant	
	488260017	O	Office	1.87	0	Vacant	
	488260018	O	Office	1.88	0	Vacant	
	488260021	O	Office	2.14	0	Vacant	
	488260022	O	Office	2.13	0	Vacant	
	488260033	O	Office	8.01	0	Vacant	
	488260035	O	Office	7.80	0	Vacant	
	488260037	O	Office	7.39	0	Vacant	FAULT
	488310005	O	Office	7.61	0	Vacant	
	488310006	O	Office	3.00	0	Vacant	
	488320008	O	Office	3.66	0	Vacant	
	488320009	O	Office	0.87	0	Vacant	
	292193023	OC	Office	0.06	0	Vacant	
	479120027	OC	Office	1.01	0	Vacant	RDA
	479120029	OC	Office	0.65	0	Vacant	RDA
	479120042	OC	Office	0.36	0	Vacant	RDA
	479131012	OC	Office	3.77	0	Vacant	RDA
	479140023	OC	Office	1.35	0	Vacant	RDA
	479140024	OC	Office	2.14	0	Vacant	RDA
	484030016	OC	Office	9.00	0	Vacant	
	484072106	OC	Office	0.20	0	Vacant	
	486240003	OC	Office	5.44	0	Vacant	
	486240004	OC	Office	1.06	0	Vacant	
	486240005	OC	Office	1.06	0	Vacant	
	486240006	OC	Office	1.21	0	Vacant	
	486240007	OC	Office	2.11	0	Vacant	
	486240012	OC	Office	1.88	0	Vacant	
	486240013	OC	Office	6.74	0	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
O/OC	486270019	OC	Office	8.26	0	Vacant	
	488080013	OC	Office	16.24	0	Vacant	
	488080014	OC	Office	8.45	0	Vacant	
	488080015	OC	Office	8.98	0	Vacant	
	488080016	OC	Office	4.48	0	Vacant	
	488080017	OC	Office	7.95	0	Vacant	

**Parcels per Density Designation: 47**      **Acres per Density Designation: 219**  
**Units per Density Designation: 0**      **Units per Density Designation 80%: 0**

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**Total Parcels: 1,645**      **Total Vacant Acres: 6,164.36**  
**Total Residential Units: 20,420**      **Total Residential Units 80%: 16,336**

# High Density Sites Inventory - Attachment 4

Based on 10-2013 data  
Report Print Date: 10.7.2013

<u>DENSITY</u>	<u>Calculation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
LOW & VERY LOW	<u>3</u>	486270001	R30	Multi-family	1.80	43	Vacant	
		486270002	R30	Multi-family	9.30	223	Vacant	
		486270003	R30	Multi-family	9.25	222	Vacant	
		486270004	R30	Multi-family	1.92	46	Vacant	
		486270005	R30	Multi-family	4.62	55	Developed	
		486270006	R30	Multi-family	4.62	111	Vacant	
		486270008	R30	Multi-family	1.85	44	Vacant	
		486270013	R30	Multi-family	2.09	25	Developed	
		486270014	R30	Multi-family	2.09	25	Developed	
		486270015	R30	Multi-family	2.09	25	Developed	
		486270016	R30	Multi-family	2.09	25	Developed	
		486270017	R30	Multi-family	2.64	63	Vacant	
		486280002	R30	Multi-family	9.00	216	Vacant	
		486280004	R30	Multi-family	9.39	225	Vacant	
		486280005	R30	Multi-family	2.22	53	Vacant	
		486280006	R30	Multi-family	2.22	53	Vacant	
		486280007	R30	Multi-family	2.26	54	Vacant	
		486280008	R30	Multi-family	2.26	54	Vacant	
		486280010	R30	Multi-family	2.17	52	Vacant	
		486280011	R30	Multi-family	2.38	57	Vacant	
		486280012	R30	Multi-family	2.17	52	Vacant	
		486280013	R30	Multi-family	2.38	57	Vacant	
<b>Parcels per High Density Site:</b>		<b>22</b>	<b>Acres per High Density Site:</b>		<b>80.81</b>			
<b>Units per High Density Site 80%: 1,780</b>								
LOW & VERY LOW	<u>4</u>	485220006	R30	Multi-family	2.24	54	Vacant	
		485220007	R30	Multi-family	2.24	54	Vacant	
		485220008	R30	Multi-family	2.24	27	Developed	
		485220009	R30	Multi-family	2.24	27	Developed	
		485220015	R30	Multi-family	1.28	15	Developed	
		485220016	R30	Multi-family	1.66	20	Developed	
		485220017	R30	Multi-family	10.41	250	Vacant	
		485220040	R30	Multi-family	19.43	466	Vacant	
<b>Parcels per High Density Site:</b>		<b>8</b>	<b>Acres per High Density Site:</b>		<b>41.74</b>			
<b>Units per High Density Site 80%: 913</b>								
LOW & VERY LOW	<u>5</u>	291191004	R30	Multi-family	0.32	8	Vacant	
		291191007	R30	Multi-family	0.29	7	Vacant	
		291191008	R30	Multi-family	1.57	38	Vacant	
		291191009	R30	Multi-family	1.56	37	Vacant	
		291191010	R30	Multi-family	1.00	24	Vacant	
		291191011	R30	Multi-family	1.00	24	Vacant	
		291191012	R30	Multi-family	0.24	6	Vacant	
		291191013	R30	Multi-family	0.82	20	Vacant	
		291191025	R30	Multi-family	0.20	5	Vacant	
		291191026	R30	Multi-family	0.07	2	Vacant	
		291191027	R30	Multi-family	0.80	19	Vacant	
		291191028	R30	Multi-family	0.30	7	Vacant	
		291191029	R30	Multi-family	0.34	8	Vacant	
		291200023	R30	Multi-family	1.50	4	Developed	BSMWD, RDA
		291200024	R30	Multi-family	2.50	60	Vacant	BSMWD, RDA
		291200025	R30	Multi-family	1.50	4	Developed	BSMWD, RDA

<u>DENSITY</u>	<u>Calculation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
LOW & VERY LOW	<u>5</u>	291200027	R30	Multi-family	0.86	2	Developed	BSMWD, RDA
		291200030	R30	Multi-family	0.37	1	Developed	BSMWD, RDA
		291200038	R30	Multi-family	0.34	1	Developed	BSMWD, RDA
		291200039	R30	Multi-family	0.95	23	Vacant	BSMWD, RDA
		291200040	R30	Multi-family	0.42	1	Developed	BSMWD, RDA
		291264001	R30	Multi-family	0.23	1	Developed	RDA
		291264002	R30	Multi-family	0.23	1	Developed	RDA
		291264003	R30	Multi-family	0.19	0	Developed	RDA
		291264004	R30	Multi-family	0.19	0	Developed	RDA
		291264005	R30	Multi-family	0.19	0	Developed	RDA
		291264006	R30	Multi-family	0.19	0	Developed	RDA
		291264007	R30	Multi-family	0.19	0	Developed	RDA
		291264008	R30	Multi-family	0.21	1	Developed	RDA
		291264009	R30	Multi-family	0.44	1	Developed	RDA
		291264011	R30	Multi-family	3.16	8	Developed	RDA
		291264012	R30	Multi-family	0.35	1	Developed	RDA
		291273001	R30	Multi-family	0.55	1	Developed	FLOOD, RDA
		291273004	R30	Multi-family	0.23	1	Developed	RDA
		291273005	R30	Multi-family	0.31	1	Developed	RDA
		291273007	R30	Multi-family	0.52	1	Developed	FLOOD, RDA
		291273008	R30	Multi-family	3.88	9	Developed	FLOOD, RDA

Parcels per High Density Site: 37

Acres per High Density Site: 28.01

Units per High Density Site 80%: 327

Total Parcels: 67

Total Acres: 150.56

Total Residential Units 80%: 3,020

# Vacant Land Inventory - Mobilehome Sites

## Attachment 5

Based on 10-2013 data  
Report Print Date: 10.7.2013

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	316100024	R5	Suburban Residential	6.73	3	Vacant	
	316160008	R5	Suburban Residential	7.25	3	Vacant	
	422070014	R5	Suburban Residential	10.09	4	Vacant	
	474100025	R5	Suburban Residential	27.68	11	Vacant	
	474110004	R5	Suburban Residential	28.05	11	Vacant	
	474200014	R5	Suburban Residential	10.00	4	Vacant	
	475060001	R5	Suburban Residential	9.14	4	Vacant	
	478090011	R5	Suburban Residential	8.04	3	Vacant	
	478220002	R5	Suburban Residential	9.39	4	Vacant	
	478220003	R5	Suburban Residential	8.98	4	Vacant	
	478220012	R5	Suburban Residential	8.98	4	Vacant	
	478220013	R5	Suburban Residential	9.39	4	Vacant	
	485020005	R5	Suburban Residential	8.04	3	Vacant	FLOOD,RDA
	485220023	R5	Suburban Residential	18.06	7	Vacant	
	485220032	R5	Suburban Residential	19.12	8	Vacant	
	485220041	R5	Suburban Residential	17.77	7	Vacant	
	486240002	R5	Suburban Residential	9.00	4	Vacant	FLOOD
	486240011	R5	Suburban Residential	18.78	8	Vacant	FLOOD
	486250007	R5	Suburban Residential	9.39	4	Vacant	
	486260008	R5	Suburban Residential	9.39	4	Vacant	
	486260009	R5	Suburban Residential	8.97	4	Vacant	FLOOD
	486310014	R5	Suburban Residential	8.96	4	Vacant	FLOOD
	487370016	R5	Suburban Residential	8.53	3	Vacant	
	487470014	R5	Suburban Residential	5.41	2	Vacant	
	487470028	R5	Suburban Residential	18.04	7	Vacant	
	488330012	R5	Suburban Residential	9.40	4	Vacant	
	488350005	R5	Suburban Residential	9.40	4	Vacant	
	488350006	R5	Suburban Residential	8.97	4	Vacant	
	488350007	R5	Suburban Residential	8.97	4	Vacant	
	488350019	R5	Suburban Residential	8.97	4	Vacant	
	488350021	R5	Suburban Residential	9.40	4	Vacant	
	488350023	R5	Suburban Residential	9.40	4	Vacant	
	488350025	R5	Suburban Residential	8.97	4	Vacant	

Parcels per Density Designation: 33      Acres per Density Designation: 377      Units per Density Designation: 156

**Total Parcels: 33      Total Vacant Acres: 376.66      Total Residential Units: 156**

**Vacant Land Inventory - Manufactured Home Sites**  
**Attachment 6**

Based on 10-2013 data  
 Report Print Date: 10.7.2013

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	256150001	HR	Large Lot Residential	33.77	1	Vacant	
	256160002	HR	Large Lot Residential	10.65	1	Vacant	
	256160010	HR	Large Lot Residential	9.55	1	Vacant	
	256160017	HR	Large Lot Residential	10.24	1	Vacant	
	256170004	HR	Large Lot Residential	28.91	1	Vacant	
	259260003	HR	Large Lot Residential	20.00	1	Vacant	
	259260004	HR	Large Lot Residential	10.00	1	Vacant	
	259260005	HR	Large Lot Residential	10.00	1	Vacant	
	259260006	HR	Large Lot Residential	20.00	1	Vacant	
	259260039	HR	Large Lot Residential	12.18	1	Vacant	
	264040003	HR	Large Lot Residential	12.56	1	Vacant	
	264040010	HR	Large Lot Residential	6.15	1	Vacant	
	264040011	HR	Large Lot Residential	6.15	1	Vacant	
	264040013	HR	Large Lot Residential	1.34	1	Vacant	
	264110006	HR	Large Lot Residential	2.35	1	Vacant	
	264110009	HR	Large Lot Residential	18.98	1	Vacant	
	264110010	HR	Large Lot Residential	20.04	1	Vacant	
	264110022	HR	Large Lot Residential	1.58	1	Vacant	
	264110024	HR	Large Lot Residential	1.79	1	Vacant	
	471201008	HR	Large Lot Residential	166.17	3	Vacant	
	471290003	HR	Large Lot Residential	2.57	1	Vacant	
	471290004	HR	Large Lot Residential	2.57	1	Vacant	
	471290005	HR	Large Lot Residential	2.40	1	Vacant	
	471290006	HR	Large Lot Residential	7.63	1	Vacant	
	473150002	HR	Large Lot Residential	13.75	1	Vacant	
	473150048	HR	Large Lot Residential	10.52	1	Vacant	
	473150049	HR	Large Lot Residential	15.73	1	Vacant	
	473150053	HR	Large Lot Residential	19.88	1	Vacant	FAULT
	473160001	HR	Large Lot Residential	17.50	1	Vacant	
	473160002	HR	Large Lot Residential	2.50	1	Vacant	
	474100002	HR	Large Lot Residential	20.00	1	Vacant	
	474100003	HR	Large Lot Residential	10.00	1	Vacant	
	474210001	HR	Large Lot Residential	40.00	1	Vacant	
	474210003	HR	Large Lot Residential	60.00	1	Vacant	
	474210004	HR	Large Lot Residential	60.00	1	Vacant	
	474210005	HR	Large Lot Residential	10.00	1	Vacant	
	474210006	HR	Large Lot Residential	10.00	1	Vacant	
	474210008	HR	Large Lot Residential	10.00	1	Vacant	
	474220065	HR	Large Lot Residential	13.49	1	Vacant	
	474220070	HR	Large Lot Residential	32.27	1	Vacant	
	474230005	HR	Large Lot Residential	3.32	1	Vacant	
	474230032	HR	Large Lot Residential	3.26	1	Vacant	
	474310001	HR	Large Lot Residential	5.14	1	Vacant	
	474310002	HR	Large Lot Residential	2.50	1	Vacant	
	474310003	HR	Large Lot Residential	2.50	1	Vacant	
	474310004	HR	Large Lot Residential	2.51	1	Vacant	
	474310005	HR	Large Lot Residential	2.62	1	Vacant	
	474320003	HR	Large Lot Residential	1.07	1	Vacant	
	474320005	HR	Large Lot Residential	1.02	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Constraints</u>
<b>ABOVE MODERATE</b>	474341005	HR	Large Lot Residential	1.72	1	Vacant	
	474341006	HR	Large Lot Residential	1.40	1	Vacant	
	474341007	HR	Large Lot Residential	0.91	1	Vacant	
	474341008	HR	Large Lot Residential	1.02	1	Vacant	
	474410017	HR	Large Lot Residential	0.00	1	Vacant	
	474410028	HR	Large Lot Residential	1.43	1	Vacant	
	474410029	HR	Large Lot Residential	1.59	1	Vacant	
	474500010	HR	Large Lot Residential	2.47	1	Vacant	
	478020023	HR	Large Lot Residential	24.86	1	Vacant	
	478020027	HR	Large Lot Residential	23.43	1	Vacant	
	488160001	HR	Large Lot Residential	19.38	1	Vacant	
	488160003	HR	Large Lot Residential	10.42	1	Vacant	
	488190031	HR	Large Lot Residential	1.80	1	Vacant	
	488190033	HR	Large Lot Residential	2.75	1	Vacant	
	488200015	HR	Large Lot Residential	2.51	1	Vacant	
	264040006	R1	Large Lot Residential	3.00	1	Vacant	
	264040009	R1	Large Lot Residential	6.15	1	Vacant	
	264040012	R1	Large Lot Residential	1.52	1	Vacant	
	264040014	R1	Large Lot Residential	0.92	1	Vacant	
	264040015	R1	Large Lot Residential	0.92	1	Vacant	
	264040016	R1	Large Lot Residential	0.95	1	Vacant	
	264110018	R1	Large Lot Residential	0.26	1	Vacant	
	264110027	R1	Large Lot Residential	0.97	1	Vacant	
	264110028	R1	Large Lot Residential	1.24	1	Vacant	
	264175005	R1	Large Lot Residential	1.06	1	Vacant	
	264175006	R1	Large Lot Residential	1.11	1	Vacant	
	264175007	R1	Large Lot Residential	1.27	1	Vacant	
	264175008	R1	Large Lot Residential	1.05	1	Vacant	
	264312003	R1	Large Lot Residential	0.98	1	Vacant	
	473120069	R1	Large Lot Residential	64.70	5	Vacant	FAULT
	473150050	R1	Large Lot Residential	1.17	1	Vacant	
	473150051	R1	Large Lot Residential	15.77	1	Vacant	
	473150052	R1	Large Lot Residential	21.37	2	Vacant	FAULT
	473150058	R1	Large Lot Residential	8.34	1	Vacant	
	473150059	R1	Large Lot Residential	9.00	1	Vacant	FAULT
	473150061	R1	Large Lot Residential	9.33	1	Vacant	FAULT
	473150063	R1	Large Lot Residential	11.94	1	Vacant	
	473174002	R1	Large Lot Residential	9.39	1	Vacant	
	473174003	R1	Large Lot Residential	9.39	1	Vacant	
	473174004	R1	Large Lot Residential	8.96	1	Vacant	
	473174005	R1	Large Lot Residential	8.96	1	Vacant	
	473174007	R1	Large Lot Residential	9.39	1	Vacant	
	473174008	R1	Large Lot Residential	8.55	1	Vacant	
	473174010	R1	Large Lot Residential	2.15	1	Vacant	
	473174012	R1	Large Lot Residential	2.17	1	Vacant	
	473174013	R1	Large Lot Residential	2.17	1	Vacant	
	473220004	R1	Large Lot Residential	3.68	1	Vacant	FAULT
	473220009	R1	Large Lot Residential	9.39	1	Vacant	
	473220010	R1	Large Lot Residential	7.74	1	Vacant	
	473220011	R1	Large Lot Residential	1.65	1	Vacant	
	473220015	R1	Large Lot Residential	9.39	1	Vacant	
	473220017	R1	Large Lot Residential	16.10	1	Vacant	FAULT
	473220043	R1	Large Lot Residential	5.84	1	Vacant	
	473220044	R1	Large Lot Residential	13.03	1	Vacant	FAULT

