



FRESNO General Plan 2015-2023 Housing Element APPENDICES

**PUBLIC REVIEW
DRAFT - REVISED
March 2016**

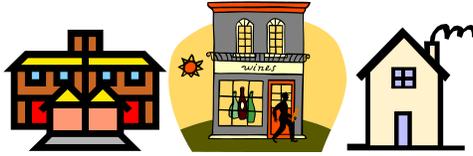
Development and Resource
Management Department



Appendices

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Appendix A: Outreach Materials



The City of Fresno wants your input on housing needs in your community for the update of its Housing Element. The Housing Element is the city's housing plan for the next 8 years and is part of the Fresno General Plan. It includes strategies for accommodating regional growth, including affordable housing. If you have ideas or just want to learn, here's how you can participate:

La Ciudad de Fresno solicita su opinión sobre las necesidades de las viviendas en su comunidad para actualizar el plan de vivienda llamado en inglés Housing Element. El Housing Element es el plan de la ciudad para los próximos 8 años y es parte del plan general de Fresno llamado en inglés Fresno General Plan. El cual incluye estrategias para hospedar el crecimiento regional y viviendas asequibles. Si usted tiene algunas ideas o solamente desea informarse, aquí esta como puede participar:

Lub nroog Fresno xav tau koj lub tswv yim rau cov vaj tsev xau tau nyob rau hauv koj lub zej zog rau cov hloov tshiab ntawm nws tsev caij. Lub tsev caij yog lub nroog (Fresno) tsev npaj 8 lub xyoo tom ntej no thiab koj yogi b feem ntawm lub hom phiaj (Fresno General Plan). Nws muaj tswv yim kom nruj lub regional, taab xws li vaj tse pheej yig. Yog hais tias koj muaj tswv yim los yog xav kawm, koj yuav tau mus koom:

Call/ LLame/ Hu rau

(559) 621-8062

Email/ Mande un Correo Electrónico

HousingElement@fresno.gov

Mail/Correo/ Xa ntawv

Fresno City Hall, Long Range Planning
2600 Fresno Street, Fresno, CA 93721

Visit Website/ Visite la Pagina Red

www.fresno.gov/housingelement

Come to a Workshop! (See schedule on reverse)

Venga a un Taller! (Mire el calendario al dorso)

Tuaj rau peb cov Workshop! (Saib raws sij hawm nyob tom qab daim ntawv no)

October/November 2015

All meetings will start at 6:30pm

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
19 Cooper Middle School, Cafeteria 2277 W. Belaire Way	20 Teague Elementary School, Cafeteria 725 N Polk Ave	21 Center for New Americans, Training Room 4879 E. Kings Canyon	22	23
26 Duncan Polytechnic High School, Cafeteria 4330 E. Garland Avenue	27 Awahnee Middle School, Cafeteria 1127 E. Escalon Ave	28 Mayfair Elementary School, Cafeteria 3305 E. Home Avenue	29	30
2 Edison High School, Cafeteria 540 E. California Ave	3 Fancher Creek Elementary School, Cafeteria 5948 E. Tulare Avenue	4	5	6

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting, however every effort will be made to accommodate later requests. Please call Development and Resource Management Department staff at 559-621-8277 or 621-8062.

El cuarto de la reunión es accesible a los físicamente incapacitados y los servicios de un traductor pueden ser hechos disponible. Peticiones para servicios adicionales para los incapacitado, los firmantes, aparatos de escuchar o los traductores deben ser hechos una semana antes de la reunión. Por favor llame a el Departamento de la Planificación y el Desarrollo en 559-621-8277 o 621-8062.

Chav sablaj muaj rau cov tibneeg xiam ooqhab, thiab muaj tibneeg txhaislus rau cov uas xav tau kev pabcuam. Yog thov kev pabcuam rau cov tibneeg xiam ooqhab, cov hlua ntsaws pobntseg mloog haislus, los yog tibneeg txhaislus, nej yuav tau hais tuaj ib asthiv los yog ib limpiam ua ntej lub rooj sablaj. Nej hu tau rau peb cov tubtxib ntawm tus xovtooj: 559-621-8277, 621-8062.

Draft Fresno Housing Element Update Outreach Summary

To obtain public input at the initial stages of the City of Fresno’s housing element update, 9 community workshops were held in all of the seven city council districts. An additional meeting was held in Council District 1 to obtain better geographic coverage, and a 9th meeting was held at the Center for New Americans in order to reach out to the Hmong Community. With the exception of this meeting, which was held at a community center, all of the meetings were held at elementary and middle schools in low income census tract areas.

Table 1 below summarizes the outreach conducted for the workshops and Table 2 (next page) summarizes the workshops.

Table 1: Workshop Outreach

Outreach Summary			
Item	Date sent or published	Details	Number of recipients
Press Advisory			
Email	October 14, 2015	Email to housing advocates, General Plan Update mailchimp subscribers, and City of Fresno board and commission members announcing Housing Element Update process and Housing Element Update Workshops. Email included Housing Element Update Flyer for schools (see below) in English, Spanish and Hmong.	525 email addresses
Webpage Established	October 15, 2015	Website established with Housing Element Update summary and process, with workshop agenda and schedule in English, Spanish and Hmong. Webpage: www.fresno.gov/housingelement	
Email	October 20, 26, and 30, 2015	Email reminder for Housing Element Update Workshops	525 email addresses
Flyer	October 15 – 30	Housing Element Update Flyer with Workshop Schedule was sent to all students at schools where workshops were held. Flyer in English, Spanish and Hmong	8,675 flyers delivered to students
Fresno Bee Display Ad	Monday, October 19 th , 2015	General Fresno Bee display ad announcing the Housing Element Update process, with a phone number to call, a website and email address to obtain more information. In English, Spanish and Hmong	Total Fresno Bee Circulation weekdays is 98,000
Fresno Bee Display Ad	Sunday, October 25, 2015	Fresno Bee Display ad announcing the Housing Element Update process, with workshop schedule and the phone number, website and email contacts above. In English, Spanish and Hmong.	Total Fresno Bee circulation on Sundays is 133,000

Draft Fresno Housing Element Update Outreach Summary

Table 2: Workshop Summary

Workshop Summary			
Date	Location	Workshop Description	Attendance
October 19, 6:30 p.m.	Cooper Middle School	Held in school cafeteria. Signage posted. Spanish and Hmong translators present. Agenda in English, Spanish and Hmong. Handouts of powerpoints made available in English, Spanish and Hmong.	2
October 20, 6:30 p.m.	Teague Elementary School	Same as above	6
October 21, 6:30 p.m.	Center for New Americans	Held in meeting room. Signage posted. Spanish and Hmong translators present. Agenda in English, Spanish and Hmong. Handouts of powerpoints made available in English, Spanish and Hmong.	5
October 26, 6:30 p.m.	Duncan Polytechnic High School	Held in school cafeteria. Signage posted. Spanish and Hmong translators present. Agenda in English, Spanish and Hmong. Handouts of powerpoints made available in English, Spanish and Hmong.	6
October 27, 6:30 p.m.	Ahwahnee Middle School	Same as above	3
October 28, 6:30 p.m.	Mayfair Elementary School	Same as above	4
October 29, 6:30 p.m.	Figarden Elementary School	Same as above	5
November 2, 6:30 p.m.	Edison High School	Same as above	16
November 3, 6:30 p.m.	Fancher Creek Elementary School	Same as above	10

Workshop Comment Summary:

Approximately 140 comments and questions were received at the workshops. The comments can be summarized into the following major concerns:

1. Need more diverse housing types in closer proximity to one another. Need more “high end” housing in some neighborhoods and need more modest/affordable housing in other neighborhoods. Need more choices in all neighborhoods.
2. Need more resources focused on older neighborhoods: abandoned homes and related crime, illegal dumping, poorly maintained rental properties were all mentioned as common issues.
3. Homelessness is perceived as a continuing problem that is geographically spreading to all areas of the city.

Draft Fresno Housing Element Update Outreach Summary

4. More affordable housing is needed.
5. Housing discrimination can occur when the only option to apply for housing or a related benefit is via computer, since not everyone has access to a computer or is computer literate.

Potential Solutions offered by Workshop Participants

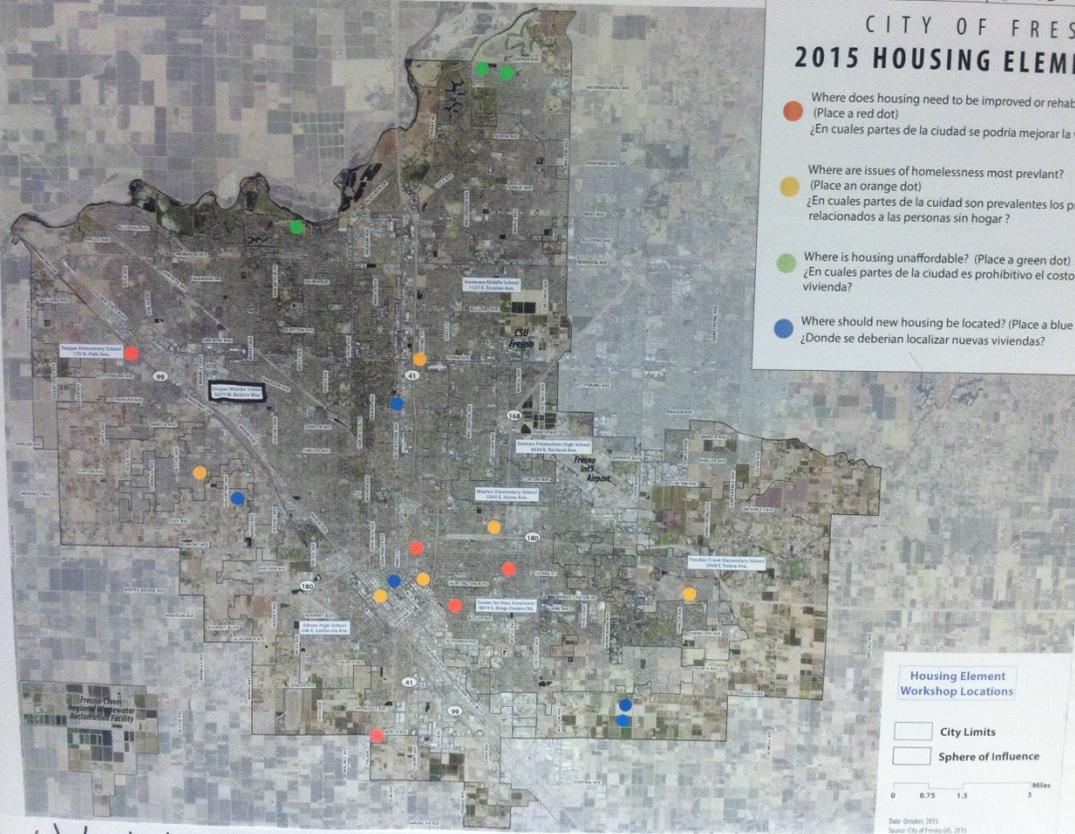
1. Adopt a program of inclusionary zoning.
2. Provide fee waivers for the development of affordable housing.
3. Establish a rental re-inspection program that requires periodic inspections of rental units to ensure compliance with health and safety rules.

Workshop #1 at Cooper Middle School

October 19, 2015

CITY OF FRESNO 2015 HOUSING ELEMENT

- Where does housing need to be improved or rehabilitated?
(Place a red dot)
¿En cuales partes de la ciudad se podría mejorar la vivienda?
- Where are issues of homelessness most prevalent?
(Place an orange dot)
¿En cuales partes de la ciudad son prevalentes los problemas relacionados a las personas sin hogar?
- Where is housing unaffordable? (Place a green dot)
¿En cuales partes de la ciudad es prohibitivo el costo de la vivienda?
- Where should new housing be located? (Place a blue dot)
¿Donde se deberían localizar nuevas viviendas?

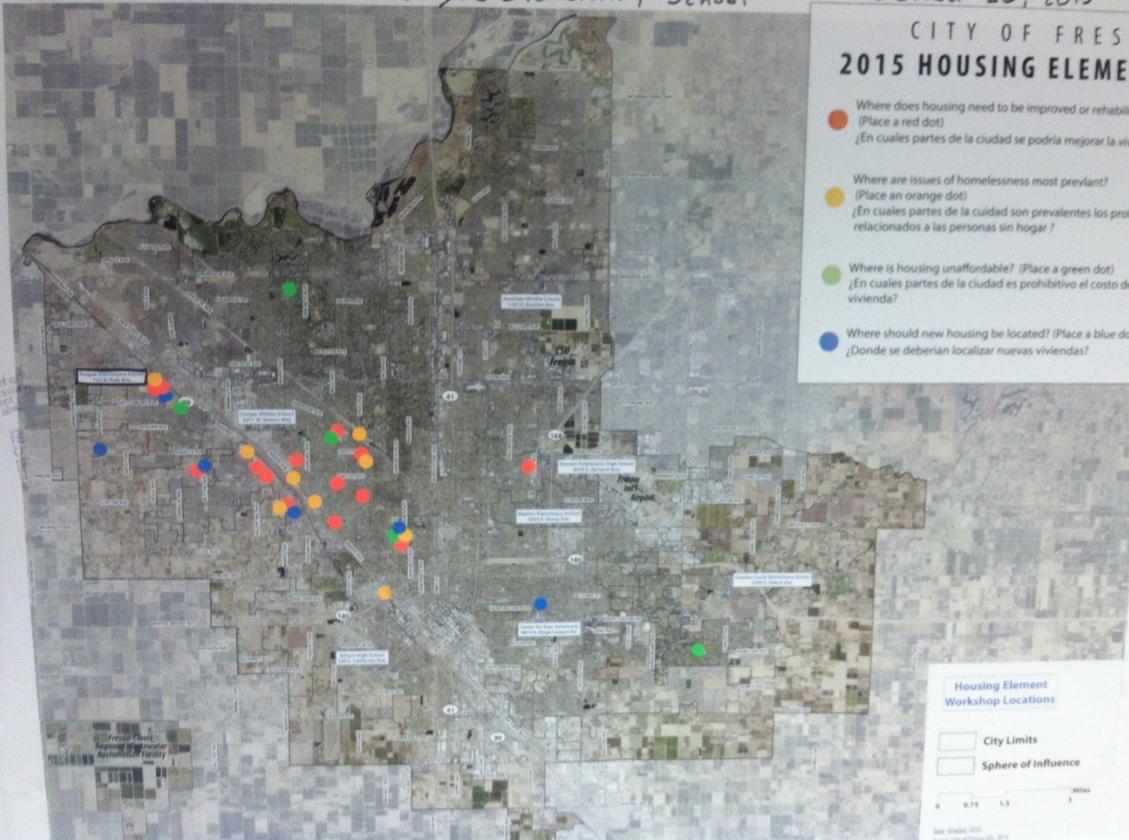


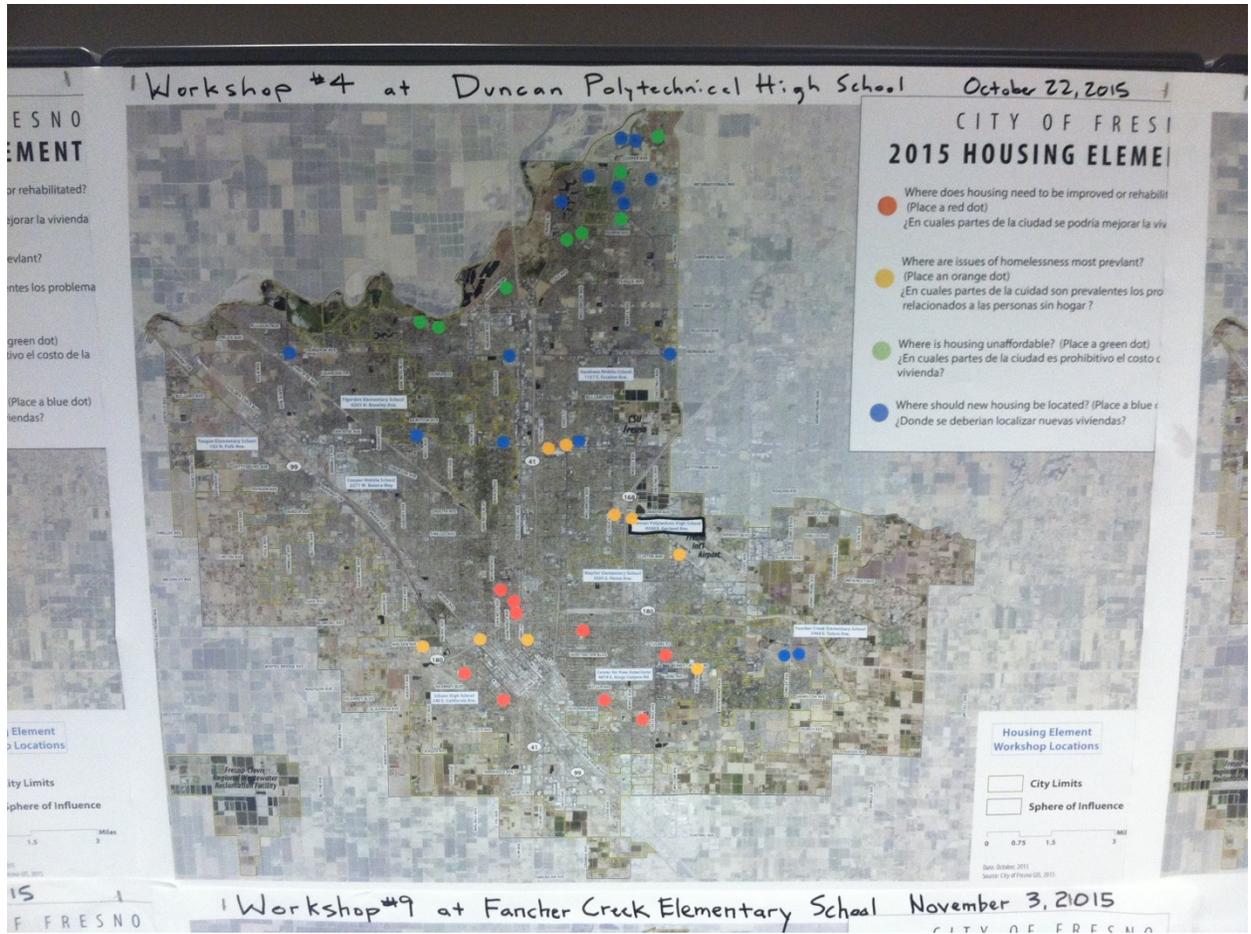
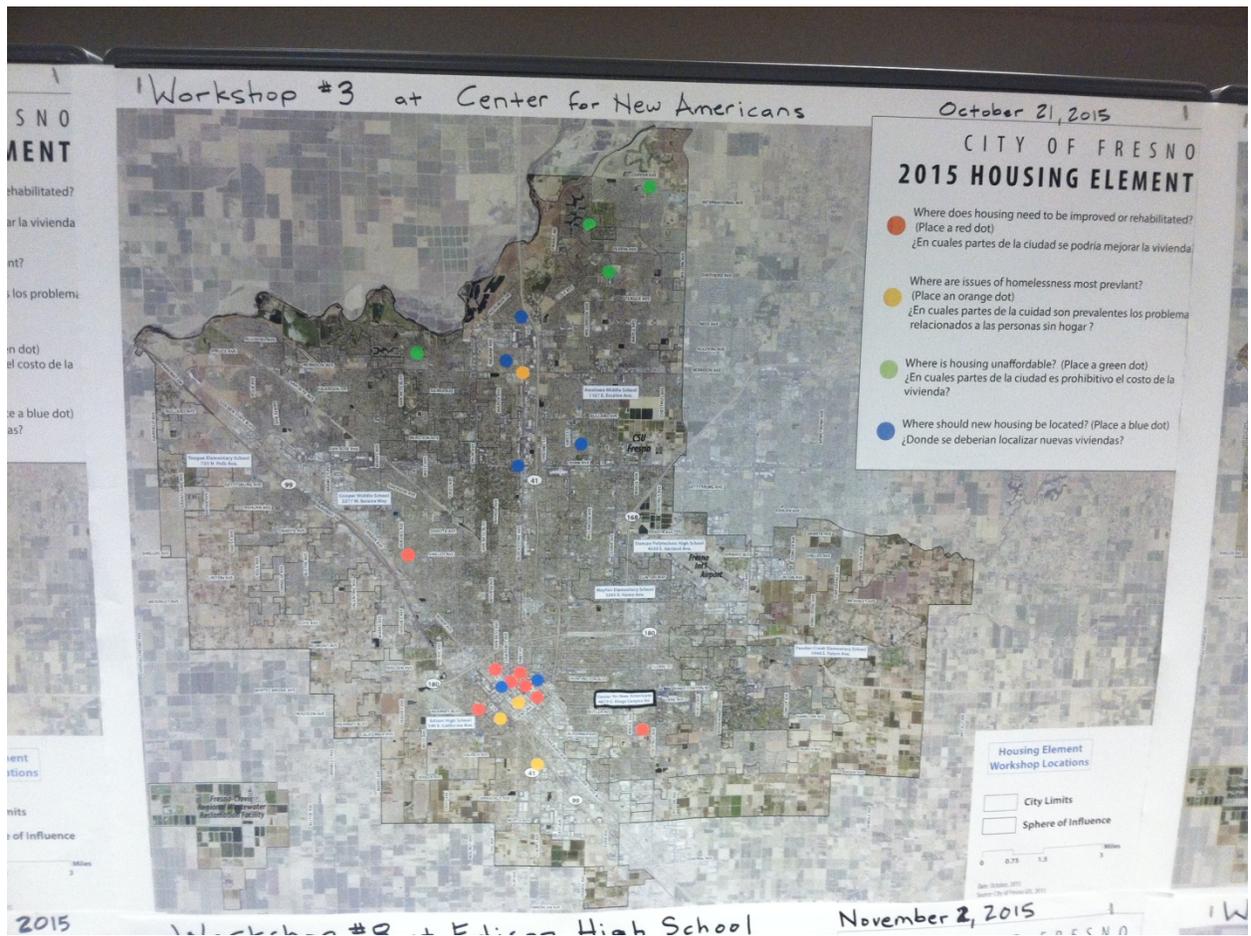
Workshop #2 at Teague Elementary School

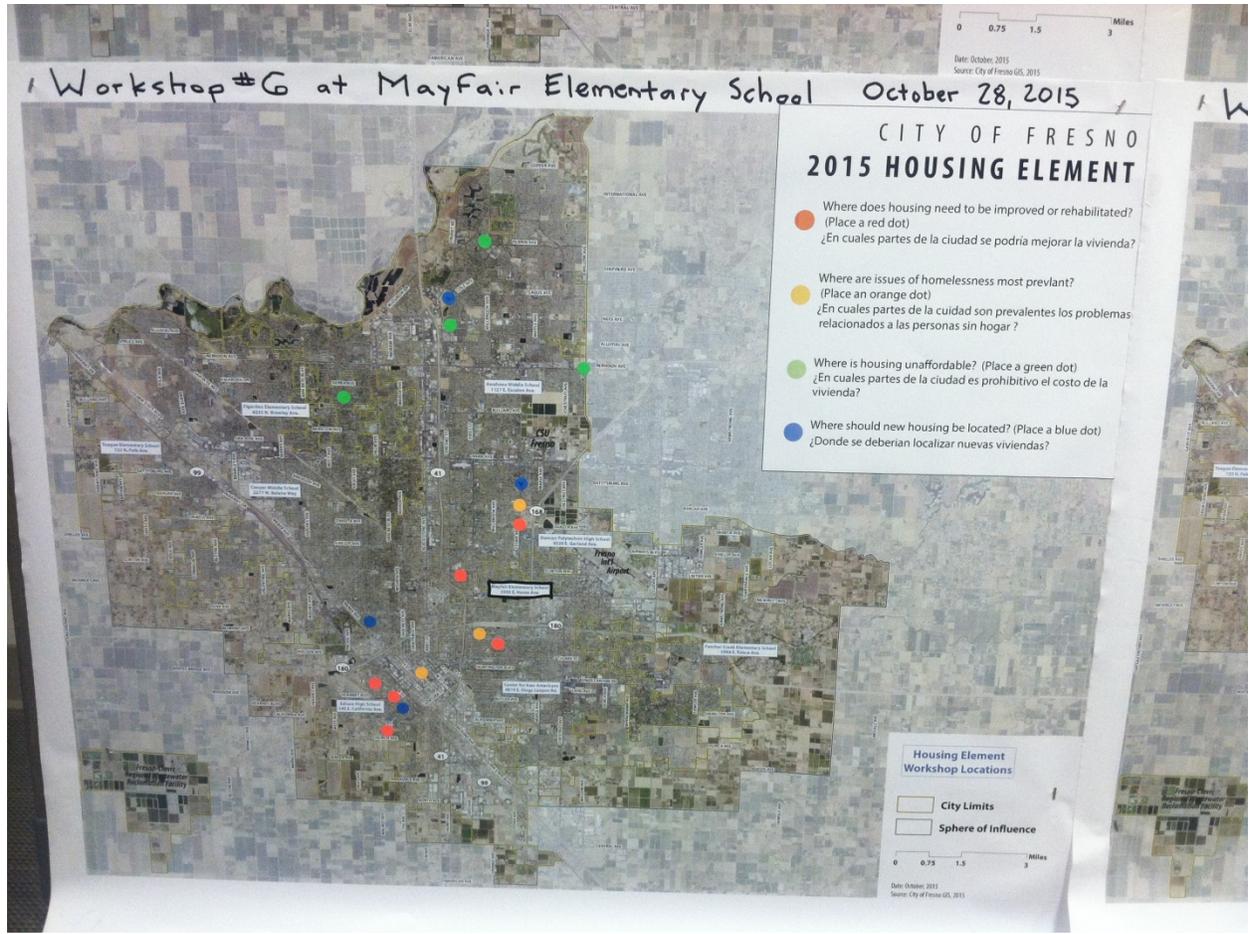
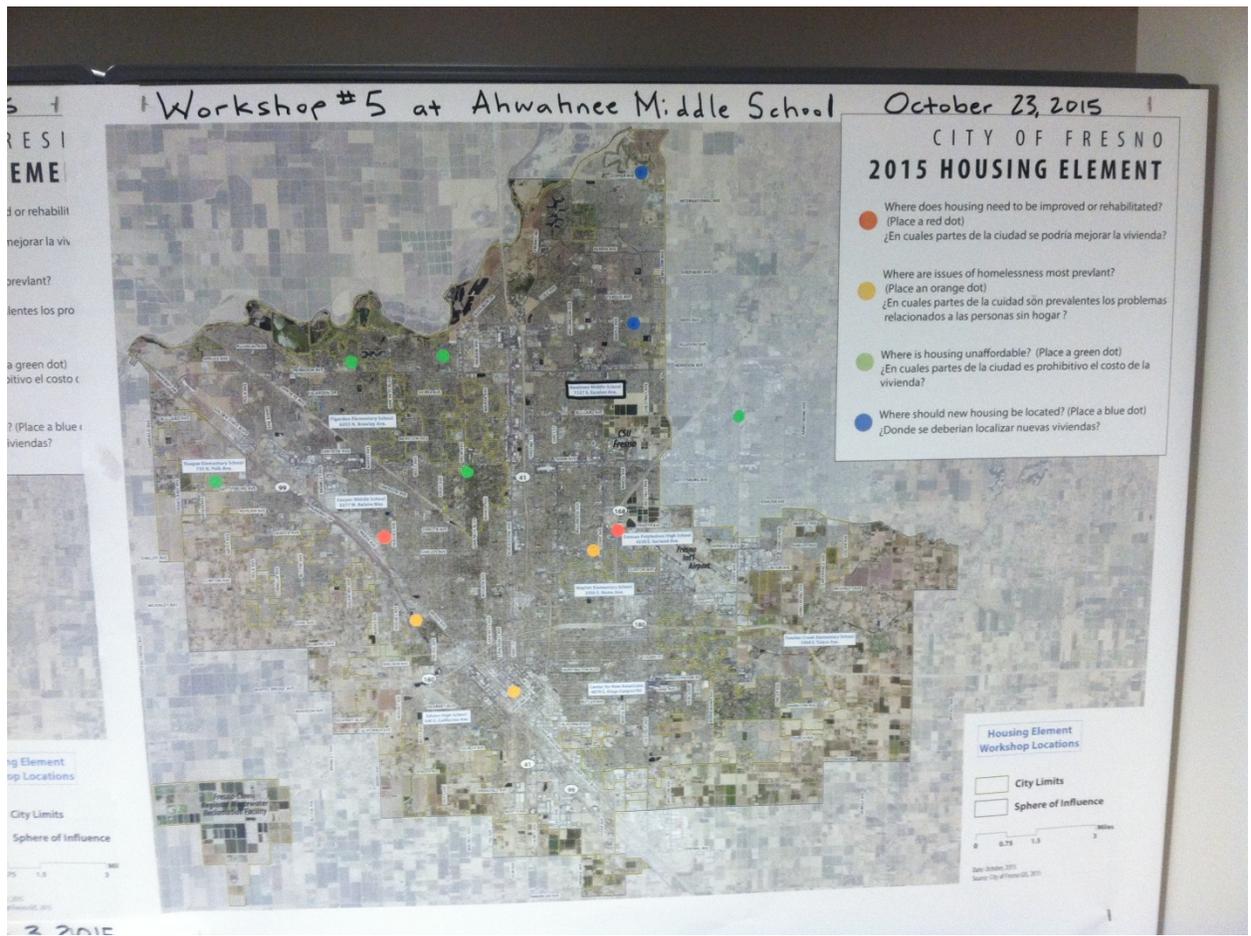
October 20, 2015