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	473220057	R1	Large Lot Residential	0.85	1	Vacant	
	473220064	R1	Large Lot Residential	0.99	1	Vacant	
	473220071	R1	Large Lot Residential	1.17	1	Vacant	
	473220072	R1	Large Lot Residential	1.70	1	Vacant	
	473220075	R1	Large Lot Residential	2.78	1	Vacant	FAULT
	473250003	R1	Large Lot Residential	8.98	1	Vacant	
	473250028	R1	Large Lot Residential	1.44	1	Vacant	
	473250029	R1	Large Lot Residential	9.55	1	Vacant	
	473250030	R1	Large Lot Residential	2.71	1	Vacant	
	473250042	R1	Large Lot Residential	3.86	1	Vacant	
	473250050	R1	Large Lot Residential	1.10	1	Vacant	
	473250051	R1	Large Lot Residential	1.10	1	Vacant	
	473290003	R1	Large Lot Residential	2.35	1	Vacant	
	473290006	R1	Large Lot Residential	1.50	1	Vacant	
	473290007	R1	Large Lot Residential	4.70	1	Vacant	
	473290011	R1	Large Lot Residential	2.00	1	Vacant	
	473290012	R1	Large Lot Residential	6.98	1	Vacant	
	473290013	R1	Large Lot Residential	9.39	1	Vacant	
	473290014	R1	Large Lot Residential	9.39	1	Vacant	
	473290015	R1	Large Lot Residential	8.54	1	Vacant	
	473290019	R1	Large Lot Residential	4.08	1	Vacant	
	473310001	R1	Large Lot Residential	55.60	4	Vacant	
	473310013	R1	Large Lot Residential	0.88	1	Vacant	
	473310016	R1	Large Lot Residential	1.20	1	Vacant	
	473401017	R1	Large Lot Residential	0.38	1	Vacant	
	474250003	R1	Large Lot Residential	10.00	1	Vacant	
	474250032	R1	Large Lot Residential	2.59	1	Vacant	
	474250033	R1	Large Lot Residential	2.53	1	Vacant	
	474271001	R1	Large Lot Residential	0.06	1	Vacant	
	474271008	R1	Large Lot Residential	1.55	1	Vacant	
	474271011	R1	Large Lot Residential	2.81	1	Vacant	
	474272030	R1	Large Lot Residential	2.95	1	Vacant	
	474272033	R1	Large Lot Residential	2.41	1	Vacant	
	481041028	R1	Large Lot Residential	0.11	1	Vacant	SP,RDA
	481090023	R1	Large Lot Residential	0.30	1	Vacant	SP,FLOOD,RDA
	488250004	R1	Large Lot Residential	9.41	1	Vacant	
	488250005	R1	Large Lot Residential	9.40	1	Vacant	
	488250006	R1	Large Lot Residential	8.09	1	Vacant	
	488250008	R1	Large Lot Residential	8.55	1	Vacant	
	488250009	R1	Large Lot Residential	9.40	1	Vacant	
	488250010	R1	Large Lot Residential	9.40	1	Vacant	
	488250011	R1	Large Lot Residential	8.74	1	Vacant	
	488260001	R1	Large Lot Residential	2.00	1	Vacant	
	488260002	R1	Large Lot Residential	2.00	1	Vacant	
	488260007	R1	Large Lot Residential	4.70	1	Vacant	
	488260008	R1	Large Lot Residential	4.70	1	Vacant	
	488260009	R1	Large Lot Residential	8.97	1	Vacant	
	488260010	R1	Large Lot Residential	8.97	1	Vacant	
	488260011	R1	Large Lot Residential	9.40	1	Vacant	
	488260013	R1	Large Lot Residential	9.40	1	Vacant	
	488260015	R1	Large Lot Residential	2.48	1	Vacant	
	488260016	R1	Large Lot Residential	2.19	1	Vacant	
	488260019	R1	Large Lot Residential	2.83	1	Vacant	
	488260020	R1	Large Lot Residential	2.51	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	488260023	R1	Large Lot Residential	8.97	1	Vacant	FAULT
	488260024	R1	Large Lot Residential	8.97	1	Vacant	
	488260025	R1	Large Lot Residential	9.40	1	Vacant	FAULT
	488260026	R1	Large Lot Residential	9.40	1	Vacant	FAULT
	488260027	R1	Large Lot Residential	18.80	2	Vacant	FAULT
	488260029	R1	Large Lot Residential	6.45	1	Vacant	FAULT
	488260030	R1	Large Lot Residential	8.80	1	Vacant	FAULT
	488260031	R1	Large Lot Residential	16.60	1	Vacant	
	488260032	R1	Large Lot Residential	9.39	1	Vacant	
	488260034	R1	Large Lot Residential	9.40	1	Vacant	FAULT
	488260036	R1	Large Lot Residential	8.97	1	Vacant	FAULT
	488310001	R1	Large Lot Residential	8.97	1	Vacant	
	488310002	R1	Large Lot Residential	9.39	1	Vacant	
	488310003	R1	Large Lot Residential	9.39	1	Vacant	
	488310004	R1	Large Lot Residential	8.19	1	Vacant	
	488320007	R1	Large Lot Residential	0.19	1	Vacant	
	473171034	RR	Large Lot Residential	0.80	1	Vacant	FAULT
	473171037	RR	Large Lot Residential	1.29	1	Vacant	FAULT
	473200004	RR	Large Lot Residential	7.18	1	Vacant	FAULT
	473210001	RR	Large Lot Residential	2.15	1	Vacant	FAULT
	473220018	RR	Large Lot Residential	11.11	1	Vacant	FAULT
	473220019	RR	Large Lot Residential	9.06	1	Vacant	FAULT
	488260028	RR	Large Lot Residential	2.00	1	Vacant	FAULT
	471201011	R2	Residential 2 Dwellings/Acr	29.47	5	Vacant	
	471201011	R2	Residential 2 Dwellings/Acr	8.04	1	Vacant	
	471290017	R2	Residential 2 Dwellings/Acr	0.62	1	Vacant	
	471300023	R2	Residential 2 Dwellings/Acr	9.76	4	Vacant	SP
	473171020	R2	Residential 2 Dwellings/Acr	6.50	1	Vacant	
	473171022	R2	Residential 2 Dwellings/Acr	6.12	1	Vacant	
	473401021	R2	Residential 2 Dwellings/Acr	5.69	1	Vacant	
	474220026	R2	Residential 2 Dwellings/Acr	0.09	1	Vacant	
	474220035	R2	Residential 2 Dwellings/Acr	0.35	1	Vacant	
	474220044	R2	Residential 2 Dwellings/Acr	0.01	1	Vacant	
	474371008	R2	Residential 2 Dwellings/Acr	0.32	1	Vacant	
	474371010	R2	Residential 2 Dwellings/Acr	0.50	1	Vacant	
	474371015	R2	Residential 2 Dwellings/Acr	0.32	1	Vacant	
	474371017	R2	Residential 2 Dwellings/Acr	0.32	1	Vacant	
	474371018	R2	Residential 2 Dwellings/Acr	0.40	1	Vacant	
	474500002	R2	Residential 2 Dwellings/Acr	17.68	3	Vacant	
	474500005	R2	Residential 2 Dwellings/Acr	5.20	1	Vacant	
	488032002	R2	Residential 2 Dwellings/Acr	0.56	1	Vacant	
	488060006	R2	Residential 2 Dwellings/Acr	0.55	1	Vacant	
	488080003	R2	Residential 2 Dwellings/Acr	17.31	3	Vacant	
	488080011	R2	Residential 2 Dwellings/Acr	8.54	1	Vacant	
	488080012	R2	Residential 2 Dwellings/Acr	7.44	1	Vacant	
	488270019	R2	Residential 2 Dwellings/Acr	0.87	1	Vacant	
	488270020	R2	Residential 2 Dwellings/Acr	0.89	1	Vacant	
	488270021	R2	Residential 2 Dwellings/Acr	3.78	1	Vacant	
	488270024	R2	Residential 2 Dwellings/Acr	0.88	1	Vacant	
	488270025	R2	Residential 2 Dwellings/Acr	0.87	1	Vacant	
	473150012	RA2	Residential Agriculture 2 Dv	0.37	1	Vacant	
	473150015	RA2	Residential Agriculture 2 Dv	8.50	1	Vacant	
	473150025	RA2	Residential Agriculture 2 Dv	1.80	1	Vacant	
	473150079	RA2	Residential Agriculture 2 Dv	17.25	3	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Constraints</u>
<b>ABOVE MODERATE</b>	473160004	RA2	Residential Agriculture 2 Dv	75.10	12	Vacant	
	473160007	RA2	Residential Agriculture 2 Dv	36.15	6	Vacant	
	473160008	RA2	Residential Agriculture 2 Dv	27.32	4	Vacant	
	473160011	RA2	Residential Agriculture 2 Dv	9.22	1	Vacant	
	473160013	RA2	Residential Agriculture 2 Dv	9.20	1	Vacant	
	473160017	RA2	Residential Agriculture 2 Dv	32.35	5	Vacant	
	473160018	RA2	Residential Agriculture 2 Dv	9.09	1	Vacant	
	473160019	RA2	Residential Agriculture 2 Dv	9.05	1	Vacant	
	473230009	RA2	Residential Agriculture 2 Dv	3.64	1	Vacant	FAULT
	473280011	RA2	Residential Agriculture 2 Dv	9.39	2	Vacant	
	473280012	RA2	Residential Agriculture 2 Dv	8.98	1	Vacant	
	473280013	RA2	Residential Agriculture 2 Dv	8.98	1	Vacant	
	473280014	RA2	Residential Agriculture 2 Dv	9.39	2	Vacant	
	473280015	RA2	Residential Agriculture 2 Dv	9.39	2	Vacant	
	473280016	RA2	Residential Agriculture 2 Dv	8.98	1	Vacant	
	473280018	RA2	Residential Agriculture 2 Dv	1.14	1	Vacant	
	473280019	RA2	Residential Agriculture 2 Dv	1.14	1	Vacant	
	473300001	RA2	Residential Agriculture 2 Dv	8.98	1	Vacant	
	473300002	RA2	Residential Agriculture 2 Dv	9.39	2	Vacant	
	473300003	RA2	Residential Agriculture 2 Dv	9.39	2	Vacant	
	473300004	RA2	Residential Agriculture 2 Dv	4.70	1	Vacant	
	473300005	RA2	Residential Agriculture 2 Dv	4.27	1	Vacant	
	473300008	RA2	Residential Agriculture 2 Dv	9.39	2	Vacant	
	473300009	RA2	Residential Agriculture 2 Dv	9.39	2	Vacant	
	473300010	RA2	Residential Agriculture 2 Dv	8.98	1	Vacant	
	474130034	RA2	Residential Agriculture 2 Dv	0.42	1	Vacant	
	474142006	RA2	Residential Agriculture 2 Dv	4.80	1	Vacant	
	474161016	RA2	Residential Agriculture 2 Dv	0.08	1	Vacant	
	474161035	RA2	Residential Agriculture 2 Dv	1.15	1	Vacant	
	474170008	RA2	Residential Agriculture 2 Dv	1.67	1	Vacant	
	474180012	RA2	Residential Agriculture 2 Dv	0.72	1	Vacant	
	474180030	RA2	Residential Agriculture 2 Dv	0.46	1	Vacant	
	474180031	RA2	Residential Agriculture 2 Dv	0.46	1	Vacant	
	474180032	RA2	Residential Agriculture 2 Dv	1.18	1	Vacant	
	474250011	RA2	Residential Agriculture 2 Dv	1.02	1	Vacant	
	474250015	RA2	Residential Agriculture 2 Dv	13.41	2	Vacant	
	474250017	RA2	Residential Agriculture 2 Dv	0.53	1	Vacant	
	474250057	RA2	Residential Agriculture 2 Dv	1.02	1	Vacant	
	474250058	RA2	Residential Agriculture 2 Dv	0.36	1	Vacant	
	474590034	RA2	Residential Agriculture 2 Dv	1.00	1	Vacant	
	474590036	RA2	Residential Agriculture 2 Dv	1.50	1	Vacant	
	474590037	RA2	Residential Agriculture 2 Dv	0.90	1	Vacant	
	474590039	RA2	Residential Agriculture 2 Dv	1.01	1	Vacant	
	475060023	RA2	Residential Agriculture 2 Dv	0.46	1	Vacant	
	478020024	RA2	Residential Agriculture 2 Dv	20.04	3	Vacant	
	478020025	RA2	Residential Agriculture 2 Dv	20.95	3	Vacant	
	478020026	RA2	Residential Agriculture 2 Dv	26.87	4	Vacant	
	478020030	RA2	Residential Agriculture 2 Dv	22.09	4	Vacant	
	478020031	RA2	Residential Agriculture 2 Dv	1.00	1	Vacant	
	478020035	RA2	Residential Agriculture 2 Dv	7.98	1	Vacant	
	478020037	RA2	Residential Agriculture 2 Dv	8.15	1	Vacant	
	478230008	RA2	Residential Agriculture 2 Dv	36.38	6	Vacant	
	478230015	RA2	Residential Agriculture 2 Dv	8.69	1	Vacant	
	478230016	RA2	Residential Agriculture 2 Dv	9.10	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	478240002	RA2	Residential Agriculture 2 Dv	8.98	1	Vacant	
	478240003	RA2	Residential Agriculture 2 Dv	8.98	1	Vacant	
	478240005	RA2	Residential Agriculture 2 Dv	9.10	1	Vacant	
	478240006	RA2	Residential Agriculture 2 Dv	9.10	1	Vacant	
	478240007	RA2	Residential Agriculture 2 Dv	8.69	1	Vacant	
	478240008	RA2	Residential Agriculture 2 Dv	9.39	2	Vacant	
	478240021	RA2	Residential Agriculture 2 Dv	8.68	1	Vacant	
	478240022	RA2	Residential Agriculture 2 Dv	8.84	1	Vacant	
	478240023	RA2	Residential Agriculture 2 Dv	8.84	1	Vacant	
	478240031	RA2	Residential Agriculture 2 Dv	2.05	1	Vacant	
	478240032	RA2	Residential Agriculture 2 Dv	2.05	1	Vacant	
	478240033	RA2	Residential Agriculture 2 Dv	1.76	1	Vacant	
	478240034	RA2	Residential Agriculture 2 Dv	1.76	1	Vacant	
	478421009	RA2	Residential Agriculture 2 Dv	0.49	1	Vacant	
	478421013	RA2	Residential Agriculture 2 Dv	0.40	1	Vacant	
	486250003	RA2	Residential Agriculture 2 Dv	2.18	1	Vacant	FLOOD
	486290005	RA2	Residential Agriculture 2 Dv	1.06	1	Vacant	
	486290010	RA2	Residential Agriculture 2 Dv	1.17	1	Vacant	
	486290028	RA2	Residential Agriculture 2 Dv	8.97	1	Vacant	FLOOD
	486290032	RA2	Residential Agriculture 2 Dv	8.91	1	Vacant	
	486290033	RA2	Residential Agriculture 2 Dv	1.31	0	Vacant	
	486290035	RA2	Residential Agriculture 2 Dv	17.06	0	Vacant	
	486570010	RA2	Residential Agriculture 2 Dv	9.39	2	Vacant	
	487060006	RA2	Residential Agriculture 2 Dv	0.94	1	Vacant	
	487090006	RA2	Residential Agriculture 2 Dv	0.80	1	Vacant	
	487140011	RA2	Residential Agriculture 2 Dv	0.48	1	Vacant	
	487140013	RA2	Residential Agriculture 2 Dv	0.48	1	Vacant	
	487150001	RA2	Residential Agriculture 2 Dv	0.76	1	Vacant	
	487150016	RA2	Residential Agriculture 2 Dv	2.58	1	Vacant	
	487160001	RA2	Residential Agriculture 2 Dv	9.73	2	Vacant	
	487170001	RA2	Residential Agriculture 2 Dv	5.99	1	Vacant	
	487170004	RA2	Residential Agriculture 2 Dv	4.57	1	Vacant	
	487170005	RA2	Residential Agriculture 2 Dv	4.89	1	Vacant	
	487470001	RA2	Residential Agriculture 2 Dv	9.40	2	Vacant	
	488080004	RA2	Residential Agriculture 2 Dv	18.91	3	Vacant	
	488080005	RA2	Residential Agriculture 2 Dv	8.67	1	Vacant	
	488080006	RA2	Residential Agriculture 2 Dv	8.37	1	Vacant	
	488080007	RA2	Residential Agriculture 2 Dv	8.37	1	Vacant	
	488080008	RA2	Residential Agriculture 2 Dv	8.98	1	Vacant	
	488080009	RA2	Residential Agriculture 2 Dv	8.98	1	Vacant	
	488080010	RA2	Residential Agriculture 2 Dv	8.98	1	Vacant	
	488160004	RA2	Residential Agriculture 2 Dv	12.20	2	Vacant	
	488160005	RA2	Residential Agriculture 2 Dv	6.03	1	Vacant	
	488170007	RA2	Residential Agriculture 2 Dv	1.82	1	Vacant	
	488170011	RA2	Residential Agriculture 2 Dv	8.07	1	Vacant	
	488180024	RA2	Residential Agriculture 2 Dv	14.73	2	Vacant	
	488180025	RA2	Residential Agriculture 2 Dv	9.52	2	Vacant	
	488180027	RA2	Residential Agriculture 2 Dv	10.00	2	Vacant	
	488180028	RA2	Residential Agriculture 2 Dv	18.82	3	Vacant	
	488190023	RA2	Residential Agriculture 2 Dv	0.92	1	Vacant	
	488250001	RA2	Residential Agriculture 2 Dv	9.40	2	Vacant	
	488250002	RA2	Residential Agriculture 2 Dv	8.97	1	Vacant	
	488250013	RA2	Residential Agriculture 2 Dv	8.98	1	Vacant	
	488250014	RA2	Residential Agriculture 2 Dv	9.40	2	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	488300002	RA2	Residential Agriculture 2 Dv	6.90	1	Vacant	
	488330009	RA2	Residential Agriculture 2 Dv	4.48	1	Vacant	
	488330010	RA2	Residential Agriculture 2 Dv	4.48	1	Vacant	
	488330014	RA2	Residential Agriculture 2 Dv	4.21	1	Vacant	
	488330015	RA2	Residential Agriculture 2 Dv	4.48	1	Vacant	
	488330016	RA2	Residential Agriculture 2 Dv	9.39	2	Vacant	
	488330017	RA2	Residential Agriculture 2 Dv	9.39	2	Vacant	
	488330018	RA2	Residential Agriculture 2 Dv	8.97	1	Vacant	
	488340001	RA2	Residential Agriculture 2 Dv	8.98	1	Vacant	
	488340002	RA2	Residential Agriculture 2 Dv	9.40	2	Vacant	
	488340009	RA2	Residential Agriculture 2 Dv	9.40	2	Vacant	
	488340010	RA2	Residential Agriculture 2 Dv	9.40	2	Vacant	
	488340011	RA2	Residential Agriculture 2 Dv	8.98	1	Vacant	
	474500017	R1	Suburban Residential	15.16	1	Vacant	SP
	259260027	R3	Suburban Residential	2.46	1	Vacant	
	259260029	R3	Suburban Residential	4.80	1	Vacant	
	259260030	R3	Suburban Residential	6.65	2	Vacant	
	259260036	R3	Suburban Residential	2.35	1	Vacant	
	259260037	R3	Suburban Residential	2.11	1	Vacant	
	259260038	R3	Suburban Residential	2.30	1	Vacant	
	259260040	R3	Suburban Residential	2.47	1	Vacant	
	259260041	R3	Suburban Residential	2.50	1	Vacant	
	259260042	R3	Suburban Residential	2.29	1	Vacant	
	259520030	R3	Suburban Residential	0.13	1	Vacant	
	474490025	R3	Suburban Residential	43.21	10	Vacant	
	474711001	R3	Suburban Residential	0.55	1	Vacant	
	474711002	R3	Suburban Residential	0.54	1	Vacant	
	474711003	R3	Suburban Residential	0.53	1	Vacant	
	474711004	R3	Suburban Residential	0.70	1	Vacant	
	474711005	R3	Suburban Residential	0.54	1	Vacant	
	474711006	R3	Suburban Residential	0.57	1	Vacant	
	474711007	R3	Suburban Residential	0.66	1	Vacant	
	474711008	R3	Suburban Residential	0.57	1	Vacant	
	474711009	R3	Suburban Residential	0.37	1	Vacant	
	474711010	R3	Suburban Residential	0.45	1	Vacant	
	474712001	R3	Suburban Residential	0.48	1	Vacant	
	474712002	R3	Suburban Residential	0.47	1	Vacant	
	474712003	R3	Suburban Residential	0.51	1	Vacant	
	474712004	R3	Suburban Residential	0.75	1	Vacant	
	474712005	R3	Suburban Residential	0.40	1	Vacant	
	474712006	R3	Suburban Residential	0.42	1	Vacant	
	474712007	R3	Suburban Residential	0.55	1	Vacant	
	474713001	R3	Suburban Residential	0.48	1	Vacant	
	474713002	R3	Suburban Residential	0.59	1	Vacant	
	474713003	R3	Suburban Residential	0.40	1	Vacant	
	474720001	R3	Suburban Residential	0.51	1	Vacant	
	474720002	R3	Suburban Residential	0.52	1	Vacant	
	474720003	R3	Suburban Residential	0.52	1	Vacant	
	474720004	R3	Suburban Residential	0.54	1	Vacant	
	474720016	R3	Suburban Residential	0.32	1	Vacant	
	474721001	R3	Suburban Residential	0.41	1	Vacant	
	474721002	R3	Suburban Residential	0.47	1	Vacant	
	474721003	R3	Suburban Residential	0.47	1	Vacant	
	474721004	R3	Suburban Residential	0.47	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	474721005	R3	Suburban Residential	0.46	1	Vacant	
	474722001	R3	Suburban Residential	0.88	1	Vacant	
	474722002	R3	Suburban Residential	0.62	1	Vacant	
	474722003	R3	Suburban Residential	0.60	1	Vacant	
	474722004	R3	Suburban Residential	0.52	1	Vacant	
	474722005	R3	Suburban Residential	0.45	1	Vacant	
	474722006	R3	Suburban Residential	0.44	1	Vacant	
	474722007	R3	Suburban Residential	0.39	1	Vacant	
	474723001	R3	Suburban Residential	0.54	1	Vacant	
	474723002	R3	Suburban Residential	0.58	1	Vacant	
	478040016	R3	Suburban Residential	1.26	1	Vacant	FLOOD
	478040017	R3	Suburban Residential	1.56	1	Vacant	FLOOD
	478040018	R3	Suburban Residential	1.47	1	Vacant	FLOOD
	478040020	R3	Suburban Residential	2.56	1	Vacant	FLOOD
	478040021	R3	Suburban Residential	1.79	1	Vacant	FLOOD
	478040024	R3	Suburban Residential	3.31	1	Vacant	
	478040025	R3	Suburban Residential	1.02	1	Vacant	
	478040027	R3	Suburban Residential	3.66	1	Vacant	
	478040031	R3	Suburban Residential	0.72	0	Vacant	
	478040032	R3	Suburban Residential	0.55	0	Vacant	
	478040033	R3	Suburban Residential	0.43	0	Vacant	
	478040034	R3	Suburban Residential	0.44	0	Vacant	
	478040035	R3	Suburban Residential	0.75	0	Vacant	
	478060013	R3	Suburban Residential	1.17	1	Vacant	
	478060016	R3	Suburban Residential	3.34	0	Vacant	FLOOD
	478060018	R3	Suburban Residential	6.56	0	Vacant	FLOOD
	478060023	R3	Suburban Residential	2.26	0	Vacant	FLOOD
	478070013	R3	Suburban Residential	1.26	1	Vacant	
	478070014	R3	Suburban Residential	1.26	1	Vacant	
	478080002	R3	Suburban Residential	5.84	1	Vacant	
	478080004	R3	Suburban Residential	2.34	1	Vacant	
	478080005	R3	Suburban Residential	2.34	1	Vacant	
	478080007	R3	Suburban Residential	9.10	2	Vacant	
	478080008	R3	Suburban Residential	8.69	2	Vacant	FLOOD
	478080009	R3	Suburban Residential	0.69	1	Vacant	
	478080010	R3	Suburban Residential	0.71	1	Vacant	
	478080011	R3	Suburban Residential	0.57	1	Vacant	
	478080013	R3	Suburban Residential	8.97	2	Vacant	FLOOD
	478100002	R3	Suburban Residential	6.58	2	Vacant	FLOOD
	478100018	R3	Suburban Residential	6.39	2	Vacant	
	478100022	R3	Suburban Residential	3.76	1	Vacant	FLOOD
	478100023	R3	Suburban Residential	3.29	1	Vacant	FLOOD
	478100024	R3	Suburban Residential	1.26	1	Vacant	FLOOD
	478100025	R3	Suburban Residential	1.10	1	Vacant	
	478165021	R3	Suburban Residential	0.18	1	Vacant	
	478165022	R3	Suburban Residential	0.17	1	Vacant	
	478165023	R3	Suburban Residential	0.18	1	Vacant	
	478166015	R3	Suburban Residential	0.16	1	Vacant	
	478166030	R3	Suburban Residential	0.38	1	Vacant	
	478166031	R3	Suburban Residential	0.17	1	Vacant	
	478166032	R3	Suburban Residential	0.09	1	Vacant	
	478166033	R3	Suburban Residential	0.09	1	Vacant	
	478171010	R3	Suburban Residential	0.72	1	Vacant	
	478172003	R3	Suburban Residential	0.20	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	478174027	R3	Suburban Residential	0.18	1	Vacant	
	478174035	R3	Suburban Residential	0.07	1	Vacant	
	478175002	R3	Suburban Residential	0.32	1	Vacant	
	478175004	R3	Suburban Residential	0.08	1	Vacant	
	478182002	R3	Suburban Residential	0.18	1	Vacant	
	478182011	R3	Suburban Residential	0.08	1	Vacant	
	478182060	R3	Suburban Residential	0.14	1	Vacant	
	478192050	R3	Suburban Residential	0.19	1	Vacant	
	478202053	R3	Suburban Residential	0.57	1	Vacant	
	478250001	R3	Suburban Residential	18.83	4	Vacant	FLOOD
	478353003	R3	Suburban Residential	1.00	1	Vacant	FLOOD
	478362003	R3	Suburban Residential	1.30	1	Vacant	FLOOD
	478430010	R3	Suburban Residential	0.40	1	Vacant	
	486260002	R3	Suburban Residential	9.00	2	Vacant	
	486260007	R3	Suburban Residential	8.97	2	Vacant	
	486260010	R3	Suburban Residential	8.53	2	Vacant	
	486260011	R3	Suburban Residential	8.94	2	Vacant	
	488190024	R3	Suburban Residential	6.89	2	Vacant	
	488190027	R3	Suburban Residential	9.40	2	Vacant	
	488190032	R3	Suburban Residential	2.20	1	Vacant	
	488200012	R3	Suburban Residential	2.08	1	Vacant	
	488200022	R3	Suburban Residential	1.78	1	Vacant	
	488200023	R3	Suburban Residential	1.45	1	Vacant	
	488200025	R3	Suburban Residential	27.55	7	Vacant	
	488210004	R3	Suburban Residential	1.08	1	Vacant	
	488210006	R3	Suburban Residential	10.60	3	Vacant	
	488210007	R3	Suburban Residential	10.60	3	Vacant	
	488210020	R3	Suburban Residential	9.10	2	Vacant	
	488210021	R3	Suburban Residential	9.10	2	Vacant	
	488220005	R3	Suburban Residential	9.10	2	Vacant	FLOOD
	488220006	R3	Suburban Residential	2.73	1	Vacant	FLOOD
	488220011	R3	Suburban Residential	0.80	1	Vacant	
	488220012	R3	Suburban Residential	1.04	1	Vacant	
	488220014	R3	Suburban Residential	8.93	0	Vacant	FLOOD
	256150025	R5	Suburban Residential	0.43	1	Vacant	
	256150026	R5	Suburban Residential	0.39	1	Vacant	
	256150031	R5	Suburban Residential	0.46	1	Vacant	
	256150034	R5	Suburban Residential	0.50	1	Vacant	
	256150035	R5	Suburban Residential	0.43	1	Vacant	
	256181010	R5	Suburban Residential	0.58	1	Vacant	
	256181020	R5	Suburban Residential	0.69	1	Vacant	
	256182048	R5	Suburban Residential	1.40	1	Vacant	
	256191001	R5	Suburban Residential	0.26	1	Vacant	
	256191055	R5	Suburban Residential	0.32	1	Vacant	
	256191056	R5	Suburban Residential	0.96	1	Vacant	
	256191061	R5	Suburban Residential	0.44	1	Vacant	
	256222007	R5	Suburban Residential	0.31	1	Vacant	
	256222009	R5	Suburban Residential	0.13	1	Vacant	
	256222010	R5	Suburban Residential	0.15	1	Vacant	
	256222011	R5	Suburban Residential	0.27	1	Vacant	
	256222012	R5	Suburban Residential	0.33	1	Vacant	
	256244006	R5	Suburban Residential	0.23	1	Vacant	
	256244008	R5	Suburban Residential	0.14	1	Vacant	
	260040026	R5	Suburban Residential	9.82	4	Vacant	SP