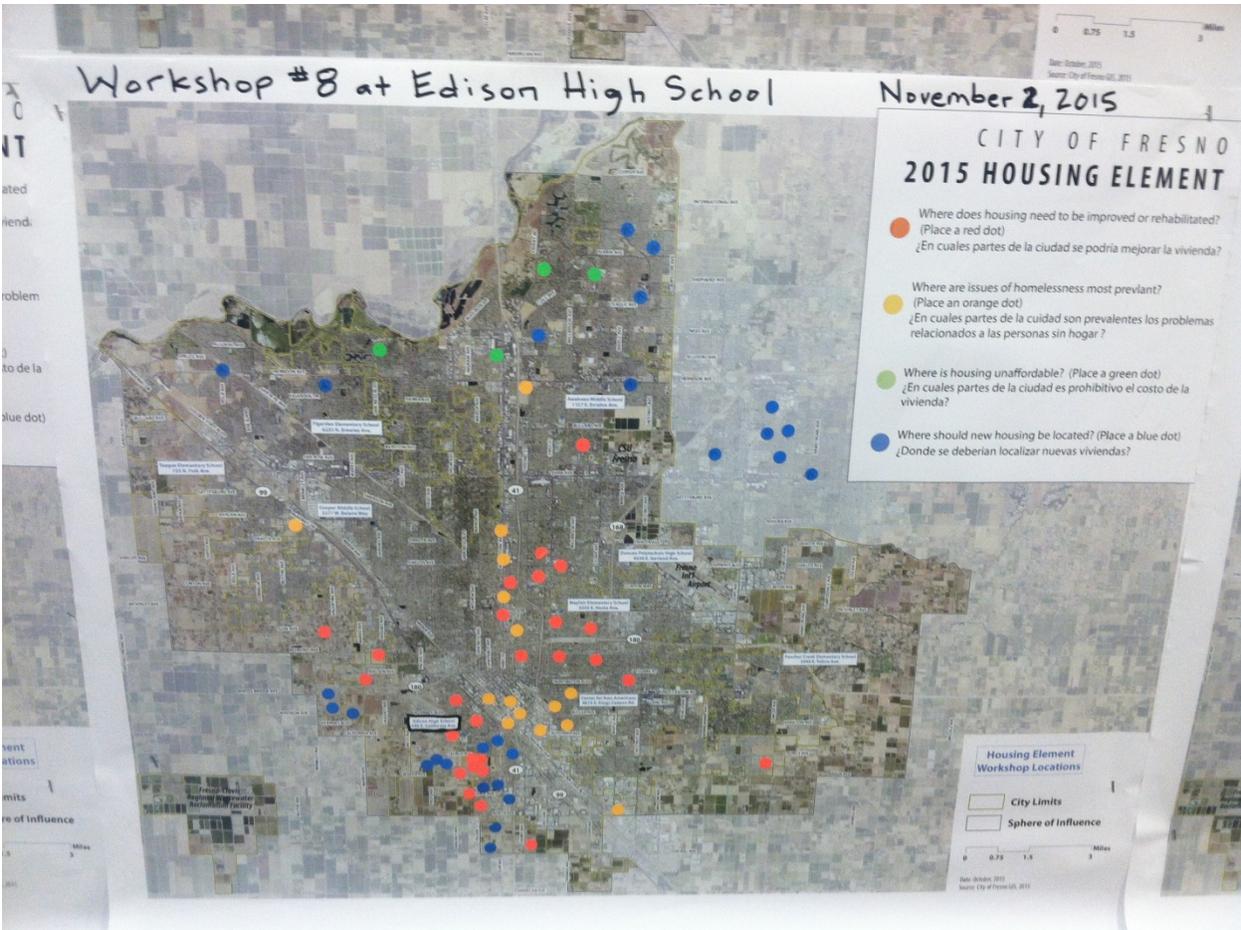
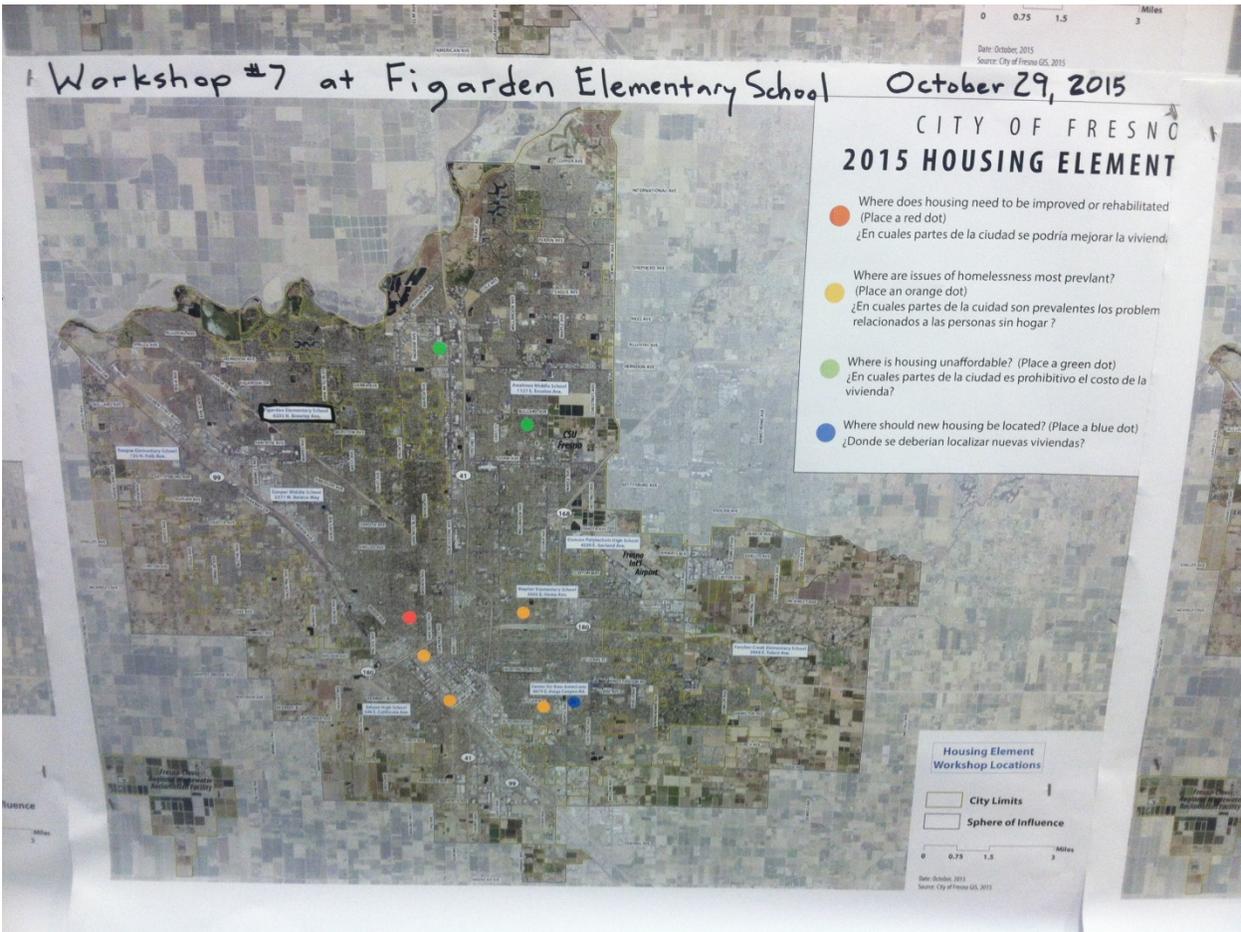
CITY OF FRESNO 2015 HOUSING ELEMENT

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- Where are issues of homelessness most prevalent?
(Place an orange dot)
¿En cuales partes de la ciudad son prevalentes los problemas relacionados a las personas sin hogar?
- Where is housing unaffordable? (Place a green dot)
¿En cuales partes de la ciudad es prohibitivo el costo de la vivienda?
- Where should new housing be located? (Place a blue dot)
¿Donde se deberían localizar nuevas viviendas?









Workshop #9 at Fancher Creek Elementary School November 3, 2015

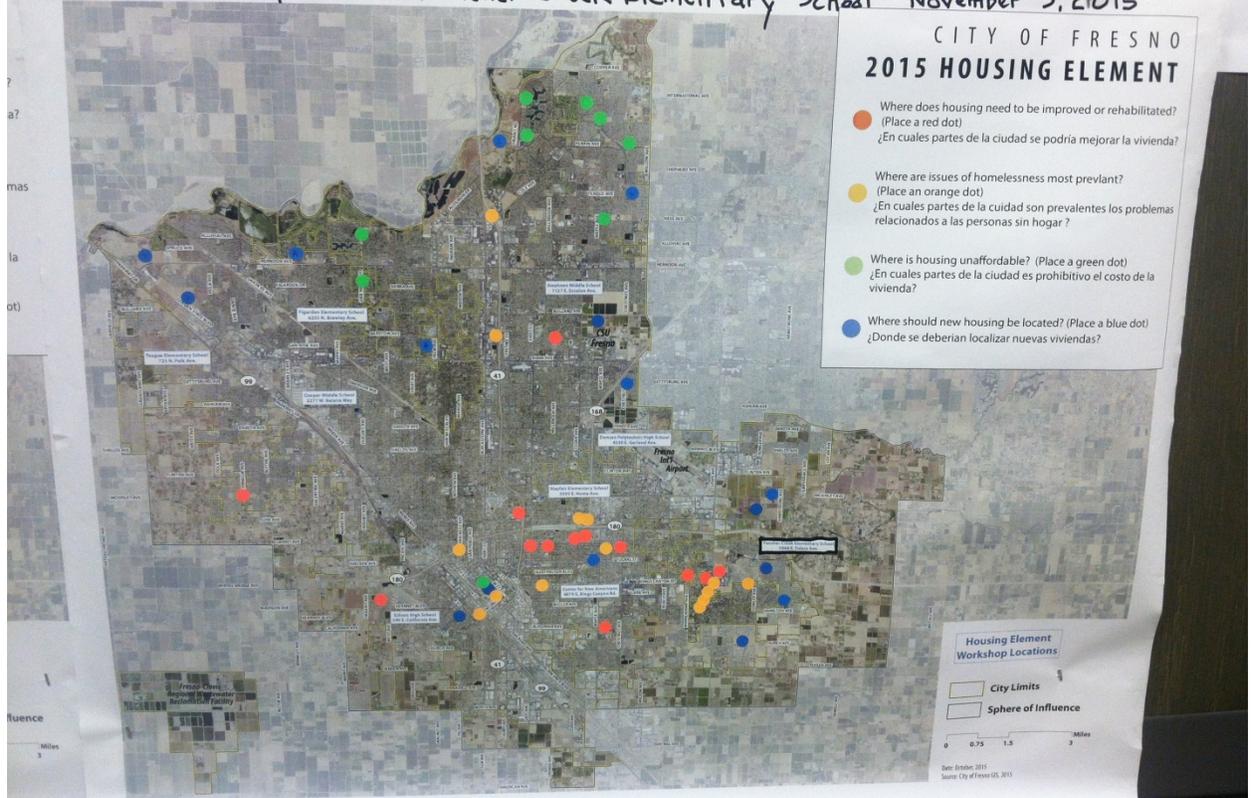
CITY OF FRESNO 2015 HOUSING ELEMENT

Where does housing need to be improved or rehabilitated?
(Place a red dot)
¿En cuales partes de la ciudad se podría mejorar la vivienda?