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Constraints</u></b>
<b>ABOVE MODERATE</b>	260040030	R5	Suburban Residential	12.80	5	Vacant	SP
	260040039	R5	Suburban Residential	1.05	1	Vacant	
	260480001	R5	Suburban Residential	0.10	1	Vacant	
	260480002	R5	Suburban Residential	0.11	1	Vacant	
	260480003	R5	Suburban Residential	0.10	1	Vacant	
	260480004	R5	Suburban Residential	0.12	1	Vacant	
	260480007	R5	Suburban Residential	0.11	1	Vacant	
	260480008	R5	Suburban Residential	0.10	1	Vacant	
	260480014	R5	Suburban Residential	0.11	1	Vacant	
	260480015	R5	Suburban Residential	0.10	1	Vacant	
	260480016	R5	Suburban Residential	0.10	1	Vacant	
	260480017	R5	Suburban Residential	0.11	1	Vacant	
	260480018	R5	Suburban Residential	0.10	1	Vacant	
	260480019	R5	Suburban Residential	0.10	1	Vacant	
	260480020	R5	Suburban Residential	0.11	1	Vacant	
	260480021	R5	Suburban Residential	0.10	1	Vacant	
	260480022	R5	Suburban Residential	0.10	1	Vacant	
	260480023	R5	Suburban Residential	0.11	1	Vacant	
	260480024	R5	Suburban Residential	0.11	1	Vacant	
	260480025	R5	Suburban Residential	0.10	1	Vacant	
	260480026	R5	Suburban Residential	0.10	1	Vacant	
	260480027	R5	Suburban Residential	0.11	1	Vacant	
	260480028	R5	Suburban Residential	0.10	1	Vacant	
	260480029	R5	Suburban Residential	0.10	1	Vacant	
	260480030	R5	Suburban Residential	0.11	1	Vacant	
	260480031	R5	Suburban Residential	0.10	1	Vacant	
	260480032	R5	Suburban Residential	0.10	1	Vacant	
	260480033	R5	Suburban Residential	0.11	1	Vacant	
	260480034	R5	Suburban Residential	0.11	1	Vacant	
	260480035	R5	Suburban Residential	0.10	1	Vacant	
	260480036	R5	Suburban Residential	0.10	1	Vacant	
	260480037	R5	Suburban Residential	0.11	1	Vacant	
	260480038	R5	Suburban Residential	0.10	1	Vacant	
	260480039	R5	Suburban Residential	0.11	1	Vacant	
	260480040	R5	Suburban Residential	0.11	1	Vacant	
	260480041	R5	Suburban Residential	0.11	1	Vacant	
	260480042	R5	Suburban Residential	0.11	1	Vacant	
	260480043	R5	Suburban Residential	0.14	1	Vacant	
	260480044	R5	Suburban Residential	0.11	1	Vacant	
	260480045	R5	Suburban Residential	0.10	1	Vacant	
	260480046	R5	Suburban Residential	0.10	1	Vacant	
	260480047	R5	Suburban Residential	0.10	1	Vacant	
	260480048	R5	Suburban Residential	0.10	1	Vacant	
	260480049	R5	Suburban Residential	0.11	1	Vacant	
	260480050	R5	Suburban Residential	0.16	1	Vacant	
	260480051	R5	Suburban Residential	0.13	1	Vacant	
	260480052	R5	Suburban Residential	0.11	1	Vacant	
	260480053	R5	Suburban Residential	0.11	1	Vacant	
	260480054	R5	Suburban Residential	0.11	1	Vacant	
	260480055	R5	Suburban Residential	0.11	1	Vacant	
	260480056	R5	Suburban Residential	0.10	1	Vacant	
	260480057	R5	Suburban Residential	0.10	1	Vacant	
	260480058	R5	Suburban Residential	0.11	1	Vacant	
	260480059	R5	Suburban Residential	0.11	1	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	260480060	R5	Suburban Residential	0.13	1	Vacant	
	260480061	R5	Suburban Residential	0.13	1	Vacant	
	260480062	R5	Suburban Residential	0.10	1	Vacant	
	260480063	R5	Suburban Residential	0.10	1	Vacant	
	260480064	R5	Suburban Residential	0.16	1	Vacant	
	260480065	R5	Suburban Residential	0.12	1	Vacant	
	260480066	R5	Suburban Residential	0.11	1	Vacant	
	260480067	R5	Suburban Residential	0.10	1	Vacant	
	260480068	R5	Suburban Residential	0.13	1	Vacant	
	260480069	R5	Suburban Residential	0.12	1	Vacant	
	260480070	R5	Suburban Residential	0.13	1	Vacant	
	260480074	R5	Suburban Residential	0.18	1	Vacant	
	260480075	R5	Suburban Residential	0.24	1	Vacant	
	260480076	R5	Suburban Residential	0.10	1	Vacant	
	260480077	R5	Suburban Residential	0.07	1	Vacant	
	260480078	R5	Suburban Residential	1.40	1	Vacant	
	260480079	R5	Suburban Residential	0.23	1	Vacant	
	260490001	R5	Suburban Residential	0.14	1	Vacant	
	260490002	R5	Suburban Residential	0.14	1	Vacant	
	260490003	R5	Suburban Residential	0.11	1	Vacant	
	260490004	R5	Suburban Residential	0.11	1	Vacant	
	260490005	R5	Suburban Residential	0.11	1	Vacant	
	260490006	R5	Suburban Residential	0.11	1	Vacant	
	260490007	R5	Suburban Residential	0.11	1	Vacant	
	260490008	R5	Suburban Residential	0.11	1	Vacant	
	260490009	R5	Suburban Residential	0.12	1	Vacant	
	260490010	R5	Suburban Residential	0.11	1	Vacant	
	260490011	R5	Suburban Residential	0.10	1	Vacant	
	260490012	R5	Suburban Residential	0.12	1	Vacant	
	260490013	R5	Suburban Residential	0.12	1	Vacant	
	260490014	R5	Suburban Residential	0.11	1	Vacant	
	260490015	R5	Suburban Residential	0.12	1	Vacant	
	260490016	R5	Suburban Residential	0.12	1	Vacant	
	260490017	R5	Suburban Residential	0.12	1	Vacant	
	260490018	R5	Suburban Residential	0.13	1	Vacant	
	260490019	R5	Suburban Residential	0.12	1	Vacant	
	260490020	R5	Suburban Residential	0.12	1	Vacant	
	260490021	R5	Suburban Residential	0.11	1	Vacant	
	260490022	R5	Suburban Residential	0.11	1	Vacant	
	260490023	R5	Suburban Residential	0.13	1	Vacant	
	260490024	R5	Suburban Residential	0.18	1	Vacant	
	260490025	R5	Suburban Residential	0.13	1	Vacant	
	260490026	R5	Suburban Residential	0.11	1	Vacant	
	260490027	R5	Suburban Residential	0.14	1	Vacant	
	260490028	R5	Suburban Residential	0.15	1	Vacant	
	260490029	R5	Suburban Residential	0.11	1	Vacant	
	260490030	R5	Suburban Residential	0.13	1	Vacant	
	260490031	R5	Suburban Residential	0.14	1	Vacant	
	260490032	R5	Suburban Residential	0.10	1	Vacant	
	260490033	R5	Suburban Residential	0.10	1	Vacant	
	260490034	R5	Suburban Residential	0.10	1	Vacant	
	260490035	R5	Suburban Residential	0.14	1	Vacant	
	260490036	R5	Suburban Residential	0.12	1	Vacant	
	260490037	R5	Suburban Residential	0.10	1	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	260490038	R5	Suburban Residential	0.10	1	Vacant	
	260490039	R5	Suburban Residential	0.10	1	Vacant	
	260490040	R5	Suburban Residential	0.10	1	Vacant	
	260490041	R5	Suburban Residential	0.15	1	Vacant	
	260490042	R5	Suburban Residential	0.16	1	Vacant	
	260490043	R5	Suburban Residential	0.11	1	Vacant	
	260490044	R5	Suburban Residential	0.11	1	Vacant	
	260490045	R5	Suburban Residential	0.10	1	Vacant	
	260490046	R5	Suburban Residential	0.10	1	Vacant	
	260490047	R5	Suburban Residential	0.10	1	Vacant	
	260490048	R5	Suburban Residential	0.10	1	Vacant	
	260490049	R5	Suburban Residential	0.10	1	Vacant	
	260490050	R5	Suburban Residential	0.10	1	Vacant	
	260490051	R5	Suburban Residential	0.10	1	Vacant	
	260490052	R5	Suburban Residential	0.14	1	Vacant	
	260490053	R5	Suburban Residential	0.26	1	Vacant	
	260490054	R5	Suburban Residential	0.11	1	Vacant	
	260490055	R5	Suburban Residential	0.11	1	Vacant	
	260490061	R5	Suburban Residential	5.36	2	Vacant	
	260490062	R5	Suburban Residential	0.07	1	Vacant	
	260500001	R5	Suburban Residential	0.13	1	Vacant	
	260500002	R5	Suburban Residential	0.11	1	Vacant	
	260500003	R5	Suburban Residential	0.11	1	Vacant	
	260500004	R5	Suburban Residential	0.11	1	Vacant	
	260500005	R5	Suburban Residential	0.12	1	Vacant	
	260500006	R5	Suburban Residential	0.10	1	Vacant	
	260500007	R5	Suburban Residential	0.10	1	Vacant	
	260500008	R5	Suburban Residential	0.11	1	Vacant	
	260500009	R5	Suburban Residential	0.10	1	Vacant	
	260500010	R5	Suburban Residential	0.10	1	Vacant	
	260500011	R5	Suburban Residential	0.11	1	Vacant	
	260500012	R5	Suburban Residential	0.10	1	Vacant	
	260500013	R5	Suburban Residential	0.14	1	Vacant	
	260500014	R5	Suburban Residential	0.10	1	Vacant	
	260500015	R5	Suburban Residential	0.10	1	Vacant	
	260500016	R5	Suburban Residential	0.11	1	Vacant	
	260500017	R5	Suburban Residential	0.13	1	Vacant	
	260500018	R5	Suburban Residential	0.13	1	Vacant	
	260500019	R5	Suburban Residential	0.11	1	Vacant	
	260500020	R5	Suburban Residential	0.10	1	Vacant	
	260500021	R5	Suburban Residential	0.10	1	Vacant	
	260500022	R5	Suburban Residential	0.10	1	Vacant	
	260500023	R5	Suburban Residential	0.10	1	Vacant	
	260500024	R5	Suburban Residential	0.11	1	Vacant	
	260500025	R5	Suburban Residential	0.13	1	Vacant	
	260500026	R5	Suburban Residential	0.12	1	Vacant	
	260500027	R5	Suburban Residential	0.11	1	Vacant	
	260500028	R5	Suburban Residential	0.10	1	Vacant	
	260500029	R5	Suburban Residential	0.10	1	Vacant	
	260500030	R5	Suburban Residential	0.11	1	Vacant	
	260500031	R5	Suburban Residential	0.10	1	Vacant	
	260500032	R5	Suburban Residential	0.11	1	Vacant	
	260500033	R5	Suburban Residential	0.12	1	Vacant	
	260500034	R5	Suburban Residential	0.12	1	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	260500035	R5	Suburban Residential	0.11	1	Vacant	
	260500036	R5	Suburban Residential	0.10	1	Vacant	
	260500037	R5	Suburban Residential	0.11	1	Vacant	
	260500038	R5	Suburban Residential	0.11	1	Vacant	
	260500039	R5	Suburban Residential	0.12	1	Vacant	
	260500040	R5	Suburban Residential	0.17	1	Vacant	
	260500041	R5	Suburban Residential	0.12	1	Vacant	
	260500042	R5	Suburban Residential	0.03	1	Vacant	
	260500044	R5	Suburban Residential	0.12	1	Vacant	
	260500045	R5	Suburban Residential	0.04	1	Vacant	
	260500046	R5	Suburban Residential	0.08	1	Vacant	
	260500047	R5	Suburban Residential	0.18	1	Vacant	
	292193003	R5	Suburban Residential	0.23	1	Vacant	
	316020020	R5	Suburban Residential	1.22	1	Vacant	
	316020021	R5	Suburban Residential	1.22	1	Vacant	
	316020022	R5	Suburban Residential	0.91	1	Vacant	
	316020023	R5	Suburban Residential	0.91	1	Vacant	
	316020024	R5	Suburban Residential	4.69	2	Vacant	
	316020025	R5	Suburban Residential	4.80	2	Vacant	
	316020026	R5	Suburban Residential	4.37	2	Vacant	
	316030003	R5	Suburban Residential	1.16	1	Vacant	
	316030018	R5	Suburban Residential	2.48	1	Vacant	
	316030019	R5	Suburban Residential	2.48	1	Vacant	
	316030021	R5	Suburban Residential	1.38	1	Vacant	
	316100021	R5	Suburban Residential	3.53	1	Vacant	
	316100022	R5	Suburban Residential	3.53	1	Vacant	
	316100024	R5	Suburban Residential	6.73	3	Vacant	
	316100026	R5	Suburban Residential	3.06	1	Vacant	
	316110003	R5	Suburban Residential	2.37	1	Vacant	
	316110005	R5	Suburban Residential	4.19	2	Vacant	
	316110006	R5	Suburban Residential	3.81	2	Vacant	
	316110022	R5	Suburban Residential	1.85	1	Vacant	
	316110023	R5	Suburban Residential	4.83	2	Vacant	
	316110024	R5	Suburban Residential	4.85	2	Vacant	
	316160003	R5	Suburban Residential	0.62	1	Vacant	
	316160008	R5	Suburban Residential	7.25	3	Vacant	
	316160012	R5	Suburban Residential	0.17	1	Vacant	
	316160013	R5	Suburban Residential	0.04	1	Vacant	
	422070014	R5	Suburban Residential	10.09	4	Vacant	
	422070034	R5	Suburban Residential	2.24	1	Vacant	
	422070036	R5	Suburban Residential	2.45	1	Vacant	
	474100025	R5	Suburban Residential	27.68	11	Vacant	
	474110004	R5	Suburban Residential	28.05	11	Vacant	
	474110014	R5	Suburban Residential	4.17	2	Vacant	
	474110017	R5	Suburban Residential	0.01	1	Vacant	
	474120010	R5	Suburban Residential	0.61	1	Vacant	
	474120011	R5	Suburban Residential	0.63	1	Vacant	
	474120045	R5	Suburban Residential	0.71	1	Vacant	
	474120046	R5	Suburban Residential	0.37	1	Vacant	
	474120047	R5	Suburban Residential	0.26	1	Vacant	
	474120054	R5	Suburban Residential	0.57	1	Vacant	
	474200014	R5	Suburban Residential	10.00	4	Vacant	
	475050040	R5	Suburban Residential	4.54	2	Vacant	
	475060001	R5	Suburban Residential	9.14	4	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	475090003	R5	Suburban Residential	1.00	1	Vacant	
	475100004	R5	Suburban Residential	0.02	1	Vacant	
	475100005	R5	Suburban Residential	0.03	1	Vacant	
	475100006	R5	Suburban Residential	0.01	1	Vacant	
	475100018	R5	Suburban Residential	0.03	1	Vacant	
	475100019	R5	Suburban Residential	0.16	1	Vacant	
	475111036	R5	Suburban Residential	0.38	1	Vacant	
	475150003	R5	Suburban Residential	4.82	2	Vacant	
	475160056	R5	Suburban Residential	0.19	1	Vacant	
	475160065	R5	Suburban Residential	1.48	1	Vacant	
	475210006	R5	Suburban Residential	0.59	1	Vacant	
	475210047	R5	Suburban Residential	0.38	1	Vacant	
	475220060	R5	Suburban Residential	0.68	1	Vacant	
	475220061	R5	Suburban Residential	0.73	1	Vacant	
	475220062	R5	Suburban Residential	0.88	1	Vacant	
	475220063	R5	Suburban Residential	0.82	1	Vacant	
	475232017	R5	Suburban Residential	0.21	1	Vacant	
	475250075	R5	Suburban Residential	0.26	1	Vacant	
	475250076	R5	Suburban Residential	0.26	1	Vacant	
	475272008	R5	Suburban Residential	0.16	1	Vacant	
	475280005	R5	Suburban Residential	0.03	1	Vacant	
	475280073	R5	Suburban Residential	0.23	1	Vacant	
	475280078	R5	Suburban Residential	0.16	1	Vacant	
	475280079	R5	Suburban Residential	0.16	1	Vacant	
	475280080	R5	Suburban Residential	0.16	1	Vacant	
	475280081	R5	Suburban Residential	0.16	1	Vacant	
	475280082	R5	Suburban Residential	0.16	1	Vacant	
	475280083	R5	Suburban Residential	0.16	1	Vacant	
	475280084	R5	Suburban Residential	0.16	1	Vacant	
	475280085	R5	Suburban Residential	0.16	1	Vacant	
	475351019	R5	Suburban Residential	0.96	1	Vacant	
	475360001	R5	Suburban Residential	0.22	1	Vacant	
	475360002	R5	Suburban Residential	0.21	1	Vacant	
	475360003	R5	Suburban Residential	0.21	1	Vacant	
	478090011	R5	Suburban Residential	8.04	3	Vacant	
	478090012	R5	Suburban Residential	2.44	1	Vacant	
	478090015	R5	Suburban Residential	1.86	1	Vacant	
	478090019	R5	Suburban Residential	2.18	1	Vacant	
	478090022	R5	Suburban Residential	1.09	1	Vacant	
	478090030	R5	Suburban Residential	0.81	1	Vacant	
	478090031	R5	Suburban Residential	1.14	1	Vacant	
	478220002	R5	Suburban Residential	9.39	4	Vacant	
	478220003	R5	Suburban Residential	8.98	4	Vacant	
	478220012	R5	Suburban Residential	8.98	4	Vacant	
	478220013	R5	Suburban Residential	9.39	4	Vacant	
	479132049	R5	Suburban Residential	0.21	1	Vacant	RDA
	479150062	R5	Suburban Residential	0.97	1	Vacant	
	479170002	R5	Suburban Residential	0.20	1	Vacant	
	479170033	R5	Suburban Residential	0.69	1	Vacant	
	479391054	R5	Suburban Residential	0.03	1	Vacant	RDA
	479391060	R5	Suburban Residential	0.01	1	Vacant	RDA
	481342020	R5	Suburban Residential	0.12	1	Vacant	
	481342036	R5	Suburban Residential	0.48	1	Vacant	
	481342037	R5	Suburban Residential	0.51	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	482121001	R5	Suburban Residential	4.34	2	Vacant	RDA
	482152042	R5	Suburban Residential	0.01	1	Vacant	RDA
	482161021	R5	Suburban Residential	4.06	2	Vacant	RDA
	482161022	R5	Suburban Residential	1.15	1	Vacant	RDA
	482161023	R5	Suburban Residential	1.11	1	Vacant	RDA
	482161024	R5	Suburban Residential	2.30	1	Vacant	RDA
	482170009	R5	Suburban Residential	0.77	1	Vacant	
	482170011	R5	Suburban Residential	0.39	1	Vacant	
	482170014	R5	Suburban Residential	0.02	1	Vacant	
	482170016	R5	Suburban Residential	0.02	1	Vacant	
	482170049	R5	Suburban Residential	0.39	1	Vacant	
	482170050	R5	Suburban Residential	0.06	1	Vacant	
	482170051	R5	Suburban Residential	0.03	1	Vacant	
	485020005	R5	Suburban Residential	8.04	3	Vacant	FLOOD,RDA
	485032001	R5	Suburban Residential	0.16	1	Vacant	RDA
	485032013	R5	Suburban Residential	0.17	1	Vacant	RDA
	485111001	R5	Suburban Residential	0.17	1	Vacant	
	485111002	R5	Suburban Residential	0.17	1	Vacant	
	485111003	R5	Suburban Residential	0.17	1	Vacant	
	485111004	R5	Suburban Residential	0.17	1	Vacant	
	485111005	R5	Suburban Residential	0.17	1	Vacant	
	485111006	R5	Suburban Residential	0.17	1	Vacant	
	485111007	R5	Suburban Residential	0.15	1	Vacant	
	485111008	R5	Suburban Residential	0.19	1	Vacant	
	485111009	R5	Suburban Residential	0.23	1	Vacant	
	485111010	R5	Suburban Residential	0.21	1	Vacant	
	485111011	R5	Suburban Residential	0.20	1	Vacant	
	485111012	R5	Suburban Residential	0.16	1	Vacant	
	485111013	R5	Suburban Residential	0.17	1	Vacant	
	485111014	R5	Suburban Residential	0.17	1	Vacant	
	485111015	R5	Suburban Residential	0.17	1	Vacant	
	485111016	R5	Suburban Residential	0.17	1	Vacant	
	485111017	R5	Suburban Residential	0.17	1	Vacant	
	485111018	R5	Suburban Residential	0.19	1	Vacant	
	485112001	R5	Suburban Residential	0.19	1	Vacant	
	485112002	R5	Suburban Residential	0.17	1	Vacant	
	485112003	R5	Suburban Residential	0.17	1	Vacant	
	485112004	R5	Suburban Residential	0.17	1	Vacant	
	485112005	R5	Suburban Residential	0.17	1	Vacant	
	485112006	R5	Suburban Residential	0.21	1	Vacant	
	485112007	R5	Suburban Residential	0.20	1	Vacant	
	485112008	R5	Suburban Residential	0.20	1	Vacant	
	485112022	R5	Suburban Residential	0.20	1	Vacant	
	485112023	R5	Suburban Residential	0.19	1	Vacant	
	485113003	R5	Suburban Residential	0.18	1	Vacant	
	485113004	R5	Suburban Residential	0.21	1	Vacant	
	485113005	R5	Suburban Residential	0.20	1	Vacant	
	485113006	R5	Suburban Residential	0.18	1	Vacant	
	485113007	R5	Suburban Residential	0.18	1	Vacant	
	485113008	R5	Suburban Residential	0.17	1	Vacant	
	485113009	R5	Suburban Residential	0.17	1	Vacant	
	485113010	R5	Suburban Residential	0.17	1	Vacant	
	485113011	R5	Suburban Residential	0.17	1	Vacant	
	485113012	R5	Suburban Residential	0.17	1	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	485113013	R5	Suburban Residential	0.17	1	Vacant	
	485113014	R5	Suburban Residential	0.17	1	Vacant	
	485113015	R5	Suburban Residential	0.17	1	Vacant	
	485113016	R5	Suburban Residential	0.18	1	Vacant	
	485113017	R5	Suburban Residential	0.23	1	Vacant	
	485113018	R5	Suburban Residential	0.21	1	Vacant	
	485113019	R5	Suburban Residential	0.17	1	Vacant	
	485113020	R5	Suburban Residential	0.17	1	Vacant	
	485113021	R5	Suburban Residential	0.17	1	Vacant	
	485113022	R5	Suburban Residential	0.17	1	Vacant	
	485113023	R5	Suburban Residential	0.17	1	Vacant	
	485113024	R5	Suburban Residential	0.17	1	Vacant	
	485113025	R5	Suburban Residential	0.17	1	Vacant	
	485113026	R5	Suburban Residential	0.17	1	Vacant	
	485113027	R5	Suburban Residential	0.17	1	Vacant	
	485113028	R5	Suburban Residential	0.17	1	Vacant	
	485113029	R5	Suburban Residential	0.18	1	Vacant	
	485113033	R5	Suburban Residential	0.17	1	Vacant	
	485114001	R5	Suburban Residential	0.19	1	Vacant	
	485114002	R5	Suburban Residential	0.17	1	Vacant	
	485114003	R5	Suburban Residential	0.17	1	Vacant	
	485114004	R5	Suburban Residential	0.17	1	Vacant	
	485114005	R5	Suburban Residential	0.17	1	Vacant	
	485114006	R5	Suburban Residential	0.17	1	Vacant	
	485114007	R5	Suburban Residential	0.17	1	Vacant	
	485114008	R5	Suburban Residential	0.17	1	Vacant	
	485114009	R5	Suburban Residential	0.17	1	Vacant	
	485114010	R5	Suburban Residential	0.17	1	Vacant	
	485114011	R5	Suburban Residential	0.19	1	Vacant	
	485114012	R5	Suburban Residential	0.19	1	Vacant	
	485114013	R5	Suburban Residential	0.17	1	Vacant	
	485114014	R5	Suburban Residential	0.17	1	Vacant	
	485114015	R5	Suburban Residential	0.17	1	Vacant	
	485114016	R5	Suburban Residential	0.17	1	Vacant	
	485114017	R5	Suburban Residential	0.17	1	Vacant	
	485114018	R5	Suburban Residential	0.17	1	Vacant	
	485114019	R5	Suburban Residential	0.17	1	Vacant	
	485114020	R5	Suburban Residential	0.17	1	Vacant	
	485114021	R5	Suburban Residential	0.17	1	Vacant	
	485114022	R5	Suburban Residential	0.17	1	Vacant	
	485121001	R5	Suburban Residential	0.18	1	Vacant	
	485121002	R5	Suburban Residential	0.18	1	Vacant	
	485121003	R5	Suburban Residential	0.17	1	Vacant	
	485121004	R5	Suburban Residential	0.17	1	Vacant	
	485121005	R5	Suburban Residential	0.17	1	Vacant	
	485121006	R5	Suburban Residential	0.17	1	Vacant	
	485121007	R5	Suburban Residential	0.17	1	Vacant	
	485121008	R5	Suburban Residential	0.17	1	Vacant	
	485121009	R5	Suburban Residential	0.17	1	Vacant	
	485121010	R5	Suburban Residential	0.19	1	Vacant	
	485121014	R5	Suburban Residential	0.17	1	Vacant	
	485121015	R5	Suburban Residential	0.17	1	Vacant	
	485121016	R5	Suburban Residential	0.16	1	Vacant	
	485121017	R5	Suburban Residential	0.18	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	485121018	R5	Suburban Residential	0.19	1	Vacant	
	485121019	R5	Suburban Residential	0.23	1	Vacant	
	485121020	R5	Suburban Residential	0.20	1	Vacant	
	485121021	R5	Suburban Residential	0.21	1	Vacant	
	485121024	R5	Suburban Residential	0.07	1	Vacant	
	485121025	R5	Suburban Residential	0.18	1	Vacant	
	485122001	R5	Suburban Residential	0.17	1	Vacant	
	485122002	R5	Suburban Residential	0.17	1	Vacant	
	485122003	R5	Suburban Residential	0.17	1	Vacant	
	485122004	R5	Suburban Residential	0.17	1	Vacant	
	485122005	R5	Suburban Residential	0.17	1	Vacant	
	485122006	R5	Suburban Residential	0.21	1	Vacant	
	485122007	R5	Suburban Residential	0.19	1	Vacant	
	485122008	R5	Suburban Residential	0.23	1	Vacant	
	485122009	R5	Suburban Residential	0.26	1	Vacant	
	485122010	R5	Suburban Residential	0.17	1	Vacant	
	485122011	R5	Suburban Residential	0.17	1	Vacant	
	485122012	R5	Suburban Residential	0.19	1	Vacant	
	485123001	R5	Suburban Residential	0.18	1	Vacant	
	485123002	R5	Suburban Residential	0.19	1	Vacant	
	485123003	R5	Suburban Residential	0.19	1	Vacant	
	485123004	R5	Suburban Residential	0.30	1	Vacant	
	485123005	R5	Suburban Residential	0.30	1	Vacant	
	485123006	R5	Suburban Residential	0.18	1	Vacant	
	485123007	R5	Suburban Residential	0.18	1	Vacant	
	485123008	R5	Suburban Residential	0.17	1	Vacant	
	485123009	R5	Suburban Residential	0.17	1	Vacant	
	485123010	R5	Suburban Residential	0.17	1	Vacant	
	485123011	R5	Suburban Residential	0.17	1	Vacant	
	485123012	R5	Suburban Residential	0.17	1	Vacant	
	485123013	R5	Suburban Residential	0.17	1	Vacant	
	485123014	R5	Suburban Residential	0.17	1	Vacant	
	485123015	R5	Suburban Residential	0.20	1	Vacant	
	485123016	R5	Suburban Residential	0.19	1	Vacant	
	485123017	R5	Suburban Residential	0.17	1	Vacant	
	485123018	R5	Suburban Residential	0.17	1	Vacant	
	485123019	R5	Suburban Residential	0.17	1	Vacant	
	485123020	R5	Suburban Residential	0.17	1	Vacant	
	485123021	R5	Suburban Residential	0.17	1	Vacant	
	485123022	R5	Suburban Residential	0.17	1	Vacant	
	485123023	R5	Suburban Residential	0.17	1	Vacant	
	485123024	R5	Suburban Residential	0.18	1	Vacant	
	485123025	R5	Suburban Residential	0.18	1	Vacant	
	485123026	R5	Suburban Residential	0.18	1	Vacant	
	485123027	R5	Suburban Residential	0.17	1	Vacant	
	485123028	R5	Suburban Residential	0.17	1	Vacant	
	485123029	R5	Suburban Residential	0.17	1	Vacant	
	485123030	R5	Suburban Residential	0.17	1	Vacant	
	485123031	R5	Suburban Residential	0.19	1	Vacant	
	485220023	R5	Suburban Residential	18.06	7	Vacant	
	485220032	R5	Suburban Residential	19.12	8	Vacant	
	486240002	R5	Suburban Residential	9.00	4	Vacant	FLOOD
	486240011	R5	Suburban Residential	18.78	8	Vacant	FLOOD
	486250007	R5	Suburban Residential	9.39	4	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	486260008	R5	Suburban Residential	9.39	4	Vacant	
	486260009	R5	Suburban Residential	8.97	4	Vacant	FLOOD
	486310014	R5	Suburban Residential	8.96	4	Vacant	FLOOD
	486522012	R5	Suburban Residential	0.76	1	Vacant	
	486522013	R5	Suburban Residential	4.58	2	Vacant	FLOOD
	487042010	R5	Suburban Residential	0.01	1	Vacant	
	487053001	R5	Suburban Residential	0.03	1	Vacant	
	487091002	R5	Suburban Residential	0.17	1	Vacant	
	487230008	R5	Suburban Residential	0.20	1	Vacant	
	487230009	R5	Suburban Residential	0.23	1	Vacant	
	487230015	R5	Suburban Residential	0.20	1	Vacant	
	487230016	R5	Suburban Residential	0.19	1	Vacant	
	487260002	R5	Suburban Residential	2.44	1	Vacant	
	487260003	R5	Suburban Residential	2.44	1	Vacant	
	487320001	R5	Suburban Residential	0.21	1	Vacant	
	487320002	R5	Suburban Residential	0.20	1	Vacant	
	487320003	R5	Suburban Residential	0.20	1	Vacant	
	487320004	R5	Suburban Residential	0.20	1	Vacant	
	487320005	R5	Suburban Residential	0.21	1	Vacant	
	487320006	R5	Suburban Residential	0.25	1	Vacant	
	487320007	R5	Suburban Residential	0.27	1	Vacant	
	487320008	R5	Suburban Residential	0.18	1	Vacant	
	487320009	R5	Suburban Residential	0.21	1	Vacant	
	487320010	R5	Suburban Residential	0.26	1	Vacant	
	487320011	R5	Suburban Residential	0.27	1	Vacant	
	487320012	R5	Suburban Residential	0.21	1	Vacant	
	487320013	R5	Suburban Residential	0.23	1	Vacant	
	487320014	R5	Suburban Residential	0.93	1	Vacant	
	487321001	R5	Suburban Residential	0.22	1	Vacant	
	487321002	R5	Suburban Residential	0.18	1	Vacant	
	487321003	R5	Suburban Residential	0.23	1	Vacant	
	487321004	R5	Suburban Residential	0.25	1	Vacant	
	487321005	R5	Suburban Residential	0.19	1	Vacant	
	487321006	R5	Suburban Residential	0.17	1	Vacant	
	487321007	R5	Suburban Residential	0.20	1	Vacant	
	487321008	R5	Suburban Residential	0.22	1	Vacant	
	487321009	R5	Suburban Residential	0.23	1	Vacant	
	487321010	R5	Suburban Residential	0.22	1	Vacant	
	487321011	R5	Suburban Residential	0.20	1	Vacant	
	487321012	R5	Suburban Residential	0.19	1	Vacant	
	487321013	R5	Suburban Residential	0.18	1	Vacant	
	487321014	R5	Suburban Residential	0.17	1	Vacant	
	487321015	R5	Suburban Residential	0.17	1	Vacant	
	487321016	R5	Suburban Residential	0.17	1	Vacant	
	487321017	R5	Suburban Residential	0.18	1	Vacant	
	487321018	R5	Suburban Residential	0.19	1	Vacant	
	487321019	R5	Suburban Residential	0.17	1	Vacant	
	487321020	R5	Suburban Residential	0.17	1	Vacant	
	487321021	R5	Suburban Residential	0.17	1	Vacant	
	487321022	R5	Suburban Residential	0.18	1	Vacant	
	487321023	R5	Suburban Residential	0.19	1	Vacant	
	487321024	R5	Suburban Residential	0.20	1	Vacant	
	487321025	R5	Suburban Residential	0.21	1	Vacant	
	487321026	R5	Suburban Residential	0.19	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>ABOVE MODERATE</b>	487321027	R5	Suburban Residential	0.23	1	Vacant	
	487321028	R5	Suburban Residential	0.19	1	Vacant	
	487321029	R5	Suburban Residential	0.29	1	Vacant	
	487321030	R5	Suburban Residential	0.23	1	Vacant	
	487321031	R5	Suburban Residential	0.24	1	Vacant	
	487321032	R5	Suburban Residential	0.29	1	Vacant	
	487330001	R5	Suburban Residential	0.21	1	Vacant	
	487330002	R5	Suburban Residential	0.19	1	Vacant	
	487330003	R5	Suburban Residential	0.21	1	Vacant	
	487330004	R5	Suburban Residential	0.17	1	Vacant	
	487333009	R5	Suburban Residential	0.21	1	Vacant	
	487333010	R5	Suburban Residential	0.20	1	Vacant	
	487333011	R5	Suburban Residential	0.23	1	Vacant	
	487333012	R5	Suburban Residential	0.22	1	Vacant	
	487340001	R5	Suburban Residential	0.21	1	Vacant	
	487340002	R5	Suburban Residential	0.21	1	Vacant	
	487340003	R5	Suburban Residential	0.19	1	Vacant	
	487340004	R5	Suburban Residential	0.26	1	Vacant	
	487340005	R5	Suburban Residential	0.32	1	Vacant	
	487340006	R5	Suburban Residential	0.25	1	Vacant	
	487340007	R5	Suburban Residential	0.19	1	Vacant	
	487340008	R5	Suburban Residential	0.19	1	Vacant	
	487340013	R5	Suburban Residential	0.19	1	Vacant	
	487340014	R5	Suburban Residential	0.18	1	Vacant	
	487340015	R5	Suburban Residential	0.18	1	Vacant	
	487340016	R5	Suburban Residential	0.18	1	Vacant	
	487340017	R5	Suburban Residential	0.18	1	Vacant	
	487340018	R5	Suburban Residential	0.18	1	Vacant	
	487340020	R5	Suburban Residential	0.19	1	Vacant	
	487341004	R5	Suburban Residential	0.21	1	Vacant	
	487341005	R5	Suburban Residential	0.21	1	Vacant	
	487341011	R5	Suburban Residential	0.27	1	Vacant	
	487341016	R5	Suburban Residential	0.19	1	Vacant	
	487341017	R5	Suburban Residential	0.19	1	Vacant	
	487341018	R5	Suburban Residential	0.19	1	Vacant	
	487341019	R5	Suburban Residential	0.19	1	Vacant	
	487341020	R5	Suburban Residential	0.18	1	Vacant	
	487341021	R5	Suburban Residential	0.18	1	Vacant	
	487341022	R5	Suburban Residential	0.17	1	Vacant	
	487341023	R5	Suburban Residential	0.22	1	Vacant	
	487342001	R5	Suburban Residential	0.20	1	Vacant	
	487342002	R5	Suburban Residential	0.19	1	Vacant	
	487342003	R5	Suburban Residential	0.28	1	Vacant	
	487342005	R5	Suburban Residential	0.36	1	Vacant	
	487343005	R5	Suburban Residential	0.24	1	Vacant	
	487343006	R5	Suburban Residential	0.24	1	Vacant	
	487343007	R5	Suburban Residential	0.24	1	Vacant	
	487343008	R5	Suburban Residential	0.24	1	Vacant	
	487343009	R5	Suburban Residential	0.24	1	Vacant	
	487343010	R5	Suburban Residential	0.24	1	Vacant	
	487343011	R5	Suburban Residential	0.34	1	Vacant	
	487470014	R5	Suburban Residential	5.41	2	Vacant	
	487470016	R5	Suburban Residential	0.85	1	Vacant	
	487470028	R5	Suburban Residential	18.04	7	Vacant	