Where are issues of homelessness most prevalent?
(Place an orange dot)
¿En cuales partes de la ciudad son prevalentes los problemas relacionados a las personas sin hogar?

Where is housing unaffordable? (Place a green dot)
¿En cuales partes de la ciudad es prohibitivo el costo de la vivienda?

Where should new housing be located? (Place a blue dot)
¿Donde se deberían localizar nuevas viviendas?



Housing Element Workshop Locations

- City Limits
- Sphere of Influence

Date: October, 2015
Source: City of Fresno GIS, 2015

Comments Received at Housing Element Workshops (October - November 2015)

Affordability is not the issue. Foreclosures are not an issue. The high end housing market is good. The issue is dilapidated housing. Focus on rehabilitation and fixing blighted housing in inner city neighborhoods.
Granville's Downtown units are slow to fill up. There are not enough amenities in Downtown. Granville has invested for the long term hoping the amenities will eventually come.
West of HWY 99 there has been lots of housing growth of typical starter homes, but then they leave the area.
West of HWY 99, we would like to see more diversity of housing, more affordable housing, and more high end housing.
West of HWY 99, there are infrastructure issues.
West of HWY 99, need growth to justify better retail. Need services nearby to make the community walkable and safe.
West of HWY 99, there is a lack of affordable housing and home ownership
West of HWY 99, there is a loss of community pride among owners and renters, the housing is old and dilapidated.
West of HWY 99, liquor stores attract crime, graffiti and increases indigent population.
West of HWY 99, run down hotels being used as housing and apartments owned by slumlords are rundown.
West of HWY 99, foreclosures are not an issue.
West of HWY 99, entire built and partially built homes in subdivisions built 3 to 4 years ago are being left abandoned, occupied by homeless and vandalized.
I am a pastor and our church has extra land that we would like to see affordable housing built and thriving communities grow in this area. On this site we also plan to build a community center with a library and childcare center.
Landlord (JD Homes) hasn't repaired the rental house we live in in 15 years.
Tower needs rehabbing
Homelessness in Tower, along Weber Corridor and along major cross streets. There are more chronic than recent homeless. Agencies: "MAP" - Multi-agency.
People pay too much for housing and it needs repair.
Downtown has more chronic Homeless. HWY City has 400 homeless everyday. There is no agency that takes entire families.
City requires 85 foot clearance on property which leaves little room to build anything.
Granville Homes is committed to rehab homes in Downtown, mostly rentals, but there are difficulties related to historic preservation and fire/homeless issues.
Housing Authority wants to build more houses in the north and close to jobs. We have traditionally built in the southern area.
Homelessness - Housing Authority. Do homeless survey. Would say most severe homelessness is Downtown where services are higher.
Housing Choice Voucher - 20,000 on wait list - based on need/lottery.
RDA Funds and Home Funds cut.
Looking at Cap and Trade for Clinton and Blackstone
Density - Development Code - how do things pencil?
Acquisition Rehabs - not happening due to lack of developer interest.
What is CEQA process for Housing Element?
How many acres are available for development in infill vs. growth areas?
Response to Question #3: The City needs to put a list of constraints together to make it easier for developers to build housing whether it be fees, land restrictions, zoning etc...
Response to Question #3: How about eliminating fees in parts of the city that need help the most.
You stated that the Housing Element must be done by the end of April to get done or the City may miss out on grant funding. What grant funding?
According to my calculations, the City would need 900 acres to meet the required affordable housing needs. How long do we have to show we can do this?
Responding to Question #1: Is the new housing affordable or any kind?

Comments Received at Housing Element Workshops (October - November 2015)

Responding to Question #1: Major housing issue in Fresno are the high number of unaffordable housing, blight and run down existing housing, and small amount of owners who own property that drive the value up.
Responding to Question #1: People complain to the City, but nothing gets done.
Responding to Question #3: When people in Fresno pay more than 30% for housing there is fewer affordable housing than the demand.
Responding to Question #3: Over production of Moderate to Above Moderate Housing in Fresno.
Responding to Question #3: Many cities are using inclusionary housing so that people with low-incomes can live in places like Copper River.
Responding to Question #3: Developers get substantial benefit when the City allows them to develop so the City needs to make demands of developers to get affordable housing.
Responding to Question #3: I'd support a fee waiver (as suggested by Jeff Roberts) for truly affordable housing with in the City Limits.
Responding to Question #3: I think a list of constraints is good (as suggested by Jeff Roberts). Keep them realistic. We want to make sure developers can contribute.
Responding to Question #1: No one enforcing blighted housing.
Responding to Question #2: Discrimination is on the technology side. Need to have applications for people to get that is not on-line, because many people in need of affordable housing do not have computers or internet access.
Responding to Question #2: The wait is too long to get into affordable housing...could be 10 years.
Responding to Question #4: Who can help with affordable housing programs?
How many years of housing does the City need to demonstrate? In the SOI or City Limits?
How many of the 20,000 homes from last time got built?
Will you amend policies in the General Plan? Would this happen as part of the CEQA process?
Hypothetically you may need to do a GP Amendment to make everything jive.
Responding to Question #3: Governmental constraints such as the Development Code can make doing business harder. We are working with the City to figure out how to streamline better, but the added requirements become expenses that get passed onto the homeowner. All the amenities and programs that the City likes are not affordable.
Who owns the houses the City is providing?
The State decides what type of housing?
The public adoption hearing is for what?
How long has the Housing Element adoption process been around?
Is the County mandated to do a Housing Element as well?
Is this workshop going to be held in the north part of town?
How can the purple be made available for housing?
Responding to Question #3: You can only be made aware if you are here.
Responding to Question #4: We need multi-generational homes. Different ethnic groups really want this.
Are there housing subsidies available from the State for the City other than Section 8?
Are you dialoguing with Fresno County to deal with housing projections in SOI? How is the City interacting in this role?
Joe Manicozzi spoke twice in Fresno about mixed-use as a very good thing that increases the value of the property per acre...the tax revenue generated. Changing the way we live then we can do more things. Wal-Mart's and sprawl are not good compared to higher density and mixed-use. There are cities that many people are not reliant on a car, but we need density to have that here.
Responding to Question #1: Purple areas are along corridors and adjacent to businesses and the lower rents are in the southwestern part of the city. It would make for more diversity if a mix of style and affordability was throughout the city.
Responding to Question #2: Indirectly in size and style of housing for example in North vs. South. Related to income difference in city.
Responding to Question #3: Jobs...types of jobs (low salary base) make difficult for people to buy.

Comments Received at Housing Element Workshops (October - November 2015)

Responding to Question #4: City has built in particular direction and not thought about mixed-use or condos or tiny houses. Should allow and plan for making smaller homes.

What survey was used to determine that 6% of housing units are in need of rehabilitation?

Could you explain the Housing Element process slide regarding Revising Housing Policies and Programs and Prepare Draft Element by giving examples?

Responding to Question #1: Affordable housing needs to be spread throughout the city. Existing housing is unsafe and unhealthy and therefor inhumane. Abandoned homes are being addressed in the city, but not the inhabited existing housing that is unsafe and unhealthy to live in. Tenants feel neither safe nor empowered to seek support from the City. Other cities have put in place routine inspections and the City of Fresno should do the same.

Responding to Question #4: Improve Code Enforcement by creating an inspection program for existing housing. City should consider imposing fees and fines to protect our housing and renters.

Can you explain or show what 20 units to the acre and 30 units to the acre looks like.

State law provisions at Health & Safety Code Sections 17021.5 and 17021.6 respectively require jurisdictions to allow farmworker housing for 6 or fewer persons by right in residential districts and to allow farmworker housing of up to 36 beds or 12 dwelling units as an agricultural use where ag is allowed is this provision addressed in your Citywide Development Code?

Responding to Question #1: Lack of housing for large families. There is overcrowding. Consolidation Plan says 30% where the slide in your presentation says 10%...consider coordinating

Responding to Question #1: There is a need for affordable housing spread throughout the city. Invest in existing neighborhoods. Fix deficit of parks.

Responding to Question #1: There is a provision in the Housing Element that is supposed to address certain aspects for the homeless.

Responding to Question #4: There should be a program for the City to use grant funding to spread housing opportunities including mixed-use throughout the City.

In her neighborhood there is a need for parks. The streets are not safe for their kids to play in. It is because there are no parks that people are hoping school fences and vandalizing. When are the schools going to open for use as park space?

In her rental agreement she cannot have pets, but her neighbors have pets and they let them wonder the streets. This isn't safe for our kids. What can be done about this?

Responding to Question #1: I'd like to see better quality affordable housing where I live. It would be a disruption for me and my family to move (i.e. school and friends). A lot of my friends and neighbors feel the same way. They work in ag and don't feel they are entitled to give their opinion.

Responding to Question #1: There are vacant units in my apartment where homeless people break into and they use the water. I don't like the homeless issue in my apartment complex.

There needs to be an equal allocation of resources. There are problems with our neighborhoods. These problems communicate to residents that they have no value. For example, I picked up syringes within 20 feet of a tot lot at Radio Park (First and Clinton). Inside the public restroom (port a potty) there was graffiti, pornographic material and a shopping cart. A father playing with his kids in the park had to take his son in there to use the restroom. We need to hit these problems with clean-up crews. Moving forward we need to decide if we are going to maintain the existing parks.

What does rehabilitation mean?

Does the GP have enough density to accommodate RHNA?

How well has the City met it's former Housing Element? Number of affordable housing units?

Inclusionary Housing - can you explain this?

Are there City policies in the General Plan to meet these goals? In a housing element document, are there policies? i.e. - "inclusionary housing shall be required," etc.

Comments Received at Housing Element Workshops (October - November 2015)

At District 2 meeting, the Councilmember, Police Dept., DPU, and Bruce Rudd addressed the topic homelessness. It's not illegal. It's a law enforcement problem. City asks people to not give out money. Majority are not homeless. That's vagrancy. A lifestyle, but homelessness is a condition. They have services. They get everything free. Vagrants make money. Recycling center equals more burglaries and car thefts, but the State mandates recycling centers. Homeless are concentrated on major transportation corridors. Police creating new positions, checking recycling centers, people stealing from blue bins.

Agree with same, but there are homeless living in river bottom who have no place. Restorative Justice in San Jose and Santa Barbara with Housing Program. Look into where they got there funding. Coupled with criminal justice. Must attend programs and adhere to rules.

Salt Lake City almost completely solved their issue of homelessness. They targeted the right people. Inclusionary Housing allows some people in the neighborhoods, but also raises prices for everyone else. Be cautionary with it.

Too much density in apartments - Church and Jensen too many kids and not enough open space - well designed. Individual back yards better.

Need to plan for future generations

Decline in jobs so children leave

Problem with absentee landlords and overcrowded housing

Why is California BRT the last phase of the line to go in when SW Fresno needs it.

Does this apply to our area or citywide? In District 3 there is a lot of property that hasn't been occupied. Are there particular areas that you plan to do this housing?

Is this meeting a spinoff of the meetings that have been occurring at Gaston Middle School?

How was this meeting advertised?

Did your advertising follow the H.U.D. Guidelines? I have the H.U.D. Guidelines here and it tells you about the notice of the public hearings. Publishing small print notices a few days before the hearing does not constitute adequate notice. You didn't follow the guidelines.

In regards to the SWSP Steering Committee, why wasn't there any community meetings for this Committee? We didn't know about the Steering Committee until we went to the meeting. How did you come up with the Steering Committee and the community wasn't involved with that?

Does the Housing Element go into the General Plan with the SWSP? Why is it that you're trying to separate it? If you passed it already how is that you are having community meetings on something you've passed already?

Was the 57% of the households that need to be built in the City of Fresno is that based on the income of a particular area of the City or for the whole city.

How are the RHNA numbers determined?

Are all the cities represented on the RHNA chart in Fresno County?

How many people are assumed to live in a housing unit?

When you speak of 20 or 30 du/acre are you talking about apartments?

Revised housing policies will there be time to provide input because I know with the housing subcommittee for the SWSP we are saying no more shotgun houses. Is that something that can still be an input so we can make that a policy?

What is the last day for public comment?

In the email you sent out for this meeting there was a link for public comment. Would you say that this is the most effective way to make sure our comments are registered in writing?

I asked two weeks ago about the consultant that was hired. I know it is someone from out of town. Can I ask when they were hired? The reason I'm asking is because it looks like the City is in a bit of a pickle to get this thing done on time so as not to do this every 4 years rather than every 8 years. My concern is that no one in the room or anyone at the meetings has seen any type of draft and you said tonight that your not going to have meetings to look at the draft. The problem is that it's difficult for the public to comment when you're limited to 3 minutes at the podium on a 500 page document. Since I don't know what the Housing Element is going to look like it's really hard for me to give you input that means anything until we see what your ideas are. So I'll ask again, when did they get hired? Very recently?

Comments Received at Housing Element Workshops (October - November 2015)

So in terms of constraints for providing housing, you can't do anything about environmental or market, but you can do something about the governmental issues. The City Development Department is planning to rezone the entire city so during this process you should consider rezoning all the land that is in the SOI to make it easier, cheaper and faster to develop. Removing impediments is one of your charges.

There are numerous code issues that the Code Update is going through right now that are going to make it tougher to develop. I think some of those things need to be eased to make it faster and easier to develop

Another obvious issue is fees. The City charges a lot of money for fees (i.e. entitlement, processing, and use fees) you should be looking hard at that and ask yourself whether it is an impediment or an improvement?

What is the purpose of the consultant?

Will the Housing Element include a plan for homelessness?

If the Housing Element was part of the General Plan that got passed last year why are you coming to the community like this is something new when it's not?

All of these bungalow houses, shotgun houses and everything that you're talking about you started building the stuff Downtown already. That was passed way before last year. Why is it that you keep running to this neighborhood after you've done everything, you passed everything. You're tricking the community into thinking that we have an input when we don't.

We get 3 minutes at City Hall and you got a consultant that you took our money. This is our HUD money. We are interested in our community and you should know that. You guys come in here tearing up stuff, pulling up stuff and leaving it and then tell us this is what we are going to do. So we're tired of it. So when you come to our community you are supposed to ask just like someone coming to your house. There's no way we are going to come to your house and tell you what we are going to do in your house. You wouldn't stand for it, but you guys keep doing that to us year, after year, after year and then you wonder why there aren't many people here tonight. It's because they're tired of it. You take up hours of our time and then want to set us up with a devilish map, write something on it, and what do you do with it, nothing, because you guys already have your plan. You passed it already. So how is it that you already passed this stuff last year and now you want to bring it to our community and ask us for input on something you've already passed. Now you're talking about a draft. You already had a draft of your 2035 General Plan which includes what you're talking about.

When talking about building more affordable housing the 30% will be achieved through higher density by private market. Is there any other methods or strategies that the City is thinking or encouraging for other players to do the affordable housing? On one side we have the Housing Authority for affordable housing and the private market for market rate housing are there any public/private partnership between any private developers and public entities like the Housing Authority to provide more housing?

Is the City coordinating their efforts with the County and other surrounding communities. You mentioned that the County is working on their Housing Element at this time. The City's General Plan is seeking higher densities in its SOI and if the County isn't on board with that. Will there be a problem getting the higher density planned?

I live in an increasingly blighted area of Fresno

Does the Housing Element address environmental concerns such as air quality and scarcity of water. It seems that the farther out we grow the more these two issues are impacted.

Beyond the Elm Corridor has the City identified other Brownfield Areas that have poor zoning or environmental hazards that are not good for single family and multi-family housing?

If a Brownfield can't be used for housing what are some of the things it can be used for?

Do you have any housing programed in SEGA in the life of this Housing Element?

Will priority be given to infill versus new housing development or will it be based on the need or what the City decides is the need for housing? We have so many vacant lots in older neighborhoods that contribute to blight, because no one wants to live there or live next to a vacant lot. If the community decides that they want more infill housing to reflect existing housing so a new home doesn't look like a sore thumb and so a giant low income multi-family project isn't built next to a single family home. Should this be something we make as a policy?

Do you know why Jenson Avenue, a major transit route, was left out of the General Plan?

What is the purpose of identifying where housing is unaffordable? What will that accomplish for this particular group?

Responding to Question #1: There are so many houses that are messed up

Comments Received at Housing Element Workshops (October - November 2015)

Responding to Question #1: There are houses with people in them that are blighted though they look abandoned. Renters don't take care of properties they rent

Responding to Question #1: Liquor stores attract these bad people.

Responding to Question #1: I'm tired of having to clean up my rentals that the homeless people brake into and damage

Responding to Question #1: There are a lot of homeless people along Fancher Creek

Responding to Question #3: Market for low income housing that's all they can afford. Owners take advantage of that and don't take care of their rentals. They are unsafe and unhealthy. Renters don't speak up, because they are afraid to lose the housing. Solution could be Code Enforcement, neighborhood groups, renters and other land owners to come together and put pressure on the bad landowners.

Responding to Question #3: Code Enforcement is important to keep housing safe. They need to respond to calls. It helped a lot on his street when he called his councilmember. Community needs to organize. Important to equally spread out affordable housing throughout the City.

Responding to Question #3: I've worked hard in the last years to clean up neighborhoods. I have asked for years that the City clean up neighborhoods near recycling centers like at McKinley and Orange. Thanks to those carts my neighborhood looks like trash. I want Sal Quintero to visit. I have conducting community meeting at my house on this issue. We've cleaned up alleys behind out homes. Sad to see kids playing with trash and vagrancy in alleys and streets. Council member and assistant don't return my calls now. We have to work hard as representatives as well.

Responding to Question #3: Put program in Housing Element for educating public officials about why affordable housing is important.

Responding to Question #3: We have recycling facility by my house too. Loy of abandoned homes too. We need someone to be sent to build up those neighborhoods. We want environment for our kids void of drugs. We need community center like Mesqueda Center where parents can take classes to better their lives and for kids to play safely. We are people who deserve to live in dignity just as folks who live in the northern part of town. We don't want homeless in our part of town. We notice that there is no problem with homeless in the north.

Responding to Question #3: There is homelessness in the north, but it is worse in the south. I live in the Sunnyside area. Homeless going through garbage of businesses making it unsafe for business owners.

Responding to Question #3: As we plan new communities whether north, west, east or south it is important to plan with mixed-income in mind. Mix so we have healthier communities all around Fresno.

Must include inclusionary housing requirement in City development approval process. Housing Element policy.

Good job dealing with hostile people who do not understand the process. Unfortunately I am the almost 50% of the need but the "above moderates" which are left behind.

Sophia Pagoulatos

From: Marilyn Borelli <fleaforjustice@gmail.com>
Sent: Wednesday, January 13, 2016 11:28 AM
To: HousingElement
Subject: Re: Housing Element Public Review Draft Available - Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Actually, had to use Google drive and save file to open....After reviewing, however, not any thing in Housing Element that speaks to Housing Discrimination as a barrier to housing choice of Fresno residents. There is mention of our organization--but the City is not using the data in terms of equitable neighborhood/housing planning. Please note that pretty much all low income/subsidized housing is developed in low-income, minority neighborhoods. Fresno needs to examine how such planning coincides with HUD's new AFFH rule. The Housing Element should not be about how hard it is for these developer's to develop with all these zoning and land-use rules! It should be about the ability of all Fresno residents--regardless of race, color, national origin, religion, gender, disability, family status, source-of-income et al--to live in decent housing in the neighborhood of their choice. Deep in the heart of northeast Fresno neighborhoods, you would be hard-pressed to find a Seven-11, but in 93705, 93701-02-03-25-27-22, not only can you find mini-marts and gas stations, but Payday lenders by the gross. What rarefied atmospheres must exist in these predominately white neighborhoods... Also, the Housing Element absolutely excludes design and construction provisions mandated under the Fair Housing Act for any multi-unit complexes with first occupancy after March 21 of 1991. These design accessibility requirements apply to such housing units (unless otherwise exempted--such as pretty much all "loft" townhouse multi-unit developments by Granville/Assemi downtown; Mr. Assemi should be obliged to develop ACCESSIBLE housing, for a change). ADA is about public access (outside the front door and off property), whereas FHA design and construction is applicable (and the law) to all multi-unit housing from 1991 on forward. One of the City's HOME fund recipients, Arbor Court Apartments--a HUD 811, no less, was sued by us on behalf of their disabled residents for violations of FHA (their first occupancy was in January of 2010!) and had to retrofit certain common areas on the property--just one of many examples that our office seeks to remedy. Once gain--review the new AFFH rule.

On Wed, Jan 13, 2016 at 10:23 AM, HousingElement <HousingElement@fresno.gov> wrote:

Hello Marilyn:

Did you try control/clicking on the link? That's usually the trick.

If not, try

this: <http://www.fresno.gov/Government/DepartmentDirectory/DARM/AdvancedPlanning/HousingElement.htm>

If that doesn't work, I'll email you a pdf of the draft!

Sophia Pagoulatos

From: John Cinatl <j.f.cinatl@sbcglobal.net>
Sent: Wednesday, January 13, 2016 2:26 PM
To: HousingElement
Cc: Nick Paladino; Ed Smith; Anthony Molina, MD; Pedro (D6 Bikes) Ramirez; Lori Cherry; Dennis Ball
Subject: Comments on Housing Element

Follow Up Flag: Follow up
Flag Status: Flagged

Greeting Fellow Planners

I did a quick search via the "fine" command in Adobe Reader and did not find the word "bicycle", "bike" or "bike rack(s)" in the two downloadable housing element files.

At minimum I suggest you add a bicycle parking element to your multi-family discussion so that folks have a place to park their bicycles if they live in the units or visit someone living in one of the units.

Also a discussion in regard to bike "storage" in multi-family units would be appropriate.

Further, if you include such an element I suggest you make reference to the Association of Pedestrian and Bicycle Professionals (aka - APBP at www.apbp.org) an professional organization that has developed an extensive bicycle parking guide regarding. That guide details the appropriate place to place racks (not in the alley next to the dumpsters), the appropriate type of rack (never the useless "wave" racks), the proper spacing between racks, the proper type of lockers, proper types of shelters etc., etc.

Hope to see these elements added to your final version.

Gotta run. Keep up the good work

John Cinatl, MCRP
Caltrans - District 6 Bicycle Coordinator - Retired
Clovis, CA

Jeffrey Roberts

From: Jeffrey Roberts
Sent: Tuesday, January 19, 2016 2:21 PM
To: Sophia Pagoulatos
Cc: Jeffrey Roberts; Jennifer Clark
Subject: Re: 2015 Housing Element:

Thanks very much.

Sent from my iPhone

On Jan 19, 2016, at 2:02 PM, Sophia Pagoulatos <Sophia.Pagoulatos@fresno.gov> wrote:

Thanks Jeff. We will respond. Not sure what format yet.

From: Jeffrey Roberts [<mailto:JRoberts@gvhomes.com>]
Sent: Tuesday, January 19, 2016 12:42 PM
To: Sophia Pagoulatos
Cc: Jennifer Clark
Subject: 2015 Housing Element:

Sophia,

Thanks for your presentation today on the Draft Housing Element. As you are aware, I have attended multiple workshops and meetings on this topic. We are very interested in the wording of this document and will be following its progress to adoption by the City Council. I have been reading through the Draft Document text and have several questions that you may be able to answer:

1. On page 4.3, at the bottom of the page, there is a discussion on Annexation. The text states, "There is sufficient annexed and zoned land within the City to accommodate immediate housing needs and the housing needs for this Housing Element planning period."

Question: Does the City state anywhere in the document that there is no need to rezone or annex additional land or is the City proposing to restrict annexations?

2. Also on Page 4.3, in the middle of the page, there is a heading called "Excessive Land Value in Select Areas". The text states that this is an "unmanageable constraint" yet says that "The City is addressing excessive land value and its implications on affordability through the recent General Plan and development Code updates". From reading this text, it sounds as though the City IS trying to manage the value of land.

Question: Please tell me how and where (in the text of the General Plan and Development Code) the words exist that address excessive land value?

3. On page 5-10, there is a reference to the 2008 Housing Element entitled "Program 2.1.18 – Inclusionary and Alternative Housing Policy Programs". It states, "Also, the RDA, as required by California Redevelopment Law, shall utilize mandated inclusionary housing policies to assist in the production of low to moderate income housing units". The column next to this one explains what has happened since 2008 and what will occur during the life of the 2015 Housing Element. The text in this

column states, "the RDA source is removed from the 2015 Housing Element. The intent of the program will be folded into a general affordable housing program".

Question: Does the Housing Element contain a program, policy, or requirement for either "Inclusionary" housing or an affordable housing program that does the same thing as an Inclusionary housing policy?

Thanks for your time and help.