<b><u>Density Designation</u></b>	<b><u>APN</u></b>	<b><u>Zoning</u></b>	<b><u>GP Designation</u></b>	<b><u>Acre</u></b>	<b><u>Capacity</u></b>	<b><u>Existing Use</u></b>	<b><u>Environmental Constraints</u></b>
<b>ABOVE MODERATE</b>	487540001	R5	Suburban Residential	0.18	1	Vacant	
	487540002	R5	Suburban Residential	0.20	1	Vacant	
	487540003	R5	Suburban Residential	0.25	1	Vacant	
	487540004	R5	Suburban Residential	0.24	1	Vacant	
	487540005	R5	Suburban Residential	0.28	1	Vacant	
	487540006	R5	Suburban Residential	0.20	1	Vacant	
	487540007	R5	Suburban Residential	0.21	1	Vacant	
	487540008	R5	Suburban Residential	0.17	1	Vacant	
	487540009	R5	Suburban Residential	0.20	1	Vacant	
	487540010	R5	Suburban Residential	0.23	1	Vacant	
	487540011	R5	Suburban Residential	0.20	1	Vacant	
	487540012	R5	Suburban Residential	0.20	1	Vacant	
	487540013	R5	Suburban Residential	0.21	1	Vacant	
	487540014	R5	Suburban Residential	0.22	1	Vacant	
	487540015	R5	Suburban Residential	0.24	1	Vacant	
	487540016	R5	Suburban Residential	0.25	1	Vacant	
	487540017	R5	Suburban Residential	1.01	1	Vacant	
	487541001	R5	Suburban Residential	0.24	1	Vacant	
	487541002	R5	Suburban Residential	0.22	1	Vacant	
	487541003	R5	Suburban Residential	0.22	1	Vacant	
	487541004	R5	Suburban Residential	0.24	1	Vacant	
	487541005	R5	Suburban Residential	0.25	1	Vacant	
	487541006	R5	Suburban Residential	0.25	1	Vacant	
	487541007	R5	Suburban Residential	0.24	1	Vacant	
	487541008	R5	Suburban Residential	0.21	1	Vacant	
	488330012	R5	Suburban Residential	9.40	4	Vacant	
	488350005	R5	Suburban Residential	9.40	4	Vacant	
	488350006	R5	Suburban Residential	8.97	4	Vacant	
	488350007	R5	Suburban Residential	8.97	4	Vacant	
	488350019	R5	Suburban Residential	8.97	4	Vacant	
	488350021	R5	Suburban Residential	9.40	4	Vacant	
	488350023	R5	Suburban Residential	9.40	4	Vacant	
	488350025	R5	Suburban Residential	8.97	4	Vacant	

**Parcels per Density Designation: 1,054      Acres per Density Designation: 3,777      Units per Density Designation: 1,305**

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**Total Parcels: 1,054      Total Vacant Acres: 3,777.08      Total Residential Units: 1,305**

# Vacant Land Inventory - Transitional Housing Sites

## Attachment 7

Based on 10-2013 data  
Report Print Date: 10.7.2013

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>LOW &amp; VERY LOW</b>	291120014	R10	Multi-family	26.13	21	Vacant	RDA
	291100055	R15	Multi-family	18.88	23	Vacant	RDA
	292222015	R15	Multi-family	0.20	1	Vacant	RDA
	292222036	R15	Multi-family	0.20	1	Vacant	RDA
	479050001	R15	Multi-family	1.67	2	Vacant	RDA
	479050003	R15	Multi-family	0.89	1	Vacant	RDA
	479050004	R15	Multi-family	0.89	1	Vacant	RDA
	479090021	R15	Multi-family	0.33	1	Vacant	RDA
	479121027	R15	Multi-family	0.26	1	Vacant	RDA
	488090028	R15	Multi-family	0.50	1	Vacant	RDA
	488090061	R15	Multi-family	1.37	2	Vacant	RDA
	488091025	R15	Multi-family	2.87	3	Vacant	RDA
	488091031	R15	Multi-family	0.86	1	Vacant	RDA
	291281006	R20	Multi-family	0.48	1	Vacant	RDA
	291291003	R20	Multi-family	0.20	1	Vacant	RDA
	481130022	VR	Multi-family	0.42	1	Vacant	SP,RDA
	481130023	VR	Multi-family	0.50	1	Vacant	SP,RDA
	481150024	VR	Multi-family	0.91	1	Vacant	SP,RDA
	481150026	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481150027	VR	Multi-family	0.91	1	Vacant	SP,RDA
	481150030	VR	Multi-family	0.36	1	Vacant	SP,RDA
	481150035	VR	Multi-family	0.09	1	Vacant	SP,RDA
	481161022	VR	Multi-family	0.20	1	Vacant	SP,FLOOD,RDA
	481171007	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481171008	VR	Multi-family	0.81	1	Vacant	SP,FLOOD,RDA
	481171011	VR	Multi-family	0.34	1	Vacant	SP,RDA
	481171013	VR	Multi-family	0.01	1	Vacant	SP,FLOOD,RDA
	481171027	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481171032	VR	Multi-family	0.27	1	Vacant	SP,FLOOD,RDA
	481171039	VR	Multi-family	0.77	1	Vacant	SP,RDA
	481171046	VR	Multi-family	0.10	1	Vacant	SP, FLOOD
	481171047	VR	Multi-family	0.10	1	Vacant	SP, FLOOD
	481171048	VR	Multi-family	0.11	1	Vacant	SP, FLOOD
	481171049	VR	Multi-family	0.11	1	Vacant	SP, FLOOD
	481171050	VR	Multi-family	0.14	1	Vacant	SP, FLOOD
	481200013	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481200033	VR	Multi-family	0.91	1	Vacant	SP,RDA
	481200044	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481210025	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481223017	VR	Multi-family	0.36	1	Vacant	SP,FLOOD,RDA
	481230040	VR	Multi-family	0.21	1	Vacant	SP,RDA
	481230041	VR	Multi-family	0.21	1	Vacant	SP,RDA
	481230042	VR	Multi-family	0.22	1	Vacant	SP,FLOOD,RDA
	481230050	VR	Multi-family	0.17	1	Vacant	SP,RDA
	481230052	VR	Multi-family	0.15	1	Vacant	SP, RDA
	481230053	VR	Multi-family	0.14	1	Vacant	SP, RDA
	481230054	VR	Multi-family	0.14	1	Vacant	SP, RDA
	481230055	VR	Multi-family	0.15	1	Vacant	SP, RDA
	481240001	VR	Multi-family	0.91	1	Vacant	SP,RDA

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>LOW &amp; VERY LOW</b>	481240035	VR	Multi-family	0.58	1	Vacant	SP,RDA
	481240036	VR	Multi-family	0.17	1	Vacant	SP,RDA
	481240042	VR	Multi-family	0.26	1	Vacant	SP,RDA
	481250002	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481250003	VR	Multi-family	0.91	1	Vacant	SP,RDA
	481250026	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481250041	VR	Multi-family	0.06	1	Vacant	SP,RDA
	481250043	VR	Multi-family	0.02	1	Vacant	SP,RDA
	481260040	VR	Multi-family	0.01	1	Vacant	SP,RDA
	481270008	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481270015	VR	Multi-family	0.23	1	Vacant	SP,RDA
	481270027	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481270046	VR	Multi-family	0.31	1	Vacant	SP,RDA
	481270055	VR	Multi-family	0.60	1	Vacant	SP,RDA
	481270058	VR	Multi-family	1.40	2	Vacant	SP,RDA
	482020014	VR	Multi-family	0.59	1	Vacant	SP,RDA
	482020019	VR	Multi-family	0.52	1	Vacant	SP,RDA
	482020043	VR	Multi-family	0.01	1	Vacant	SP,RDA
	482020044	VR	Multi-family	0.23	1	Vacant	SP,RDA
	482020064	VR	Multi-family	1.32	2	Vacant	SP, RDA
	482030039	VR	Multi-family	0.03	1	Vacant	SP,RDA
	482030041	VR	Multi-family	0.03	1	Vacant	SP,RDA
	482040008	VR	Multi-family	0.03	1	Vacant	SP,FLOOD,RDA
	482050005	VR	Multi-family	0.91	1	Vacant	SP,RDA
	482050025	VR	Multi-family	0.91	1	Vacant	SP,RDA
	482060027	VR	Multi-family	0.23	1	Vacant	SP,RDA
	482080011	VR	Multi-family	0.85	1	Vacant	SP,RDA
	482080014	VR	Multi-family	0.61	1	Vacant	SP,RDA
	482080024	VR	Multi-family	0.27	1	Vacant	SP,RDA
	482080027	VR	Multi-family	0.26	1	Vacant	SP,RDA
	482080039	VR	Multi-family	0.11	1	Vacant	SP,FLOOD,RDA
	482080044	VR	Multi-family	0.02	1	Vacant	SP,RDA
	482080051	VR	Multi-family	0.10	1	Vacant	SP,FLOOD,RDA
	482080059	VR	Multi-family	0.17	1	Vacant	SP,RDA
	482080060	VR	Multi-family	0.17	1	Vacant	SP,RDA
	482080061	VR	Multi-family	0.21	1	Vacant	SP,FLOOD,RDA
	482090019	VR	Multi-family	0.05	1	Vacant	SP,RDA
	482090026	VR	Multi-family	0.15	1	Vacant	SP,RDA
	482090027	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481120020	VOR	Office	0.61	1	Vacant	SP,RDA
	481120021	VOR	Office	0.30	1	Vacant	SP,RDA
	481130024	VOR	Office	0.45	1	Vacant	SP,RDA
	481130025	VOR	Office	0.45	1	Vacant	SP,RDA
	481140021	VOR	Office	0.91	1	Vacant	SP,RDA
	481140024	VOR	Office	0.91	1	Vacant	SP,RDA
	481140025	VOR	Office	0.91	1	Vacant	SP,RDA
	481171043	VOR	Office	0.01	1	Vacant	SP,RDA
	481270038	VOR	Office	0.11	1	Vacant	SP,RDA
	481270040	VOR	Office	0.21	1	Vacant	SP,RDA
	481270043	VOR	Office	0.02	1	Vacant	SP,RDA
	481270048	VOR	Office	0.01	1	Vacant	SP,RDA
	481270059	VOR	Office	0.05	1	Vacant	SP,RDA
	481270060	VOR	Office	0.93	1	Vacant	SP,RDA

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>	
<b>Parcels per Density Designation:</b>		<b>102</b>	<b>Acres per Density Designation:</b>		<b>89</b>	<b>Units per Density Designation:</b>		<b>150</b>
<b>MODERATE</b>	479230018	R10	Multi-family	4.54	4	Vacant	FLOOD	
	482230024	R10	Multi-family	8.26	7	Vacant		
	482582039	R10	Multi-family	5.50	4	Vacant		
	482582040	R10	Multi-family	1.98	2	Vacant		
	292181001	R15	Multi-family	1.09	1	Vacant		
	292181015	R15	Multi-family	0.17	1	Vacant		
	292211001	R15	Multi-family	0.40	1	Vacant		
	479230011	R15	Multi-family	2.27	3	Vacant		
	479230012	R15	Multi-family	2.27	3	Vacant		
	479230027	R15	Multi-family	0.52	1	Vacant	FLOOD	
	484030013	R15	Multi-family	1.70	2	Vacant		
	484030014	R15	Multi-family	2.30	3	Vacant		
	484030020	R15	Multi-family	1.93	2	Vacant		
	484231015	R15	Multi-family	2.14	3	Vacant		
	484231016	R15	Multi-family	2.14	3	Vacant		
	486280043	R15	Multi-family	27.52	33	Vacant		
	486280044	R15	Multi-family	8.61	10	Vacant		
	488330011	R15	Multi-family	9.39	11	Vacant		
	488330024	R15	Multi-family	8.97	11	Vacant		
	296103025	R20	Multi-family	0.28	1	Vacant		
	487370001	R20	Multi-family	9.39	15	Vacant		
	487370002	R20	Multi-family	9.39	15	Vacant		
	487400008	R20	Multi-family	0.65	1	Vacant		
	487400023	R20	Multi-family	0.29	1	Vacant		
<b>Parcels per Density Designation:</b>		<b>24</b>	<b>Acres per Density Designation:</b>		<b>112</b>	<b>Units per Density Designation:</b>		<b>138</b>

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**Total Parcels: 126      Total Vacant Acres: 200.31      Total Residential Units: 288**

**Vacant Land Inventory - Homeless Shelter Sites**  
**Attachment 8 (With CUP)**

Based on 10-2013 data  
 Report Print Date: 10.7.2013

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
<b>LOW &amp; VERY LOW</b>	481120020	VOR	Office	0.61	9	Vacant	SP,RDA
	481120021	VOR	Office	0.30	4	Vacant	SP,RDA
	481130024	VOR	Office	0.45	7	Vacant	SP,RDA
	481130025	VOR	Office	0.45	7	Vacant	SP,RDA
	481140021	VOR	Office	0.91	14	Vacant	SP,RDA
	481140024	VOR	Office	0.91	14	Vacant	SP,RDA
	481140025	VOR	Office	0.91	14	Vacant	SP,RDA
	481171043	VOR	Office	0.01	1	Vacant	SP,RDA
	481270038	VOR	Office	0.11	2	Vacant	SP,RDA
	481270040	VOR	Office	0.21	3	Vacant	SP,RDA
	481270043	VOR	Office	0.02	1	Vacant	SP,RDA
	481270048	VOR	Office	0.01	1	Vacant	SP,RDA
	481270059	VOR	Office	0.05	1	Vacant	SP,RDA
	481270060	VOR	Office	0.93	14	Vacant	SP,RDA

**Parcels per Density Designation: 14      Acres per Density Designation: 6      Units per Density Designation: 92**

<b>O/OC</b>	297170029	O	Office	8.46	0	Vacant	RDA
	475190005	O	Office	2.87	0	Vacant	
	479070051	O	Office	1.19	0	Vacant	RDA
	479090003	O	Office	0.49	0	Vacant	RDA
	479120043	O	Office	0.34	0	Vacant	RDA
	482180074	O	Office	2.37	0	Vacant	
	484030002	O	Office	0.79	0	Vacant	
	484030003	O	Office	4.55	0	Vacant	
	484030025	O	Office	3.76	0	Vacant	
	486310022	O	Office	18.81	0	Vacant	
	487470022	O	Office	18.48	0	Vacant	
	488210015	O	Office	2.75	0	Vacant	
	488260012	O	Office	8.08	0	Vacant	
	488260014	O	Office	8.34	0	Vacant	
	488260017	O	Office	1.87	0	Vacant	
	488260018	O	Office	1.88	0	Vacant	
	488260021	O	Office	2.14	0	Vacant	
	488260022	O	Office	2.13	0	Vacant	
	488260033	O	Office	8.01	0	Vacant	
	488260035	O	Office	7.80	0	Vacant	
	488260037	O	Office	7.39	0	Vacant	FAULT
	488310005	O	Office	7.61	0	Vacant	
	488310006	O	Office	3.00	0	Vacant	
	488320008	O	Office	3.66	0	Vacant	
	488320009	O	Office	0.87	0	Vacant	
	291090032	OC	Office	0.12	0	Vacant	RDA
	292193023	OC	Office	0.06	0	Vacant	
	479120027	OC	Office	1.01	0	Vacant	RDA
	479120029	OC	Office	0.65	0	Vacant	RDA
	479120042	OC	Office	0.36	0	Vacant	RDA
	479131012	OC	Office	3.77	0	Vacant	RDA
	479140023	OC	Office	1.35	0	Vacant	RDA

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
O/OC	479140024	OC	Office	2.14	0	Vacant	RDA
	484030016	OC	Office	9.00	0	Vacant	
	484072106	OC	Office	0.20	0	Vacant	
	486240003	OC	Office	5.44	0	Vacant	
	486240004	OC	Office	1.06	0	Vacant	
	486240005	OC	Office	1.06	0	Vacant	
	486240006	OC	Office	1.21	0	Vacant	
	486240007	OC	Office	2.11	0	Vacant	
	486240012	OC	Office	1.88	0	Vacant	
	486240013	OC	Office	6.74	0	Vacant	
	486270019	OC	Office	8.26	0	Vacant	
	488080013	OC	Office	16.24	0	Vacant	
	488080014	OC	Office	8.45	0	Vacant	
	488080015	OC	Office	8.98	0	Vacant	
	488080016	OC	Office	4.48	0	Vacant	
	488080017	OC	Office	7.95	0	Vacant	

Parcels per Density Designation: 48      Acres per Density Designation: 220      Units per Density Designation: 0

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**Total Parcels: 62      Total Vacant Acres: 226.04      Total Residential Units: 92**

**Vacant Land Inventory - Homeless Shelter Sites (SP 208)**  
**Attachment 9 (Without CUP)**

Based on 10-2013 data  
 Report Print Date: 10.7.2013

<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
312250016	I	Industrial/Business Park	1.87	Vacant	SP
312250032	I	Industrial/Business Park	5.12	Vacant	SP
312250038	I	Industrial/Business Park	7.94	Vacant	SP
312250048	I	Industrial/Business Park	4.15	Vacant	SP
312270001	I	Industrial/Business Park	1.53	Vacant	SP
312270030	I	Industrial/Business Park	1.67	Vacant	SP
312270031	I	Industrial/Business Park	3.35	Vacant	SP
312270037	I	Industrial/Business Park	4.40	Vacant	SP
316020016	I	Industrial/Business Park	4.52	Vacant	SP,FLOOD
316020017	I	Industrial/Business Park	4.52	Vacant	SP
316020018	I	Industrial/Business Park	4.53	Vacant	SP
316020033	I	Industrial/Business Park	19.93	Vacant	SP,FLOOD
316020034	I	Industrial/Business Park	19.52	Vacant	SP,FLOOD
316020036	I	Industrial/Business Park	14.81	Vacant	SP,FLOOD
316100034	I	Industrial/Business Park	2.50	Vacant	SP,FLOOD
316100048	I	Industrial/Business Park	4.93	Vacant	SP
316100050	I	Industrial/Business Park	7.39	Vacant	SP,FLOOD
316100051	I	Industrial/Business Park	8.71	Vacant	SP
316180012	I	Industrial/Business Park	18.78	Vacant	SP
316180014	I	Industrial/Business Park	20.07	Vacant	SP
316190011	I	Industrial/Business Park	4.46	Vacant	SP
316190036	I	Industrial/Business Park	4.78	Vacant	SP
316190037	I	Industrial/Business Park	4.14	Vacant	SP
316190045	I	Industrial/Business Park	9.94	Vacant	SP
316200001	I	Industrial/Business Park	2.39	Vacant	SP
316200015	I	Industrial/Business Park	2.39	Vacant	SP
316200019	I	Industrial/Business Park	4.14	Vacant	SP
316210003	I	Industrial/Business Park	5.14	Vacant	SP
316210004	I	Industrial/Business Park	5.14	Vacant	SP
316210005	I	Industrial/Business Park	5.06	Vacant	SP
316210008	I	Industrial/Business Park	4.38	Vacant	SP
316210019	I	Industrial/Business Park	4.97	Vacant	SP
316210020	I	Industrial/Business Park	4.97	Vacant	SP
316210032	I	Industrial/Business Park	4.96	Vacant	SP
316210033	I	Industrial/Business Park	4.95	Vacant	SP
316210038	I	Industrial/Business Park	4.80	Vacant	SP
316210052	I	Industrial/Business Park	4.83	Vacant	SP
316210057	I	Industrial/Business Park	4.77	Vacant	SP
316210071	I	Industrial/Business Park	17.27	Vacant	SP
316210073	I	Industrial/Business Park	17.44	Vacant	SP
316210075	I	Industrial/Business Park	18.20	Vacant	SP
316210079	I	Industrial/Business Park	18.37	Vacant	SP