Jeffrey T. Roberts

Granville Homes

Passion, Commitment & Innovation Everlasting

1396 W. Herndon Suite 101, Fresno, CA 93711

559.436.0900 / fax 559.436.1659 / cell 559.288.0688

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January 29, 2016

RE: CITY OF FRESNO DRAFT 2015-2023 HOUSING ELEMENT

DEAR MAYOR SWEARENGIN, COUNCILMEMBERS, and PLANNING STAFF.

WE ARE WRITING AS PARENTS AND RESIDENTS OF FRESNO'S "JANE ADDAMS" NEIGHBORHOOD TO SUBMIT COMMENTS REGARDING THE CITY OF FRESNO'S DRAFT 2015-2023 HOUSING ELEMENT. AS ACTIVE MEMBERS OF OUR COMMUNITY AND VOLUNTEERS, WE ARE IMPACTED BY ~~THE~~ THE CITY'S SHORTAGE OF AFFORDABLE + SAFE HOUSING + INTERESTED IN THE CITY'S ADOPTION OF A STRONG HOUSING ELEMENT TO ADDRESS IT.

THE FINAL HOUSING SHOULD INCLUDE THE FOLLOWING PROGRAMS:

- (1) — THE CITY SHOULD ENHANCE ITS EFFORTS TO INFORM COMMUNITY ABOUT AFFORDABLE HOUSING PLANNING PROCESSES, LIKE THE HOUSING ELEMENT, + RESOURCES AVAILABLE TO RESIDENTS BY (1) PASSING OUT FLYERS AT RESIDENCES, (2) ATTENDING SCHOOL ^{PARENT} COFFEE HOURS + OTHER COMMUNITY EVENTS, + POST INFORMATION ABOUT ALL AVAILABLE RESOURCES + REQUIREMENTS WITH RESPECT TO AFFORDABLE HOUSING ON A CITY WEB PAGE IN ENGLISH, SPANISH, + OTHER LANGUAGES SPOKEN BY RESIDENTS

- (2) expand financing available to help first-time home buyers

- expand financing available to support home remodeling for old/deteriorated homes
- Create an inspection + code enforcement programs for ^{second} houses maintained + rented by residents in their backyards. These units are often unpermitted, in dangerous conditions, + light on fires, creating a danger to neighbors. Tenants are also often overcharged to rent these units - the city should ensure + enforce affordable + fair rental prices.
- An expanded rental assistance program for low-income residents, especially in winter when agriculture, + construction jobs are fewer + unemployment is higher
- Protection for undocumented residents: Landlords often overcharge undocumented residents. The city should act to prevent this and also ensure all housing programs + resources are available to undocumented residents. Do not ask for legal status documents for housing assistance.
- Program to assist residents with ~~the~~ payment for houses that have decreased in value due to the housing market crash to prevent foreclosures as well to assist in paying off ^{past-due} housing debt for low-income residents
- Enforce habitability laws against landlords to ~~ensure~~ address unsafe living conditions
- Enact a law to prohibit smoking in rental apartments + other areas where children live + play (including parks)

- Invest in our neighborhood and other low-income neighborhoods to ensure access to basic infrastructure, like sidewalks, streetlights, and stormwater drainage.

Please contact Ashley Werner at 559-369-2786 and Rosalena Carson at 559 477-5582 to set up a time to discuss these comments in person.

Araceli Bravo

Guillermina Lech

Maria Elena Suarez.

Graciela Cortes

Josefina V.

Maria del Carmen Padrin blz.

Enriqueta Garcia

Ava Diaz

Imelda Berrellez

Rene Ortigoza

1. First we will be looking at the different
weight functions to ensure we can find
the correct (like $\delta(x)$ and $\delta(x-a)$)
and generalise this.

Then we will look at the Dirac delta
and its properties (area of $\delta(x)$ is 1)
to set up a basis for distributions
and its applications.



February 5, 2016

Mayor Ashley Swearingin
Fresno City Council
Jennifer K. Clark, Director, DARM
Sophia Pagoulatos, Planning Manager, DARM
Fresno City Hall
2600 Fresno Street
Fresno, CA 93721

Sent via Email

Re: City of Fresno Public Review Draft 2015-2023 Housing Element

Dear Mayor and City Council Members:

We are writing on behalf of our clients, Familias Addams por un Mejor Futuro, Rosalina Carson, and Rosalba Cardenás (collectively, “Familias Addams”), to provide comments on the City of Fresno’s Public Review Draft 2015-2023 Housing Element (“Draft”) submitted to the California Department of Housing and Community Development (“HCD”) on January 7, 2016. As you know, Familias Addams is an unincorporated association of residents whose mission it is to struggle for improved quality of life and a better future for the residents of the neighborhood surrounding the Jane Addams Elementary School and for the Fresno community in general.

State law requires jurisdictions to adopt a valid housing element to ensure that every community plans for the housing needs of all community members in a timely and efficient manner. This letter addresses certain areas of major concern regarding the City's obligations to re-zone sites in its last planning period and the effect of that failure in the current Draft. We will provide further comprehensive comments regarding the Draft in the very near future.

I. Required Carry-Over Analysis

The Draft does not contain the required carry-over analysis required under Government Code Section 65584.09, which provides that jurisdictions must re-zone any remaining unmet need from the previous planning period within the first year of the new planning period. The City's 2008-2015, as extended, Housing Element (“Housing Element”) had a severe shortfall of sites identified to meet the City's Regional Housing Need Allocation (“RHNA”). To remedy that deficiency, the Housing Element includes a program to re-zone 700 acres of vacant land to allow exclusively for multi-family development “by right”, including 500 acres of land at a minimum of 20 dwelling units per acre (d/u/a) and 200 acres of land at a minimum of 38 d/u/a by June 30, 2010. The City never implemented Program 2.1.6A and never re-zoned the required 700 acres. Therefore the City did not have an adequate supply of land available and suitable for residential

development for all income groups during the 2008-2015 planning period and now is required under Section 65584.09 to re-zone that remaining need within the first year of this planning period.

The Draft asserts that the City adopted a new development code in the previous planning period and therefore is no longer required to implement Program 2.1.6A. The actions taken by the City in the last weeks of the period, however, did not result in the re-zoning of any of the required 700 acres within the last planning period (2008-2015). Draft p.5-6. First, under the best reading of the City's assertion, the sites were not rezoned for multi-family residential land use and made available for development during the last period. Second, the City's new Development Code did not in fact apply the newly identified zoning designations to any City parcels. That requires subsequent action by the City Council to adopt a zoning map that applies the zoning designation to parcels, and that did not occur during the applicable planning period.¹ See Report to City Council dated November 19, 2015, attached. Third, even assuming adopting a new Development Code did in fact re-zone any land, which it does not, the new Development Code did not take effect until January 2016, one month into the new planning period. Government Code Section 65588(f) unequivocally states that the new planning period begins when the new housing element is due - in this case the new planning period began December 31, 2015. Govt. Code Section 65588(f) (1). As such the City's Draft Housing Element does not comply with state law because it does not contain a program to evaluate the City's carry-over obligation despite failing to re-zone sites as required in its 2008-2015 Housing Element.

II. Adequacy of Sites

1. Applicable Zoning

The Draft includes an inventory of available sites that as of yet have not been zoned to permit the residential densities identified to meet the City's RHNA. Although the City may anticipate zoning these parcels, until the zoning is actually completed, many of the sites identified are not actually available at the densities stated in the Appendix B. It is therefore premature to assess whether or not the City actually has identified an adequate inventory of sites available for residential development.

2. Realistic Development Potential of Non-Vacant Sites

If the City does re-zone the identified parcels the City must still engage in several levels of analysis before it can be determined whether the sites fulfill the obligations under Government Code Section 65583.1. For instance, Government Code Section 65583.2(g) requires the City to

¹ "The staff recommendation is limited to the text of the Code, and does not include a new Zoning Map, which will be brought before the Council for consideration at a later date. This is due to Code text not taking effect until 30 days after adoption by the Council. The authority to adopt the new Zoning Map therefore will not be in place until 30 days after adoption. When the new Zoning Map is adopted, the Translation Table in Exhibit F will be used to apply the standards in the Code to properties based on their current zoning designation." Report to City Council dated November 19, 2015, p. 4.

analyze whether the non-vacant parcels included in its site inventory have a realistic development potential during this planning period. This required analysis is missing from the Draft.

Any sites re-zoned to meet the shortfall resulting from the City's failure to implement Program 2.1.6A must meet the requirements of Government Code section 65583.2(h) and allow by right development on the sites identified and have a minimum density that will permit at least 16 d/u/a.

3. Development Capacity

The Draft calculates the realistic development capacity on most sites in the land inventory based on the minimum density allowed by the applicable zoning designation, but the land inventory also includes commercial sites which have no minimum density for residential development. pp. 3-4. The Draft states that the realistic development capacity of these sites is 75% of the allowable maximum density but does not provide any analysis to support this calculation, such as recent development patterns on these types of sites.

III. Compliance with Fair Housing and Civil Rights Statutes

The Draft asserts that it will provide funding to assist in the enforcement of fair housing laws, but provides no analysis demonstrating its compliance with its obligation under state and federal civil rights laws to affirmatively further fair housing. Gov. Code §§ 12900, et seq. 65008, et seq.; In order to fulfill this obligation, the City must assess whether its planning and zoning decisions, including its selection of sites identified in its sites inventory, perpetuate racial segregation or creates housing choice for Fresno residents by zoning for multiple housing options in each area of the City.

This is especially critical in Fresno, which has among the highest rates of racially and ethnically concentrated poverty in the region. See San Joaquin Valley Fair Housing & Equity Assessment, p. 29 (Finding that approximately 20% of the City's Hispanic population, 16% of the City's Black population, and 15% of the Asian population live in neighborhoods characterized by racially and ethnically concentrated poverty, compared with 4.5% of the white population). The City's own 2035 General Plan acknowledges that growth patterns favoring higher end housing catering to upper income families in the northern part of the City has exacerbated Fresno's concentrated poverty. pp. 10:11.² The 2015-2023 Housing Element must include analysis, policies, and program actions demonstrating that the Housing Element, including its sites inventory, will reduce – and not fortify – barriers to fair housing for protected classes in Fresno.

IV. Compliance with Public Participation Requirements

State law requires that each jurisdiction must make a diligent effort to achieve public participation of all economic segments of the community in developing its housing element.

² "Growth patterns have...exacerbated the concentration of poverty [in South and West Fresno neighborhoods.] Housing in the northern part of the city caters to upper income families while affordable housing investment has occurred in more distressed neighborhoods."

Govt. Code section 65583(c)(8). Here, the City has submitted the Draft to HCD for review during the same time period the City is receiving public comment on the Draft, thereby rendering the public's comment without any impact on the development of the element in direct violation of what the law requires. In our supplemental letter we will further address deficiencies in the City's public participation process and provide recommendations to help the City make the public process meaningful as the law intends.

* * * * *

We hope that our input will assist the City's efforts to develop a 2015-2023 Housing Element that expands housing opportunity for all resident in compliance with applicable state and federal law. As indicated in this letter above, we will be submitting additional detailed comments, including input regarding the Draft Housing Element's programs and fair housing analysis in a subsequent letter.

Sincerely,



Ashley Werner, Esq.
Leadership Counsel for Justice and Accountability

cc: Doug Sloan, City Attorney
Paul McDougall, California Department of Housing & Community Development

Sophia Pagoulatos

From: Shannon Mulhall
Sent: Tuesday, February 16, 2016 3:38 PM
To: Sophia Pagoulatos
Subject: Housing Element Comments

Sophia,

I'm following up with an informal list of some of the comments that were brought up during the DAC meeting, and integrating a few of my own comments. I'll send you the minutes once I complete them. I'm assuming that it will be useful if I add more detail discussion points in those minutes rather than just "presented."

Respectful language is one of the hardest bits to stay in front of – I find the same issues when I'm updating my own policy documents. Oh the joys of dynamic language!