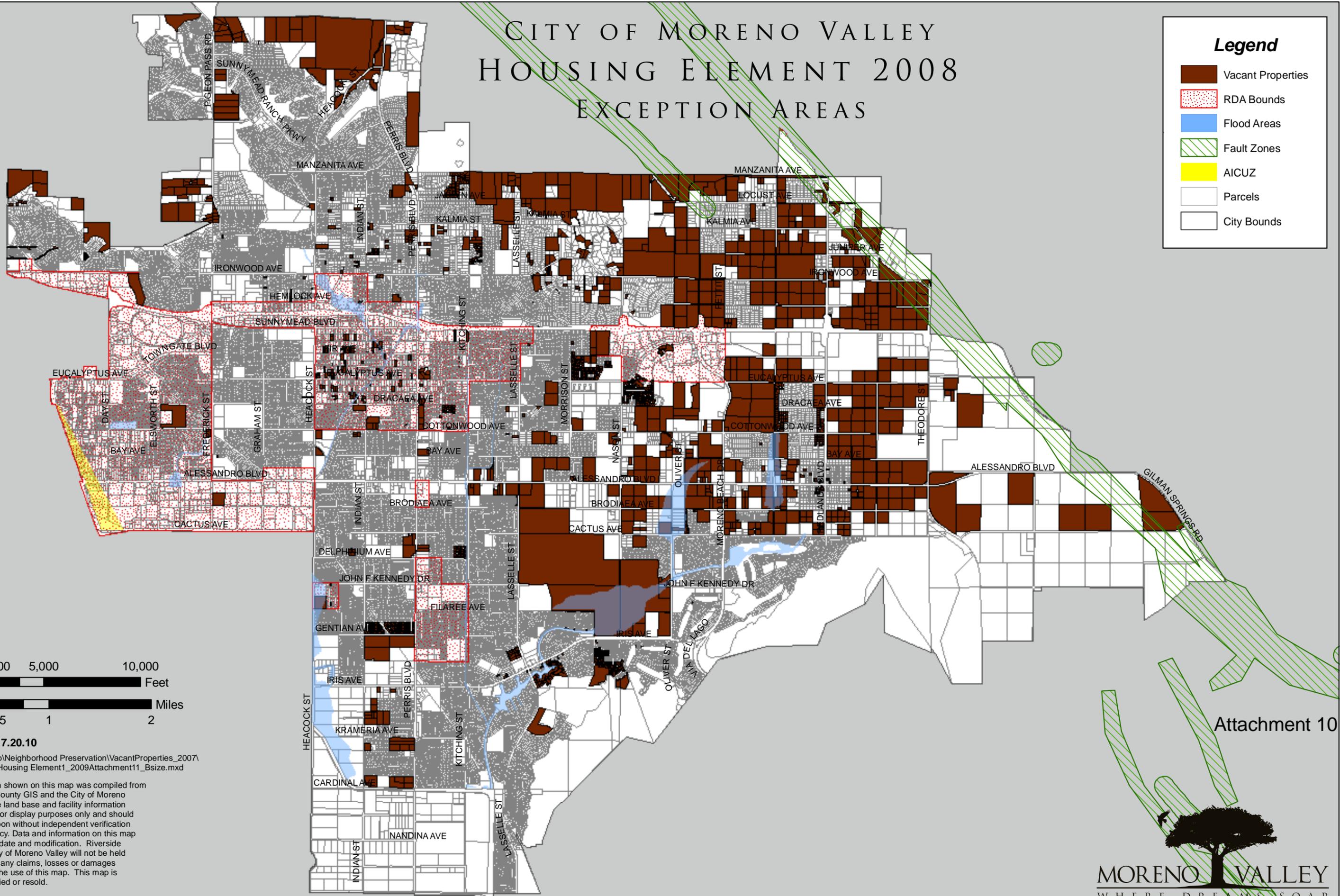
**Total Parcels: 42**

**Total Vacant Acres: 317.73**

# CITY OF MORENO VALLEY HOUSING ELEMENT 2008 EXCEPTION AREAS

**Legend**

- Vacant Properties
- RDA Bounds
- Flood Areas
- Fault Zones
- AICUZ
- Parcels
- City Bounds



**Print Date: 7.20.10**  
 File: G:\ArcMap\Neighborhood Preservation\VacantProperties\_2007\HEMaps2009\Housing Element1\_2009Attachment11\_Bsize.mxd

The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Data and information on this map is subject to update and modification. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map. This map is not to be recycled or resold.

Attachment 10

**MORENO VALLEY**  
WHERE DREAMS SOAR

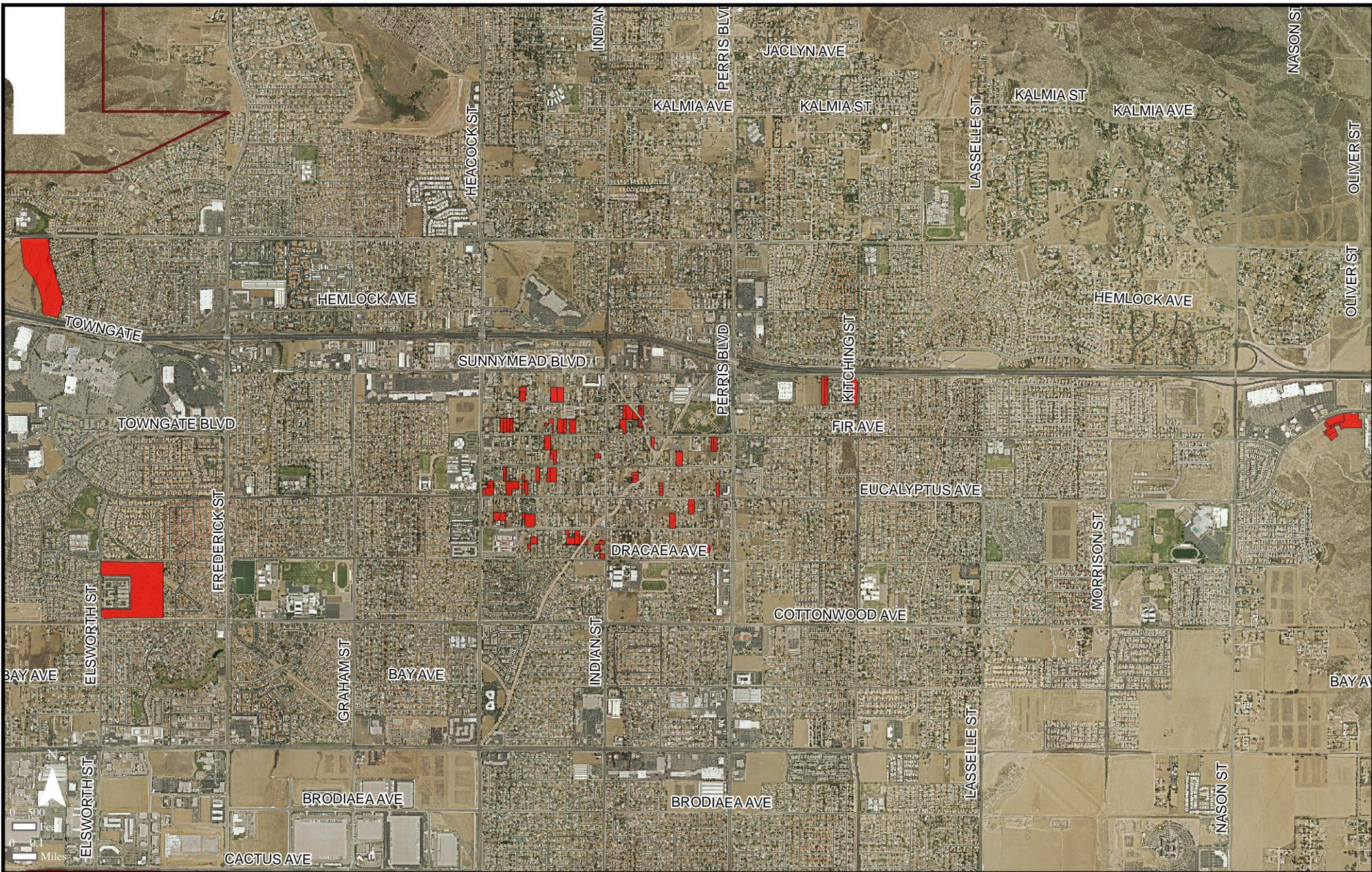


Exhibit:

**A - 1**

Map Status: DRAFT

G:\ArcMap\Neighborhood Preservation\VacantProperties\_2007\HEMaps2013\2013Maps\HousingElement\_Attach1  
Print Date: October 3, 2013

# CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

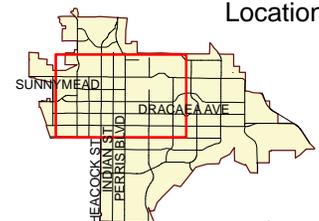
The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Data and information on this map is subject to update and modification. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map. This map is not to be recycled or resold.

Map Produced by Moreno Valley Geographic Information System

### Map Legend

■ Calculation #1 - Vacant Parcels

Location Map



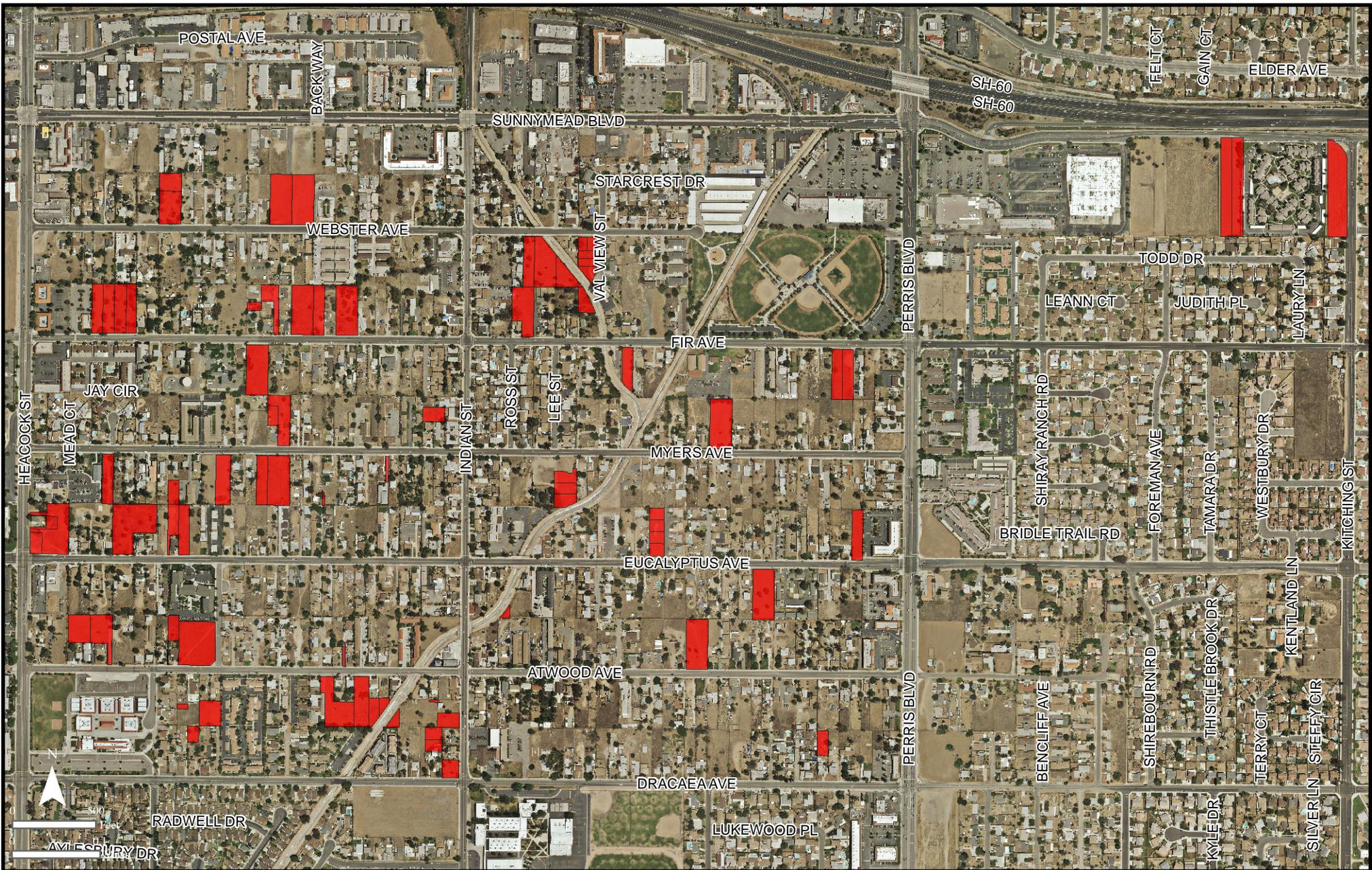


Exhibit:  
**A - 1b**

# CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

Map Status: DRAFT  
G:\ArcMap\Neighborhood  
Preservation\VacantProperties\_2007\  
HEMaps2013\2013Maps\  
HousingElement\_Attach1b  
Print Date: October 3, 2013

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Map Produced by Moreno Valley Geographic Information System

**Map Legend**  
■ Calculation #1 - Vacant Parcels





**Exhibit:**  
**A - 2**  
**Map Status: DRAFT**  
G:\ArcMap\Neighborhood Preservation\VacantProperties\_2007\HEMaps2013\2013Maps\HousingElement\_Attach1-2  
Print Date: October 3, 2013

# CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

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Map Produced by Moreno Valley Geographic Information System

**Map Legend**  
■ Calculation #1 - Vacant Parcels





**Exhibit:**  
**A - 3**  
**Map Status: DRAFT**  
G:\ArcMap\Neighborhood Preservation\VacantProperties\_2007\HEMaps2013\2013Maps\HousingElement\_Attach1-3  
Print Date: October 3, 2013

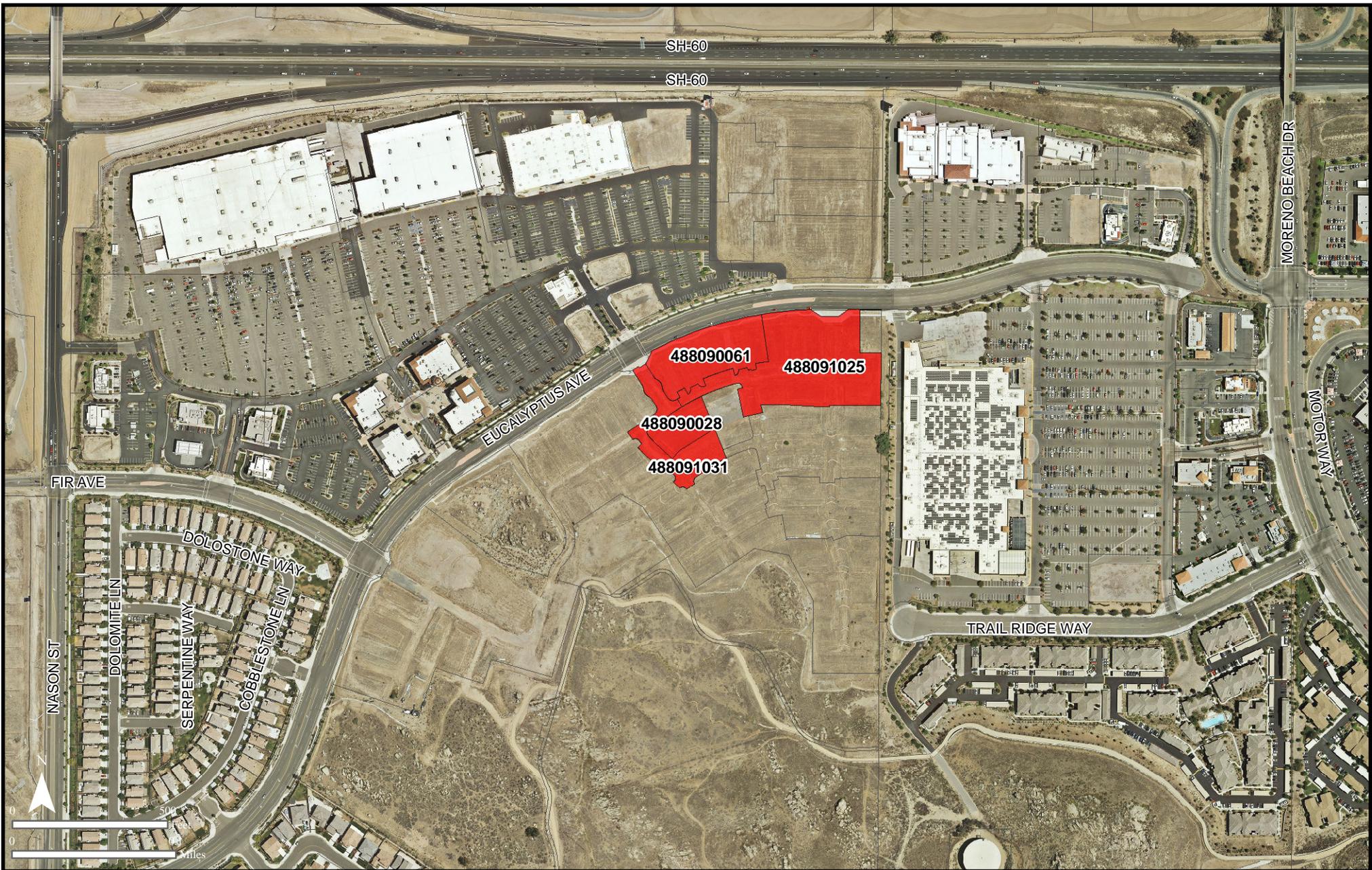
# CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

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Map Produced by Moreno Valley Geographic Information System

**Map Legend**  
■ Calculation #1 - Vacant Parcels





**Exhibit:**  
**A - 4**  
**Map Status: DRAFT**

# CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

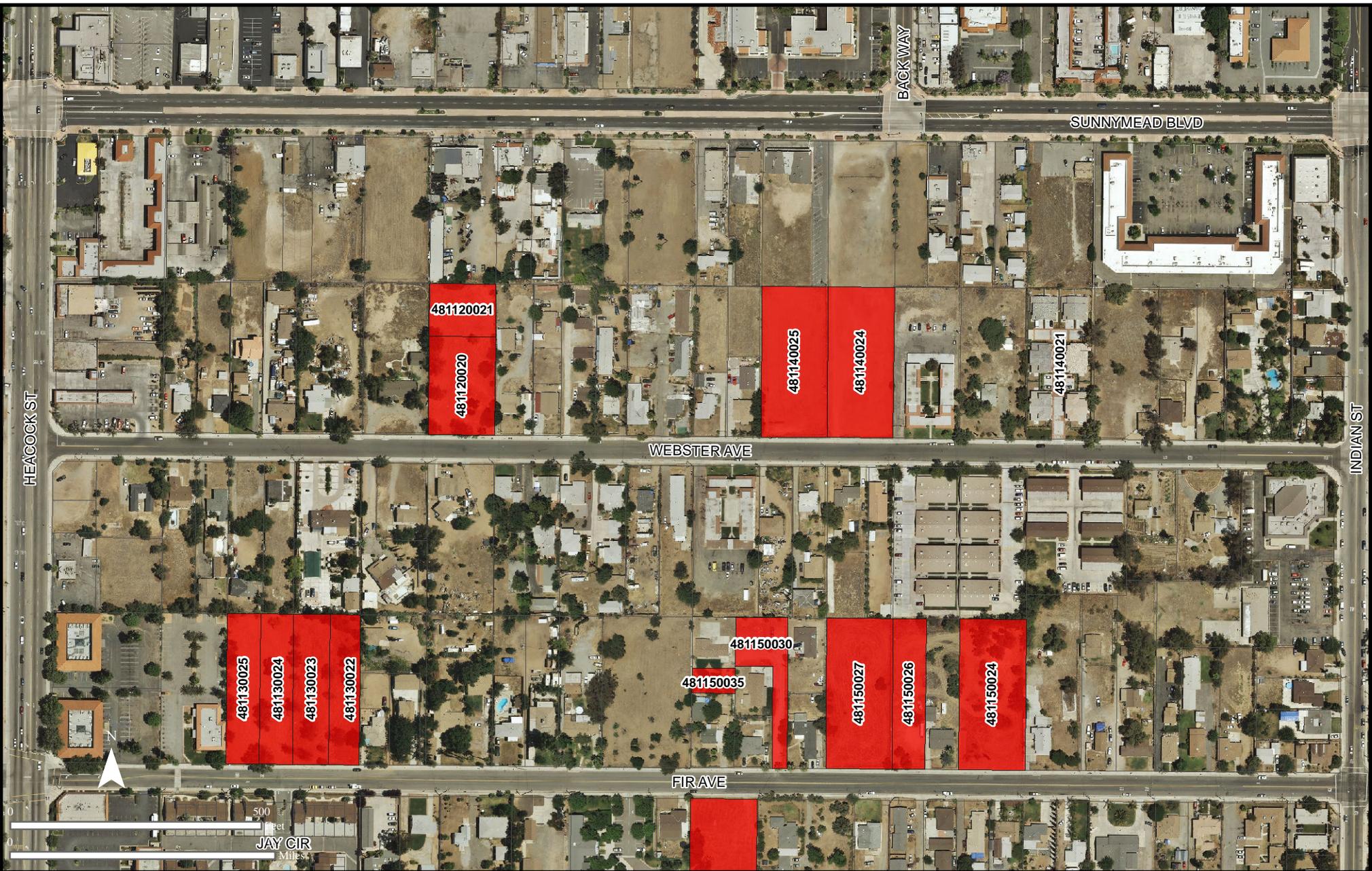
The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Data and information on this map is subject to update and modification. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map. This map is not to be recycled or resold.