- Person-First Language
 - "People/Individuals/Persons with disabilities" (People or individuals can be used interchangeably) rather than disabled people
 - "Households *that included* individuals with disabilities" rather than "households *supporting* disabled persons" (a subtle distinction, yet the former does not embed the assumption that a person with a disability is unable to support themselves)
 - "Older adults" or "seniors/senior citizens" rather than "elderly"
 - "Intellectual or Developmental Disability" or "persons with developmental disabilities" rather than "Mental Retardation" "developmentally disabled persons"
 - page 2-13 has an outdated citation of Section 4513 – check for updated code that removes mental retardation
- Developmental Disabilities section – connect with Central Valley Regional Center (CVRC) directly for additional comments
 - Developmental Centers. Currently there are only three and they are in the process of closing. This means no new CVRC going to the centers and more people coming from the centers to be housed in the community.
 - Numbers and stats for local and statewide number of individual with disabilities – CVRC can provide current and direct data
 - CVRC is in the process of approving several new kinds of housing and supportive living licensing options for their vendors and clients, which may impact the Housing Element and/or have zoning implications
 - Residential care facilities (page 4-20) – number of allowable beds/individuals served has reduced from 6 to 4. Check with CVRC on the specifics for Limited versus General care facilities.
- Resources on page 2-15
 - CIL Fresno changed its name to Resources for Independence, Central Valley (RICV)
 - Add Deaf and Hard of Hearing Service Center, Inc. (DHHSC) and Exceptional Parents Unlimited (EPU)
- Questions were posed as to the requirements for how to build (inclusionary zoning) and the annual reporting. There was not an overt suggestion that inclusionary zoning be considered by the city, however some might say that it was insinuated
- Program 1 – How exactly does this program encourage development of housing for persons with disabilities? Suggested that local disability consultants be utilized more frequently on the developer teams to advise on needs for people with disabilities and older adults
- Program 5 – covers Special Needs Housing and calls out that it includes people with disabilities in its intro, but there are no bullet points addressing how people with disabilities or universal design will be addressed or implemented
- Program 10 – suggested development incentives for universal design and accessible housing

My own notes:

- Let's take a look at updating Program 15. On 2/25 our updated ADA Plan for the Right of Way will be going before council, which could be integrated in this section. The term "wheelchair ramp" should be replaced with "curb ramp." The ADA Advisory Council should be replaced with the Disability Advisory Commission (have the consultant double-check the whole doc for this – the ADAAC was dissolved in 2008 and replaced with DAC).
- Should Objective H-5 include "disability" in the heading?
- I applaud the inclusion of the section on "Access to Mobility Options." This is a frequent complaint I and FAX both receive in regards to the areas that have developed on the fringe of the city. I notice the use of "should" in this section... are the specific regulations or policies, or is this only a best practice suggestion?
- I'm noticing various programs for senior housing. I wonder if it might be effective for the long term to encourage more universal design in development so that people can age in place. This could, over the long term, reduce some of the need for specialized homes for when older adults can no longer use their home for accessibility reasons. I see a benefit to building low-income senior communities, yet at the same time I also frequently hear of seniors who have to leave their home because it is no longer accessible (whether this occurs gradually from a reduction in mobility or due to a sudden illness/injury).
- Along the same lines as above, I regularly get calls from individuals who experience a sudden disability and find that they need to make costly adaptations to their home or try to move (also a challenge on a fixed income). They frequently ask if the city has a program that provides individual grants that would support the adaptation of an existing home. Something like this might be a program worth exploring. (I know of one non-profit that does renovations for low-income individuals who are suddenly disabled, but it greatly depends on donations)

I hope this isn't overwhelming! Let me know if you have any questions.

*Shannon M. Mulhall, NIC, ACTCP
Certified Americans with Disabilities Act Coordinator
Council Liaison to Public Works Department
City of Fresno
2600 Fresno Street, Rm 4011
Fresno, CA 93721
559-621-8716*

All emails are saved on a public server and may be eligible for public disclosure, except for protected and privileged communication.

AZIPC	0-14	15-22	23-54	55-64	65+
93650	14	8	8	2	0
93701	42	12	38	2	0
93702	177	59	142	10	7
93703	120	58	80	9	4
93704	84	22	53	11	4
93705	144	59	109	11	1
93706	106	41	88	3	5
93710	84	55	104	20	11
93711	78	16	72	17	7
93721	12	1	20	2	6
93722	309	133	242	36	17
93724	1	0	0	0	0
93725	81	39	61	8	4
93726	132	43	162	13	7
93727	288	87	204	24	17
93728	51	15	30	4	5
93792	1	0	0	0	0
	1724	648	1413	172	95

93724 No clients

93729 No Clients



A Tides Center Project

February 26, 2016

Mayor Ashley Swearengin
Fresno City Council
Fresno City Hall
2600 Fresno Street, Rm 2097
Fresno, CA 93721

Sent via Email

**Re: City of Fresno Public Review Draft 2015-2023 Housing Element
Supplemental Comments Submitted on Behalf of *Familias Addams por un
Mejor Futuro***

Dear Mayor and City Council Members:

We are writing on behalf of our clients, Familias Addams por un Mejor Futuro, Rosalina Carson, and Rosalba Cardenás (collectively, “Familias Addams”), to provide comments on the City of Fresno’s (“City”) Public Review Draft 2015-2023 Housing Element (“Draft”) submitted to the California Department of Housing and Community Development (“HCD”) on January 7, 2016. These comments supplement the comments we previously submitted on behalf of Familias Addams with respect to the Draft on February 4, 2016 and will assist the City in developing a Final Housing Element that expands housing opportunities for all Fresno residents in accordance with the aims and requirements of State Housing Element Law.

Familias Addams is comprised of residents of the Jane Addams neighborhood in the City and/or County of Fresno who are impacted by the lack of affordable housing in Fresno. Leadership Counsel for Justice and Accountability works collaboratively with Familias Addams as well as other residents from other low-income neighborhoods in Southeast and Southwest Fresno to identify and seek solutions to their housing and community development needs. We are thus uniquely positioned to provide comments to the City on its Draft Housing element.

1. Adequacy of Sites Identified in the Sites Inventory

The housing element shall contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” Gov. Code § 65583(a)(3).

February 26, 2016

In addition to the comments provided in our February 5th letter, we provide the comments below regarding the failure of the sites inventory and associated analysis included in the Draft to satisfy the standard set by Government Code Section 65583(a)(3).

a. Failure to Demonstrate Feasibility of Development of Sites

HCD's Building Blocks states that the identification of the size of parcels included in the inventory is "important as parcel size can be a key factor in determining development viability, capacity, and affordability." It further states that, "The element should include an analysis demonstrating that the estimate of the number of units projected on small sites, is realistic or feasible. The analysis should consider development trends on small sites as well as policies or incentives to facilitate such development." "To utilize small sites to accommodate the jurisdiction's share of the regional housing need for lower-income households, the element must consider the impact of constraints associated with small lots development on the ability of a developer to produce housing affordable to lower-income households."

Here, the Draft's Sites Inventory contained in Table B-1 contains hundreds of small sites, many less than one acre in size, which it indicates are suitable for lower-income housing with no analysis or explanation demonstrating the feasibility of such development. The Final Housing Element must include an analysis demonstrating that lower-income housing development is in fact feasible on the small sites contained in the inventory, including if appropriate through the incorporation of a parcel assemblage program. If the City cannot so demonstrate, the City must remove those sites from the inventory.

The City must also assess the feasibility of housing development on large sites identified in the Draft. While the Draft identifies several parcels that are 20 acres or more, there are no corresponding programs to facilitate site development, including, but not limited to the programs to secure adequate infrastructure and services at the sites and ensuring access to amenities and transit consistent with affordable housing funding programs. Similarly, the City must analyze the availability of funding programs for all site development but in particular large developments for which 9% tax credits may not be available.

In summary, the City must assess the feasibility of developing sites identified in the Housing Element holistically, in the context of governmental, environmental, infrastructure related, and financial constraints. The Draft's analysis is incomplete.

b. Failure to Account for Substantial Residential Downzoning in 2008 Housing Element Planning Period

The Draft includes no reference to or analysis of the substantial rezoning of residential-zoned properties to lower density residential and non-residential zone districts throughout the 2008 Housing Element Planning Period – including sites contained in the 2008 Housing Element Sites Inventory -- in order to facilitate approval of single-family residential subdivision and commercial development projects. The Final Housing Element must identify these down-zonings and their impact on the availability of the sites contained in the City’s 2008 Housing Element Sites Inventory for development at the specified densities. The City must incorporate the reduced densities into a carry-over analysis in the Final Housing Element which calculates the acreage of sites the City must make available at appropriate densities following adoption of the 2015 Housing Element as a result of the City’s failure to make those sites available during the 2008 Housing Element planning period. This increased carry-over – due to the downzoning of sites – must be added to the City’s total mandated carry-over sites due to its failure to rezone 700 acres as discussed in our correspondence of February 4, 2016.

c. Failure to Demonstrate Compliance with Fair Housing and Civil Rights Laws With Respect to Site Location

Fair Housing and Civil Rights laws prohibit the City from taking actions that result in or contribute to the concentration of housing affordable to low-income populations in areas characterized by racially and/or ethnically concentrated poverty (RCAP/ECAP areas) or the imposition of a disproportionate adverse impact on protected classes. Gov. Code §§ 11135, 12900, et seq. 65008, et seq; 42 U.S.C. §§ 2000d, 3601, et seq. As discussed in our February 4th Letter, the Draft provides no analysis demonstrating distribution of sites by income category in a manner that complies with fair housing and civil rights laws or even any information that would allow the public to assess the City’s compliance in this regard. The Draft’s Sites Inventory Map does not identify the density or income category associated with the sites included therein. 3-11. The documented existence and persistence of RCAP/ECAP neighborhoods in Fresno, predominately located in Southeast, Southwest, and Central Fresno, reinforces the City’s duty to provide information and analysis demonstrating the its compliance with fair housing and civil rights laws in the selection of sites for affordable housing.

In addition, as we have advised the City in previous written and oral comments, industrial zoned sites in Fresno are disproportionately concentrated in and around low-income neighborhoods of color in South Fresno, including but not limited to West Fresno, Calwa, the Jane Addams Elementary School neighborhood, and areas in Southeast Fresno. The

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siting of industrial sites in residential communities results in negative impacts on neighborhood quality and resident health and, accordingly, results in disproportionate impacts on protected classes. Negative impacts include but are not limited to the release of toxic air contaminants, diesel emissions, pedestrian and cyclist safety hazards, and sound associated with truck traffic generated by industrial facilities and warehouses, noxious odors, aesthetic incongruities, and the reduction in available land for housing and needed amenities such as parks, open space, grocery stores, and retail outlets.

The City should include a program in the Final Housing Element to rezone industrial land located in proximity to and in conflict with residential neighborhoods to residential and mixed use zone districts at appropriate densities to meet the City's need for affordable housing for all economic segments of the population as well as other zone districts that create opportunity to allow development of needed services and amenities.

2. The City Has Not Satisfied its Duty to Make a Diligent Effort to Achieve the Participation of All Economic Segments of the Community

Government Code § 65583(c)(8) requires local governments to make a diligent efforts to achieve public participation of all economic segments of the community in the development of the housing element and to describe these efforts in the housing element. The California Department of Housing and Community Development (HCD)'s "Building Blocks for Effective Housing Elements"¹ ("Building Blocks") elaborates on this requirement. As explained below, the City has yet to satisfy the public participation requirement established by Government Code Section 65583.

a. The City Failed to Make a Diligent Effort to Achieve Participation of Low-Income Residents and Other Stakeholders

As demonstrated in "Table 2: Workshop Summary" of the Draft, few individuals participated in the housing element workshops conducted by the City for this housing element update. The minimal public participation in the City's 5th Cycle Housing Element Update to date is consistent with a pattern of limited civic engagement in significant land use and housing planning and decision-making processes in the City, including those associated with the Development Code Update (adopted in December 2015), 2015-2019 Consolidated Plan Update, and the pending update of the City's Analysis of Impediments to Fair Housing, and evidences a need for serious rethinking and change in approach by the City with respect to its public outreach strategy in order to effectively reach and engage all economic segments of the population.

¹ Available online at <http://www.hcd.ca.gov/housing-policy-development/housing-element/>
764 P Street, Suite 012, Fresno, California 93721
Telephone: (559) 369-2790

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We applaud staff for ensuring translation of workshop flyers into Spanish, Hmong, and English and the presence of on-site translation at the workshops and for providing flyers to schools that served as workshop sites for distribution to students. These steps alone, however, do not satisfy the City's obligation to make a "diligent effort" to obtain public participation of all economic segments of the population as required by Government Code Section 65583(c)(8). Advertisements for the workshops placed by the City in the Fresno Bee, usually in small font in the middle or end of the newspaper, are unlikely to reach low-income residents, non-English speakers, and other populations most impacted by housing and quality of life problems in Fresno.

As advised in Building Blocks, the City should use culturally-sensitive and language-appropriate communication tools to reach its target audience. Such approaches may include visiting neighborhoods and participating in local events; use of direct mail, radio spots, and local print and electronic media such as neighborhood newsletters to advertise opportunities for participation. For example, the City could include information about the housing element update and how to participate in monthly utility bills mailed to customers. Free advertising for public workshops and community events is also often available through the Fresno Bee and local foreign language media outlets, including Radio Bilingue, Univision, Hmong TV, and others. In addition, the City can and should reach out directly to impacted and special needs populations to obtain input, including for example residents of Fresno Housing Authority developments, through in-person meetings and stakeholder interviews.

Most importantly, we believe that the lack of resident participation in this process highlights the need for City staff and elected officials to develop and sustain long-term relationships with community leaders throughout Fresno and from Fresno's low-income neighborhoods of color and immigrant population in particular who can convey information about City planning and decision-making processes and public participation opportunities to their networks. These community leaders are engaged in numerous volunteer efforts and community forums where residents share information about opportunities to address individual and community concerns such as those addressed by the housing element. Additionally, we recommend that the City of Fresno partner with local Community-Based Organizations (CBO's) which work directly with residents from disadvantaged communities to develop an inclusive and equitable outreaching strategy for community engagement to reach diverse income groups and residents with limited English language capacity.

We would be happy to meet with you in person to discuss these recommendations in greater detail in order to identify specific steps the City can take to satisfy its obligations under Code Section 65583(c)(8) for the 5th Cycle Housing Element Update and to lay the foundation for effective community engagement going forward.

b. The Draft Fails to Incorporate Public Comments

Building Blocks states that, as part of the requisite analysis pursuant to Government Code Section 65583, the housing element must “[d]escribe who was invited to participate, which groups actually participated, general comments received and how comments were incorporated into the housing element.”