Map Produced by Moreno Valley Geographic Information System

**Map Legend**  
■ Calculation #1 - Vacant Parcels



G:\ArcMap\Neighborhood Preservation\VacantProperties\_2007\HEMaps2013\2013Maps\HousingElement\_Attach1-4  
 Print Date: October 3, 2013



**Exhibit:**  
**A - 5**  
**Map Status: DRAFT**  
G:\ArcMap\Neighborhood  
Preservation\VacantProperties\_2007\  
HEMaps2013\2013Maps\  
HousingElement\_Attach1-5  
Print Date: October 3, 2013

# CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

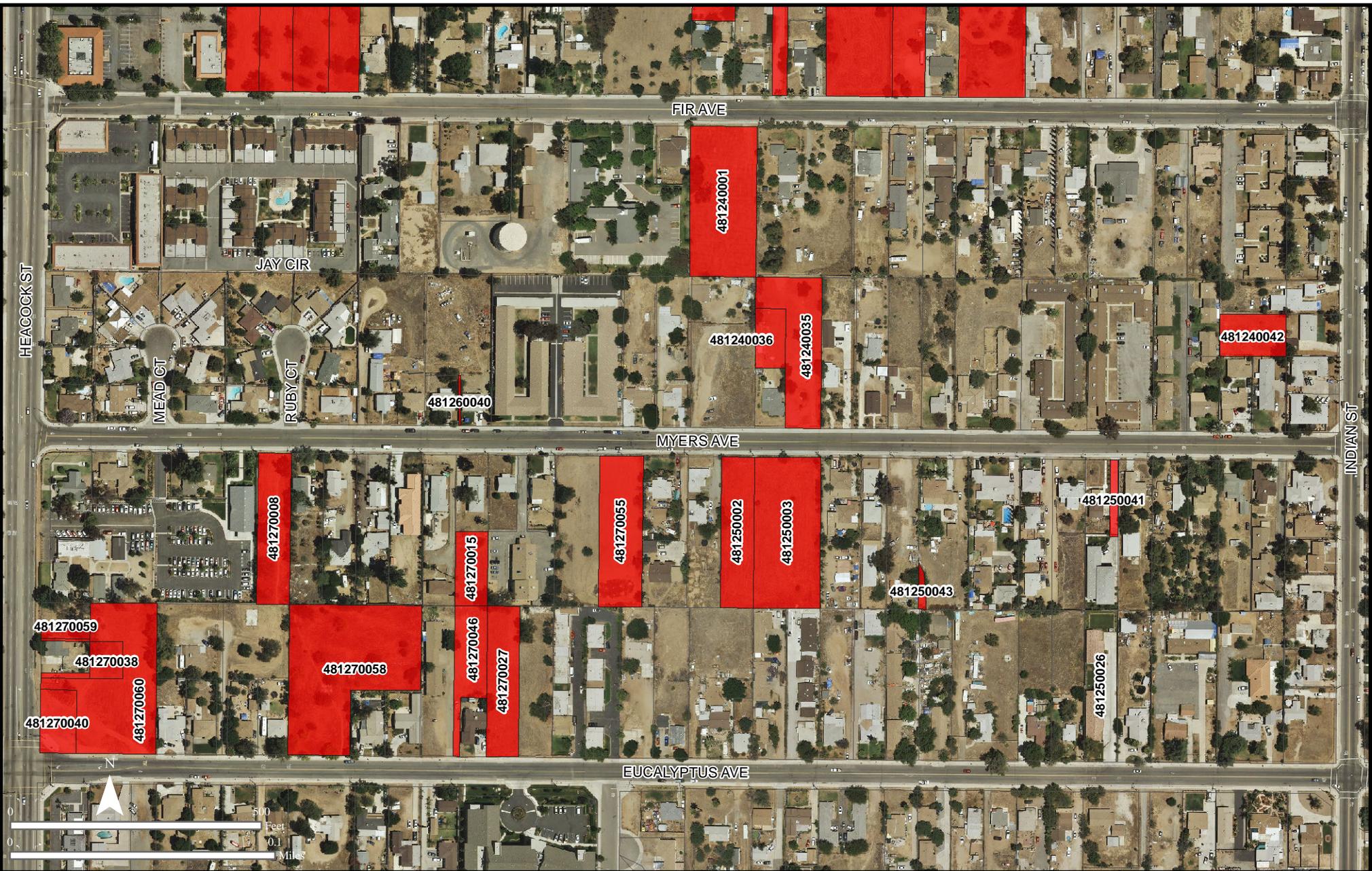
The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Data and information on this map is subject to update and modification. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map. This map is not to be recycled or resold.

Map Produced by Moreno Valley Geographic Information System

## Map Legend

Calculation #1 - Vacant Parcels





**Exhibit:**  
**A - 6**  
**Map Status: DRAFT**  
G:\ArcMap\Neighborhood Preservation\VacantProperties\_2007\HEMaps2013\2013Maps\HousingElement\_Attach1-6  
Print Date: October 3, 2013

# CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

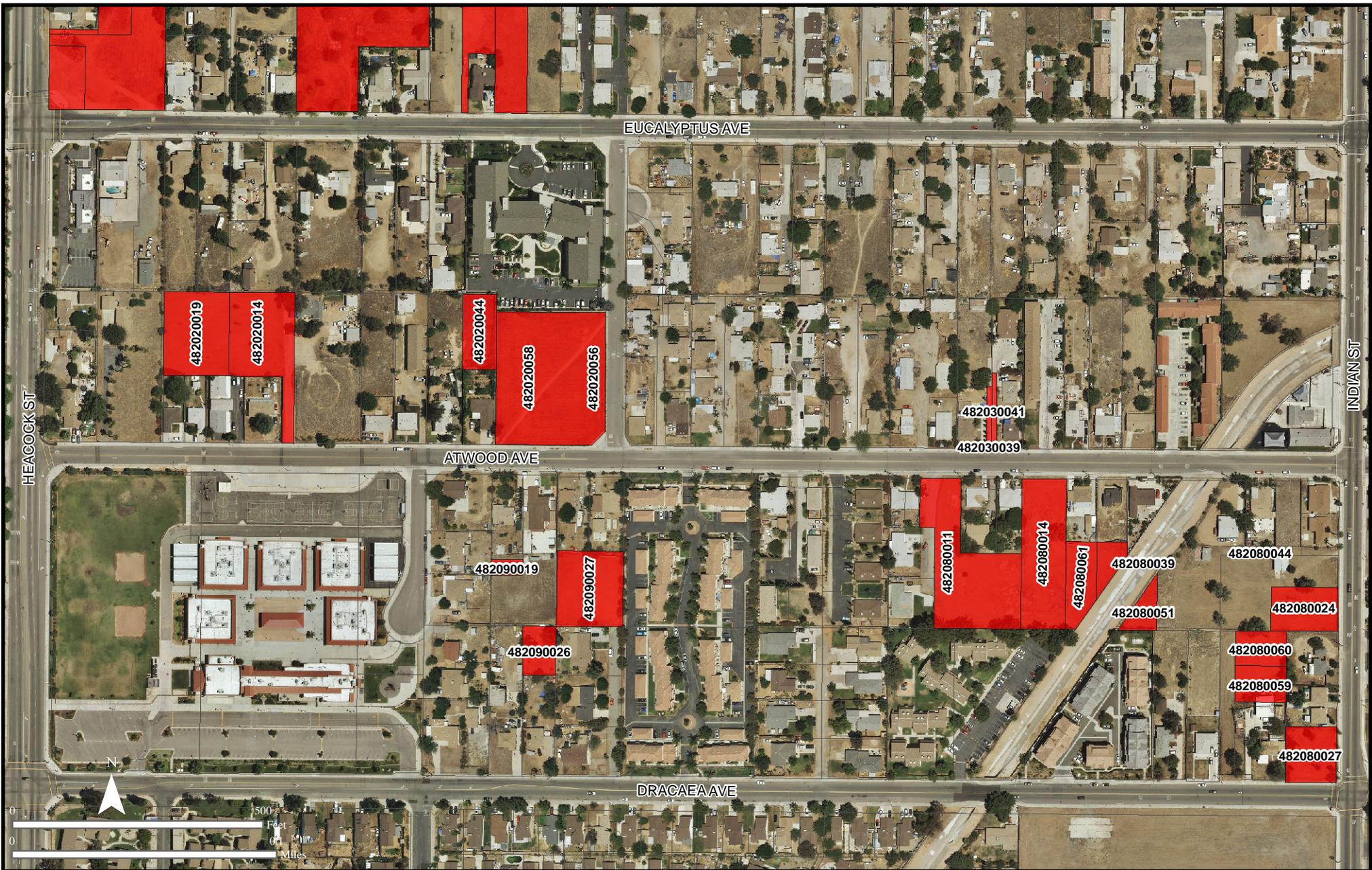
The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Data and information on this map is subject to update and modification. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map. This map is not to be recycled or resold.

Map Produced by Moreno Valley Geographic Information System

### Map Legend

Calculation #1 - Vacant Parcels





**Exhibit:**  
**A - 7**  
**Map Status: DRAFT**  
G:\ArcMap\Neighborhood Preservation\VacantProperties\_2007\HEM\2013\2013Maps\HousingElement\_Attach1-7  
Print Date: October 3, 2013

# CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

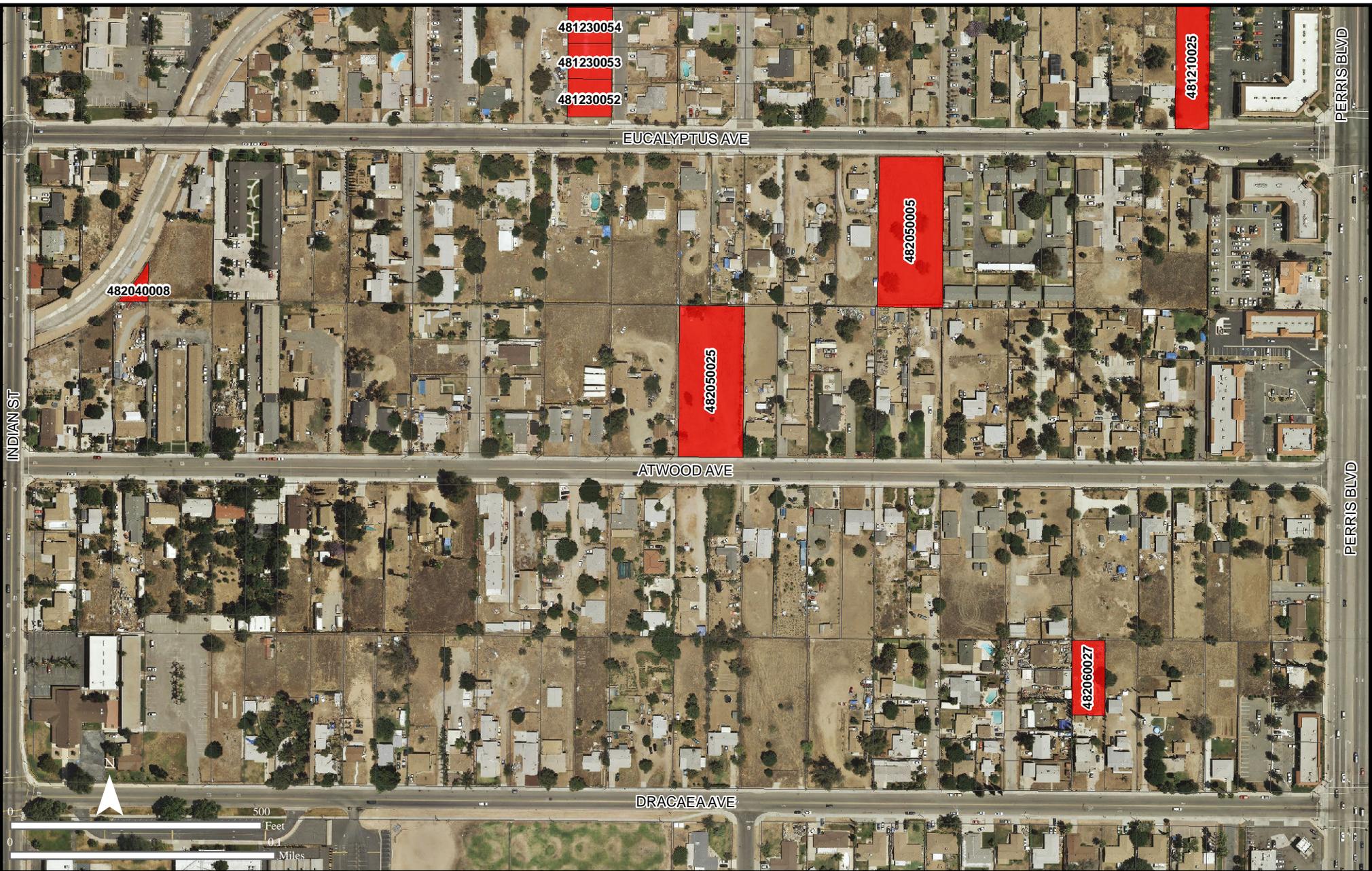
The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Data and information on this map is subject to update and modification. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map. This map is not to be recycled or resold.

Map Produced by Moreno Valley Geographic Information System

### Map Legend

Calculation #1 - Vacant Parcels





**Exhibit:**  
**A - 8**  
**Map Status: DRAFT**  
G:\ArcMap\Neighborhood Preservation\VacantProperties\_2007\HEMaps2013\2013Maps\HousingElement\_Attach1-8  
Print Date: October 3, 2013

# CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

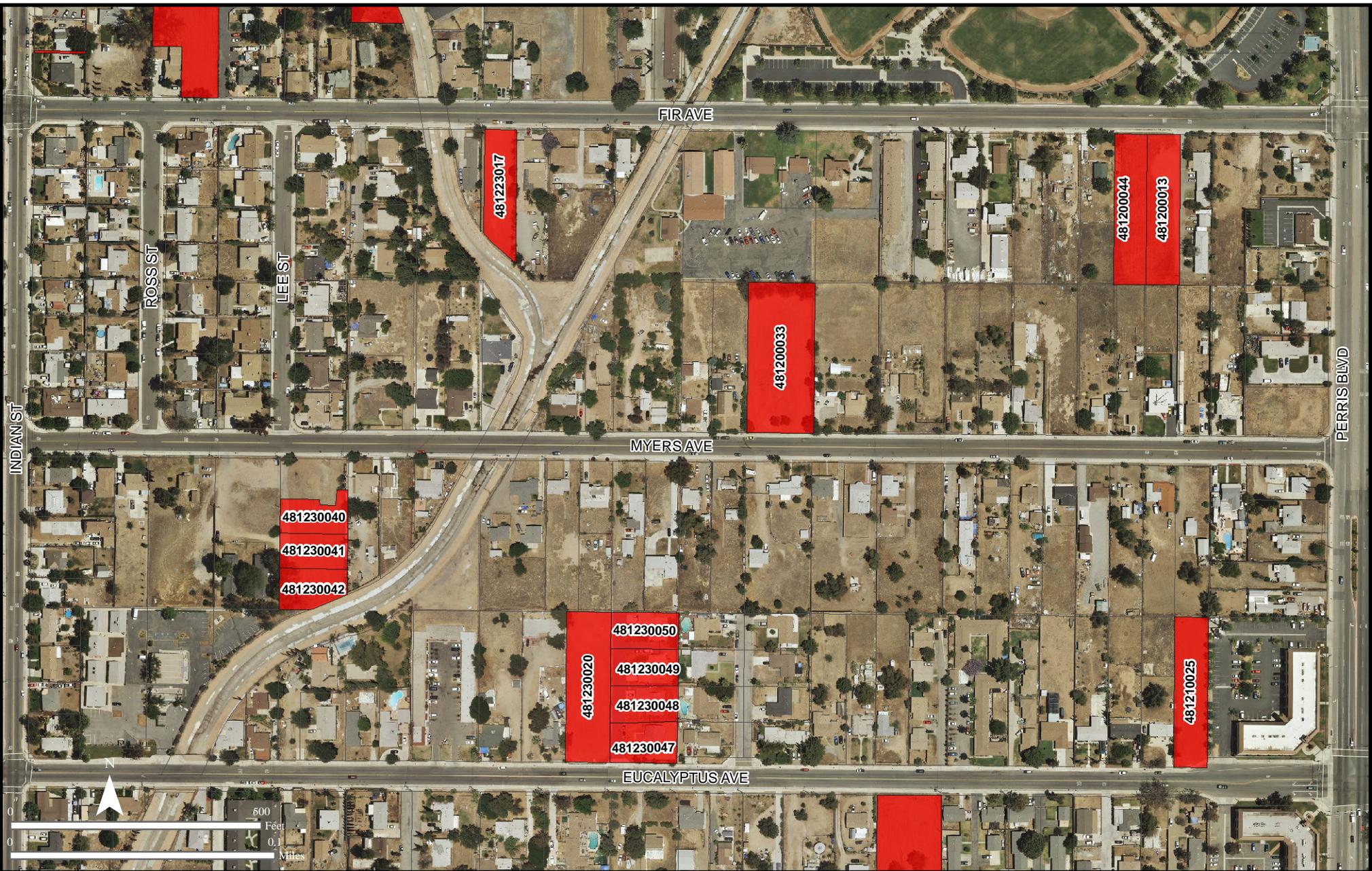
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Map Produced by Moreno Valley Geographic Information System

### Map Legend

Calculation #1 - Vacant Parcels





**Exhibit:**  
**A - 9**  
**Map Status: DRAFT**  
G:\ArcMap\Neighborhood Preservation\VacantProperties\_2007\HEMaps2013\2013Maps\HousingElement\_Attach1-9  
Print Date: October 3, 2013

# CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

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Map Produced by Moreno Valley Geographic Information System

### Map Legend

Calculation #1 - Vacant Parcels



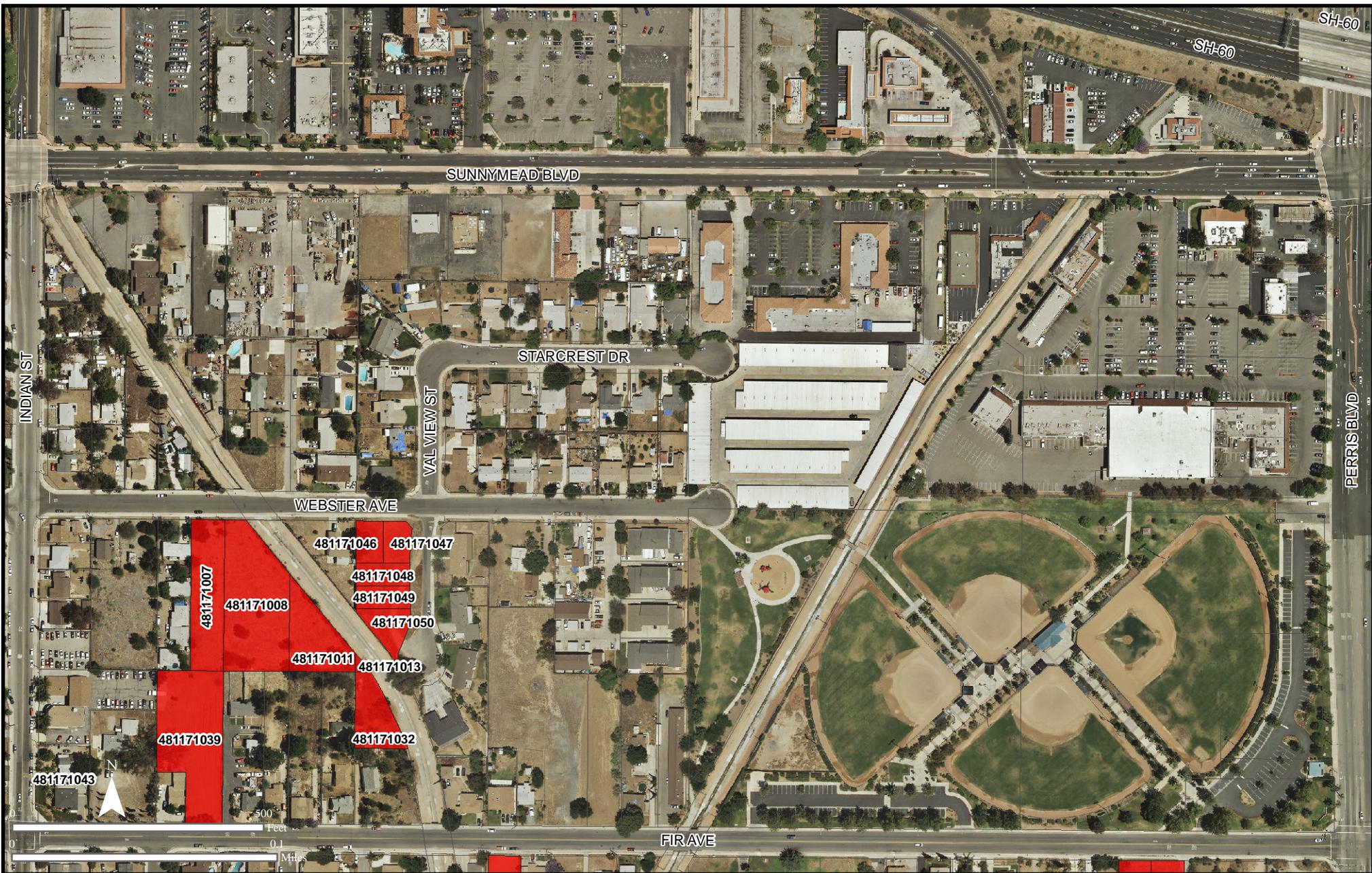


Exhibit:  
**A - 10**

## CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

Map Status: DRAFT  
G:\ArcMap\Neighborhood  
Preservation\VacantProperties\_2007\  
HEMaps2013\2013Maps\  
HousingElement\_Attach1-10  
Print Date: October 3, 2013

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Map Produced by Moreno Valley Geographic Information System

### Map Legend

■ Calculation #1 - Vacant Parcels



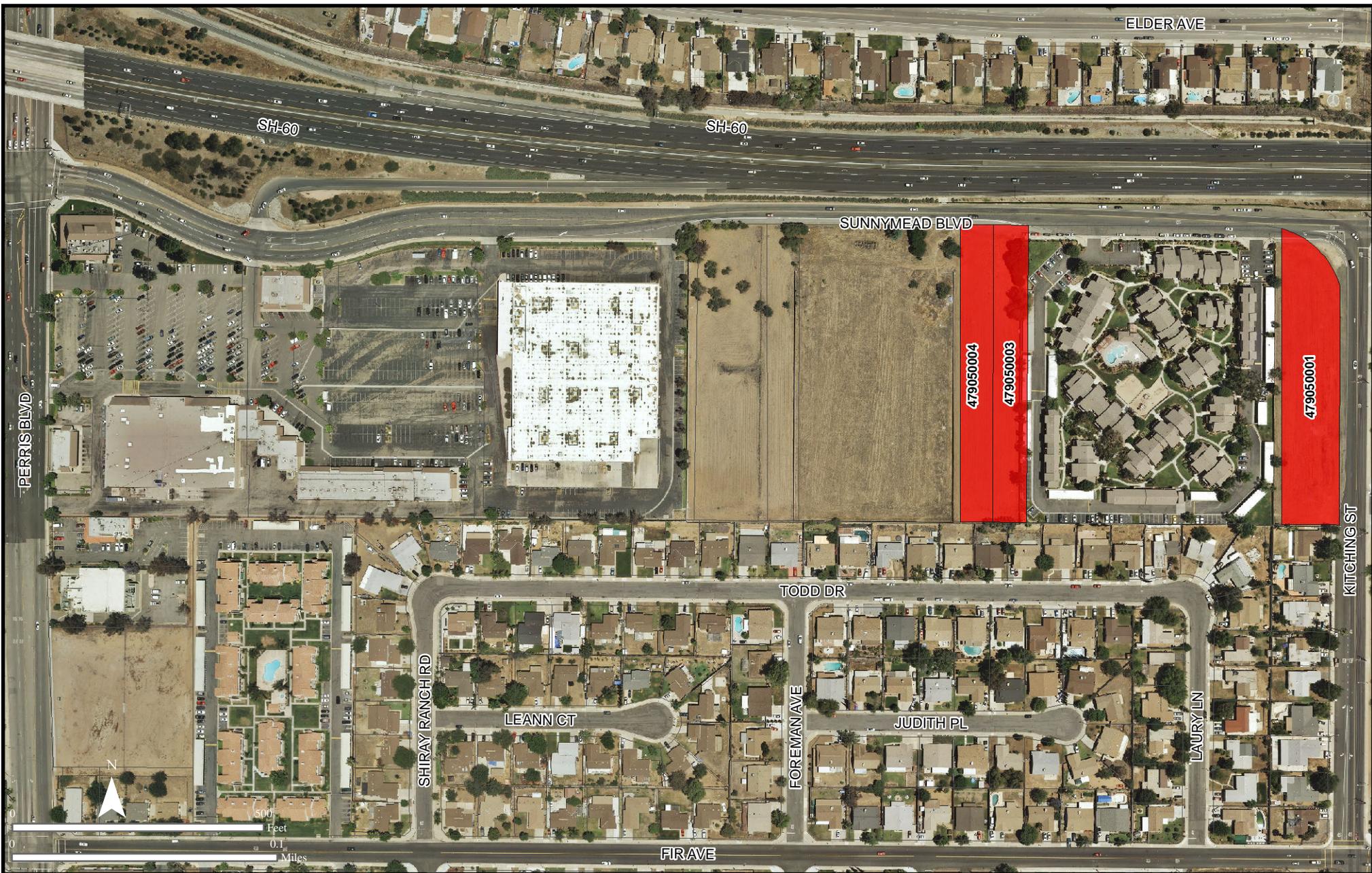


Exhibit:  
**A - 11**

# CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

Map Status: DRAFT  
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Preservation\VacantProperties\_2007\  
HEMaps2013\2013Maps\  
HousingElement\_Attach1-11  
Print Date: October 3, 2013

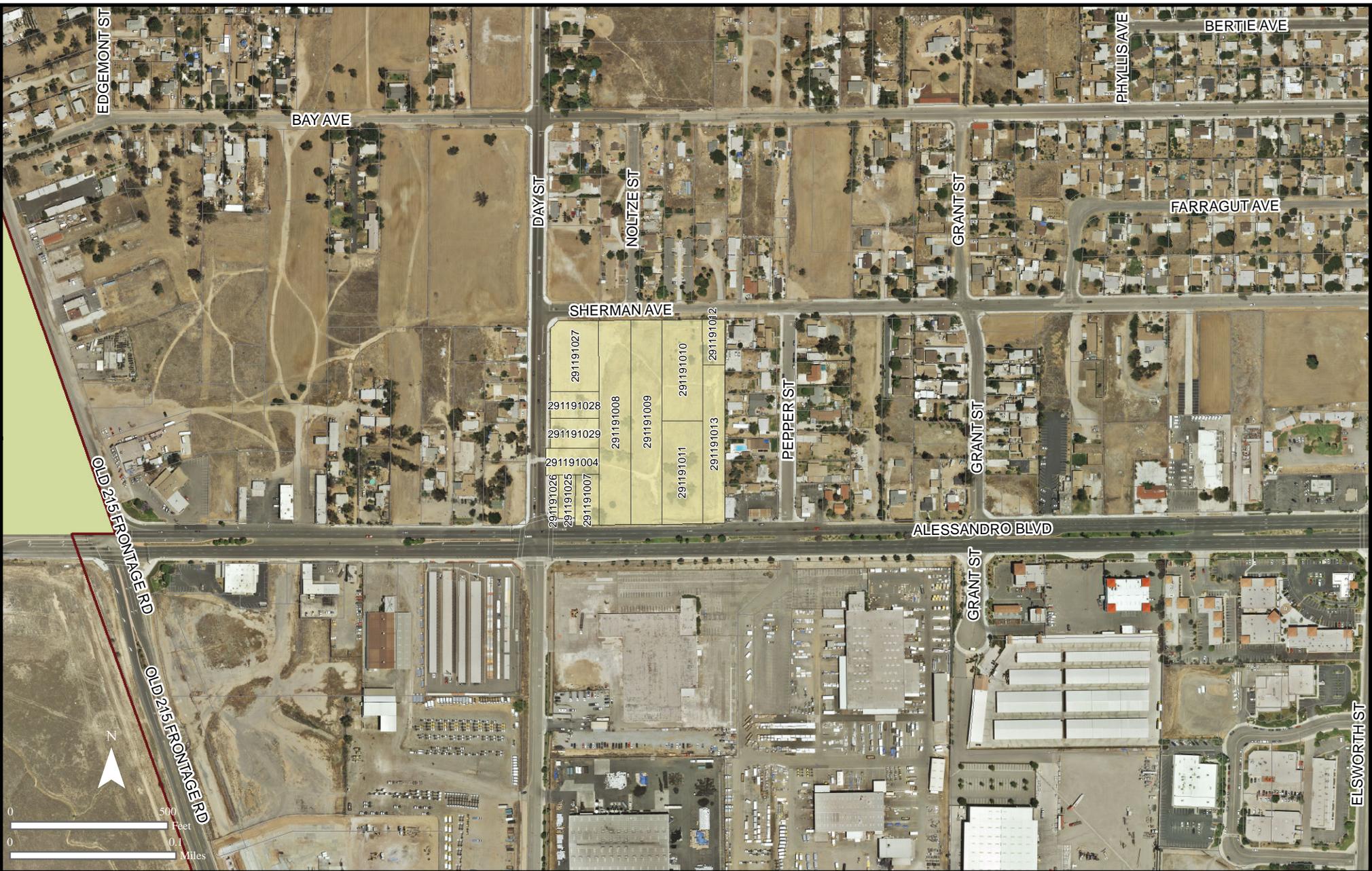
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Map Produced by Moreno Valley Geographic Information System

### Map Legend

Calculation #1 - Vacant Parcels





**Exhibit:**  
  
**B**  
  
Map Status: DRAFT  
G:\ArcMap\Neighborhood Preservation\Vacant Properties\_2007\HEMaps2013\2013Maps\Exhibit1.mxd  
Print Date: October 7, 2013

# CITY OF MORENO VALLEY RESIDENTIAL 30 (R30) REZONING

The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Data and information on this map is subject to update and modification. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map. This map is not to be recycled or resold.

Map Produced by Moreno Valley Geographic Information System

**Map Legend**  
 Area #1 Parcels  
 Moreno Valley



Location Map



Exhibit:

C

Map Status: DRAFT

G:\ArcMap\Neighborhood Preservation\VacantProperties\_2007\HEMaps2013\2013Maps\Exhibit\_C\_HousingElement\Calc5.mxd  
Print Date: October 7, 2013

# CITY OF MORENO VALLEY REZONED HIGH DENSITY CALCULATION 5

The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Data and information on this map is subject to update and modification. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map. This map is not to be recycled or resold.

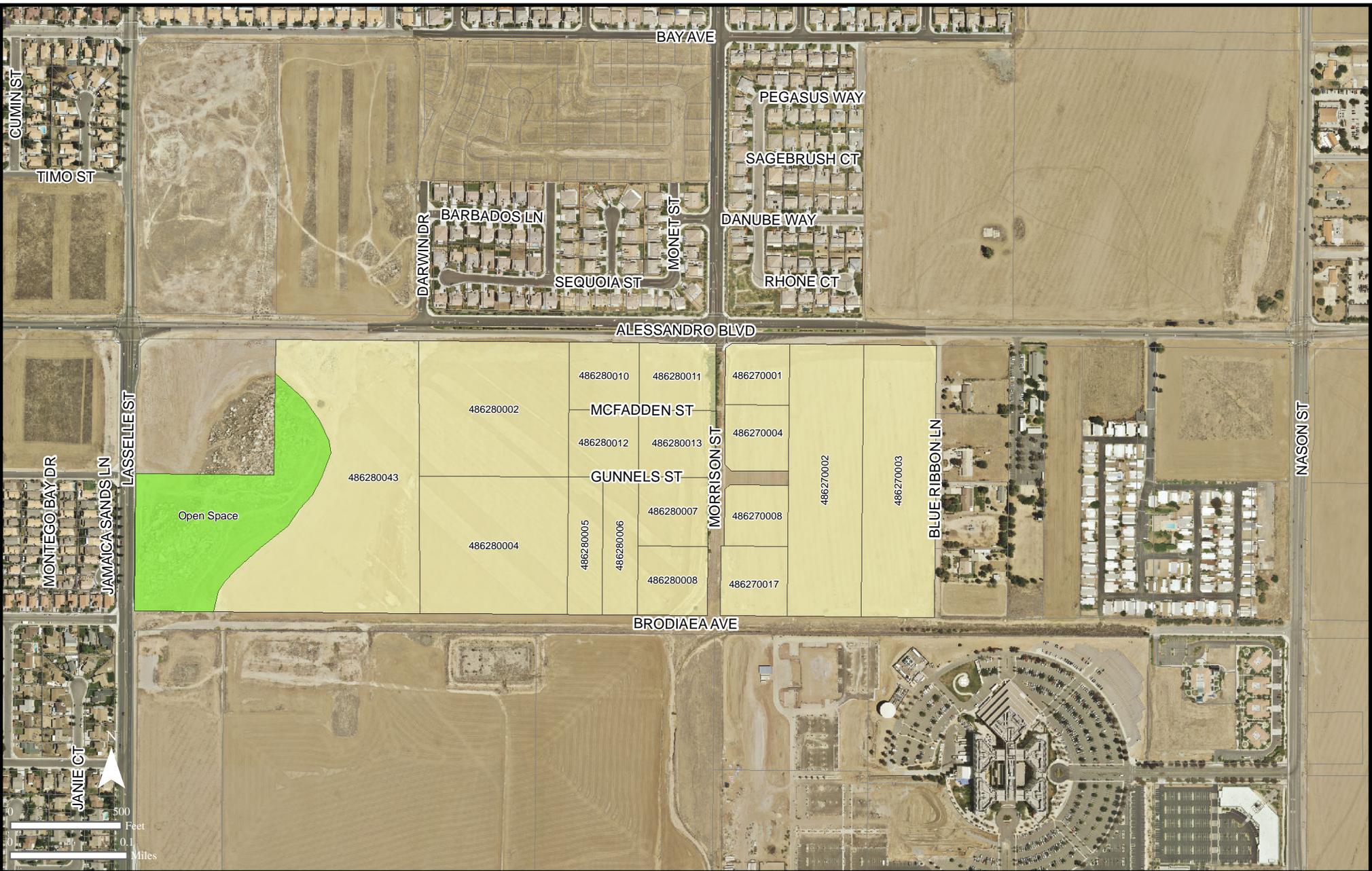
Map Produced by Moreno Valley Geographic Information System

## Map Legend

Area #2 Parcels

Location Map





**Exhibit:**  
**D**  
**Map Status: DRAFT**  
G:\ArcMap\Neighborhood Preservation\Vacant Properties\_2007\HEMaps2013\2013Maps\Exhibit3.mxd  
Print Date: October 7, 2013

# CITY OF MORENO VALLEY RESIDENTIAL 30 (R30) REZONING

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Map Produced by Moreno Valley Geographic Information System

**Map Legend**  
 Area #3 Parcels  
 Open Space



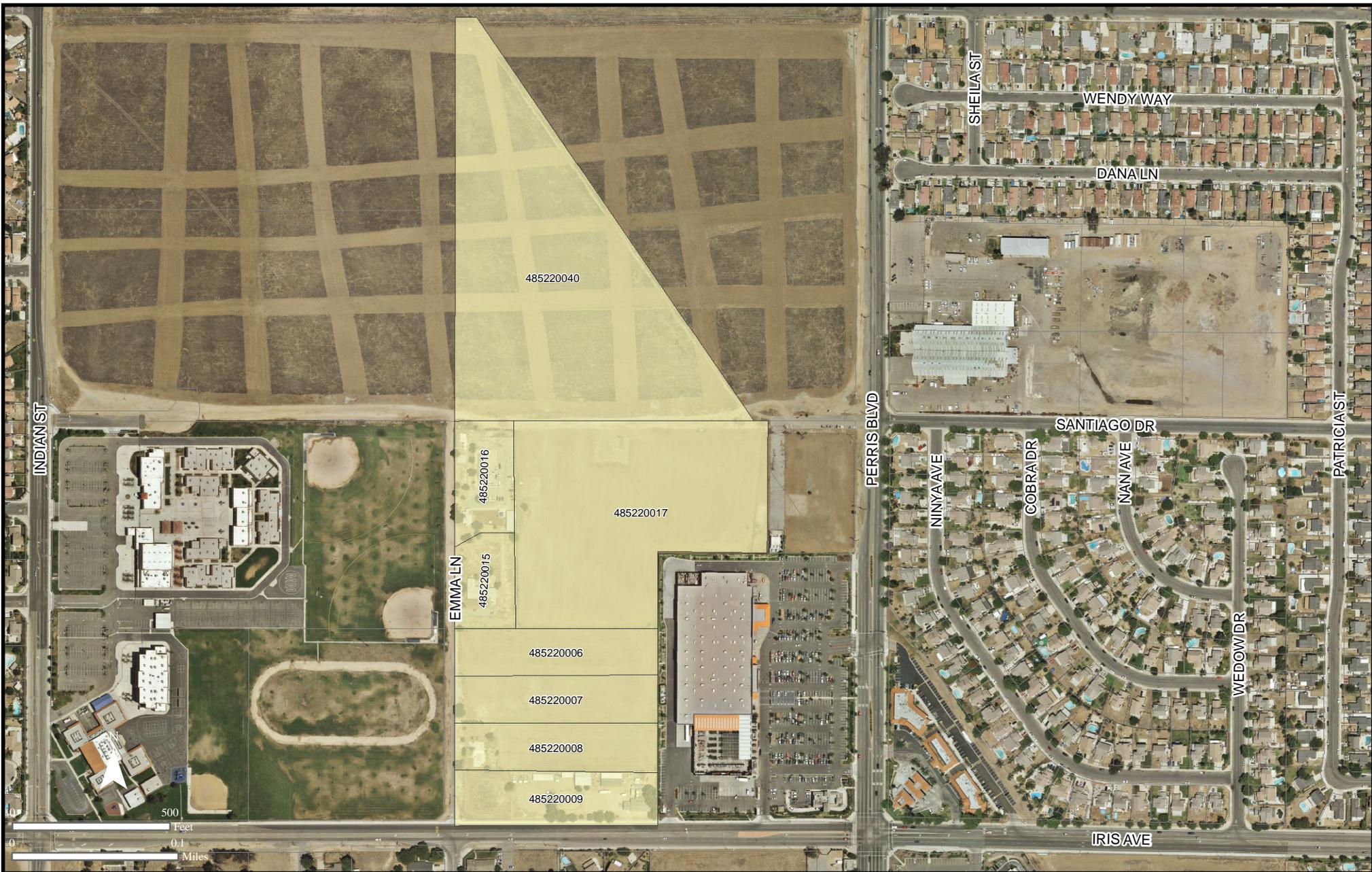


Exhibit:

**E**

Map Status: DRAFT

G:\ArcMap\Neighborhood Preservation\Vacant Properties\_2007\HEMaps2013\2013Maps\Exhibit4.mxd  
Print Date: October 7, 2013

# CITY OF MORENO VALLEY RESIDENTIAL 30 (R30) REZONING

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Map Produced by Moreno Valley Geographic Information System

### Map Legend

Area #4 Parcels

Location Map