The Draft states that approximately 140 comments and questions were received at the workshops, summarizes those comments into five major concerns, and identifies three solutions offered by workshop participants. The Draft does not indicate whether the five major concerns identified encapsulate the content of all 140 comments or whether the comments and concerns raised by workshop participants address additional topics. Significantly, the Draft does not indicate whether or how any of the comments, concerns, or solutions raised by participants were incorporated into the Draft.

The Final Housing Element must meaningfully incorporate public comments received as called for by the Building Blocks, including by adopting policies and programs as appropriate to address concerns and solutions identified by the public.

c. The Final Housing Element Must Commit to Actions that the City will Take to Expand Stakeholder Participation in Implementation

Building Blocks states that the Housing Element must “[d]escribe any ongoing efforts to engage the public and stakeholders in the implementation of the housing element.”

Building Blocks states that jurisdictions should invite a wide array of groups to participate in the housing element implementation process and recommends that jurisdictions establish an ongoing housing element update and implementation committee to oversee the update and implementation.

The Draft fails to describe any actions the City will take to engage residents and stakeholders in implementation of the Housing Element. In fact, the Draft mentions that the City eliminated its 10 x 10 Affordable Housing Committee in 2009 but does not explain why or describe any efforts the City has taken or will take to ensure public participation in housing element implementation in its absence.

As discussed in Section 2(a) above, the City must enhance its efforts going forward to obtain and incorporate public input in land use and housing planning and decision-making processes, including housing element implementation. To that end, we recommend that the City establish a committee charged with overseeing and providing recommendations to the City regarding the timely implementation of crucial housing element programs as well as implementation and development of other City policies and practices relating to affordable housing and quality of life in existing neighborhoods. The

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committee should include representation by low-income residents, non-English speakers, residents from block-grant eligible neighborhoods, special needs populations and other protected classes. The Committee should also include representation by local affordable housing and market-rate developers, affordable housing advocates, community development specialists, finance professionals and other stakeholders.

Leadership Counsel proposed a similar concept during the General Plan Update process (an “Infill Opportunity Working Group”) which the Mayor indicated she intended to implement but which to our knowledge has not materialized. The City must not delay further its work to lay the foundation for inclusive and effective implementation and development of City housing and land use policy.

3. Failure to Adequately Analyze and Respond to Effectiveness of Past Performance

As explained in HCD’s Building Blocks, Government Code Section 65588’s requirement that jurisdictions review their progress in implementing their housing element is “an important feature of the housing element update” which, if completed thoroughly, “facilitates a comprehensive update and ensures the element can be effectively implemented in the next planning period.” The Draft fails to adequately analyze the City’s past performance in implementing the programs contained in its 2008 Housing Element and respond appropriately through the re-incorporation, modification or deletion of programs as mandated by the Government Code and reinforced in Building Blocks.

Specifically, Table 5-1: Previous Program Accomplishments (2008-2013 Housing Element), which constitutes the Draft’s assessment of the City’s past performance, omits reference to or analysis of the City’s implementation of significant components of various programs contained in the 2008 Housing Element. For its assessment of several programs, some of which require action by the City on an annual basis, the Draft references its adoption of an updated Development Code in December 2015 but provides no information about any action by the City to implement the program during the plan period between 2008 and December 2015. The Draft’s assessment also indicates that the City failed entirely to implement aspects of various programs and/or fell dramatically short of established targets yet provides no meaningful analysis of the reasons for the City’s failure. The Draft repeatedly references the dissolution of RDA without further analysis for its assessment of its implementation of programs which the City failed to implement in full or in part, despite the fact that dissolution occurred only in 2012, four years into the planning period, and thus cannot explain the City’s failure to implement its programs. The Final Housing Element must include a revised assessment of past performance that corrects these deficiencies.

A few examples of the Draft's inadequate analysis and response include the following:

- Program 1.1.2 - One Stop Processing. Program 1.1.2 commits the City to expediting processing of affordable housing projects. The Draft's assessment of the City's implementation of the program describes the Business-Friendly Fresno but does not actually explain what the City has done - or not done - to expedite processing of affordable housing projects specifically, the effectiveness of those efforts, and whether the City should modify its efforts going forward.
- Program 1.1.4 - Institutional Barriers. Program 1.1.4 requires the City to "identify land use policies, ordinances and procedures, and other potential local, state, and federal regulations" that may bar the development and maintenance of affordable housing and development at maximum densities. The City's assessment focuses entirely on the City's 2015 adoption of an updated Development Code but does not any specific identify policies or procedures that limit affordable housing in Fresno, other than maximum densities, that were addressed through the Development Code Update or describe any efforts by the City to identify state or federal regulations.
- Program 1.1.7 - Fresno Green. The Draft's assessment of the City's performance in implementing Program 1.1.7 does not address the City's efforts or achievements with respect to the specific components of the Fresno Green Strategy which are incorporated into the program, including the requirement that 20% of City-sponsored affordable housing projects shall meet City-adopted green standards.
- Program 2.1.1 - Land Demand. Program 2.1.1 states that the "City will annually monitor the supply of vacant zoned and residential planned land" to ensure a continual supply of planned residential land. The Draft's assessment of this program references the City's Development Code Update, adopted in December 2015. The assessment does not identify any actions taken by the City to implement the program during the planning period prior to 2015. The assessment also does not indicate, as it must, that the standards adopted in the Development Code Update do nothing to increase residential development capacity in the City without adoption of a new city-wide zoning map to apply the Development Code standards to specific parcels, an action which did not occur during the planning period.
- Program 2.1.4 - Inner City Residential Development. Program 2.1.4 states that the City would continue to implement the Inner City Fee Program to create approximately 700 housing units. The assessment indicates that only 240 units

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were approved between 2008 and 2014 but provides no explanation for the City's failure to achieve the target set by Program 2.1.4 by 460 housing units.

- Program 2.1.5 - Other Infill Housing. The program provides that the City and RDA shall acquire sites to accommodate the construction of up to 300 units for low-income affordable housing. The assessment indicates that the RDA completed rehabilitation and sale of 13 affordable units but does not indicate that any units were constructed pursuant to the program or explain why the City did not achieve its goal of the construction of 300 units other than to note that the RDA was dissolved in 2012, four years into the planning period.
- Program 2.1.7 - Multi-family Land Supply. This program requires that the City annually review applicable state legislation to ensure consistency of its plans and zoning ordinance and that wherever possible, the City shall act to increase housing yield per acre. The assessment of the City's implementation of this program references the City's adoption of the 2015 Development Code Update but does not describe any efforts by the City to annually review applicable state legislation to ensure consistency with local plans and regulations. Nor does any actions by the City to increase housing yield per acre from 2008 to adoption of the Development Code in December 2015. During the planning period, the City in fact approved rezoning of numerous parcels to lower residential densities at the request of developers, a fact which should be included in the City's assessment of its progress in implementing Program 2.1.7.
- Programs 2.1.13, 2.1.15, & 2.1.16 - Programs 2.1.14, 2.1.15, and 2.1.16 all commit the City to using available funds in order to produce hundreds of transitional, large family, and low-income senior housing units. The assessments of the City's performance of Programs 2.1.15 and 2.1.15 do not indicate whether any units were constructed pursuant to the programs, while the assessment pertaining to Program 2.1.16 indicates that six senior housing developments. The Draft does not provide any explanation for the City's failure to construct the affordable housing units, other than to reference the loss of redevelopment funding in 2012. The Final Housing Element must examine why the City failed to achieve targets for affordable housing construction set by Programs 2.1.13, 2.1.15, and 2.1.16, despite the continued existence of the RDA from 2008 to 2012. The Final Housing Element should also consider whether it is desirable to maintain the programs in a modified format in light of other funding sources for affordable housing now available.
- Program 4.1.2 - Preventing and Alleviating Foreclosure. The Draft's description of Program 4.1.2 omits information contained in that program regarding the

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substantive changes that the update to the City's Vacant Building Ordinance would include, including reduction in time between citation issuance and increased fee scales and citations. The assessment of the City's implementation of this program states that the City adopted two ordinances related to foreclosed properties but does not describe whether those ordinances contain the content promised by Program 4.1.2 or whether further policy change may be merited to address ongoing issues associated with vacant housing.

The Final Housing Element must include improved analysis of past performance which contains a thorough review of actions taken by the City to implement the programs in its 2008 Housing Element, the City's successes and failures in accomplishing the goals established by the programs, and incorporation, deletion or modification of policies and programs into the Final Housing that respond to this analysis.

4. The Draft Fails to Adopt Satisfactory Program Actions

Government Code Section 65583(c) provides that each housing element shall contain:

“A program which sets forth a schedule of actions during the planning period, each with a timeline for implementation,...such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.”

Building Blocks further explains that:

“Programs are the specific action steps the locality will take to implement its policies and achieve goals and objectives. Programs must include a specific time frame for implementation, identify the agencies or officials responsible for implementation and describe the jurisdiction's specific role in implementation.”
(underline added)

Several programs contained in the Draft lack sufficient clarity with respect to the specific action steps which the City will take which will result in a beneficial impact within the planning period. The Draft further fails to identify a *specific* time frame for implementation of various programs but instead commits ambiguously to “ongoing implementation”. See e.g., Programs 1-4, 8, 9, 12.

The following programs must be modified in order to satisfy Government Code Section 65583(c):

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- Program 5 - Special Needs Housing. The “Timeframe/Objective” identified for the program reads, “500 units during the planning period (62.5 units per year)”. It is unclear whether the statement constitutes a commitment to the construction of 500 units or something else. The Final Housing Element must specify in clear terms the goal established by Program 5.
- Program 8 - Fresno Green. The Program states that the “City will also monitor grant funds for applicable housing related energy-efficient items”. In order to achieve beneficial results in the planning period, the program must commit the City not only to monitoring grant funds but also pursuing them in accordance with quantifiable objectives. In addition, the Final Housing Element must clarify whether Program 8 includes a commitment to implementing the entire Fresno Green strategy or only the specific development incentives listed under the program as described in the Draft.
- Program 9 - Expedited Processing. Program 9 states, “As needed, the City will assess the incentives needed to facilitate the development of affordable housing.” The Program provides no information about how the City will determine whether such assessment is needed. The Final Housing Element must include a clear timeline or trigger for the assessment of incentives needed to facilitate affordable housing development and should ensure the participation of diverse stakeholders in the assessment process, including but not limited to City staff, low-income and special needs residents, affordable housing advocates, and developers.
- Program 10 - Development Incentives. Program 10 states, “As funding is available, the city will reduce, or subsidize development and impact fees for affordable housing.” The Program does not identify how the City will determine whether “funding is available” to implement this component of Program 10. Implemented city-wide, such a program could support development of affordable housing in existing neighborhoods outside of Downtown which lack affordable housing and in growth areas contemplated for development under the City’s General Plan. The Final Housing Element must establish a timeline with specific actions identifying when and how the City will assess the availability of funding to reduce costs associated with the development of affordable housing and appropriately allocate available funding for that purpose.
- Program 11 - Agricultural Employees (Farmworker) Housing. The “Timeframe/Objective” included for this program commits the City to “Review Development Code by January 2017”. The Timeframe/Objective must specify that the City will also revise the Development Code by January 2017 in order to ensure compliance with the California Employee Housing Act and other laws pertaining to farmworker housing.
- Program 14 - Comprehensive Code Enforcement. The Timeframe/Objective included for this program indicates that the City will “Complete 8,000 inspections annually and develop Task Force recommendations by the end of 2016”. The

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program must commit the City not only to inspection of units but also the resolution of cases identified through the inspection process, including through enforcement actions against landlords if necessary. Inspection without further action does nothing to ensure the resolution of code violations identified or associated health and safety issues.

The Final Housing Element must include revised program actions that identify “specific action steps” that the City will take and the “specific timeframe” for the actions such that the program will achieve beneficial results within the planning period. Gov. Code § 65583(c); Building Blocks.

5. Failure to Adequately Identify or Mitigate Drought-Related Barriers to Housing Opportunity

The Draft fails to consider the impact of the ongoing drought, climate change, and changing paradigms for water availability and management practices on housing opportunity in Fresno. The Final Housing Element must include analysis, policies, and programs that address current and future water scarcity, diminished capacity, increased demand and water costs, and changing mandates, including the Sustainable Groundwater Management Act, as they pertain to the City’s ability to satisfy the need for affordable housing for all economic segments of the community in Fresno.

The Final Housing Element should include a program committing the City to review and revise City regulations, including the 2015 Development Code, to ensure appropriate management of the City’s water resources to ensure that housing needs are met for all income groups. While the Development Code requires applicants for development projects consisting of at least 500 subdivision units to demonstrate the availability of adequate water supplies, the Code does nothing to ensure the availability of sufficient water for subdivision projects consisting of fewer units (which constitute the majority of subdivision projects) or the availability of water for multifamily and affordable housing units.

6. Failure to Adequately Identify or Adopt Programs to Address Habitability Barriers to Housing Opportunity

Every jurisdiction’s housing element must include programs which will “conserve and improve the condition of the existing affordable housing stock.” Gov. Code § 65583(c)(4). As explained further in Building Blocks:

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“The existing affordable housing stock is a valuable resource and the element must include programs to conserve and improve the existing affordable housing stock...”

The Draft fails to contain adequate programs that will serve to “conserve and improve” the condition of existing affordable housing in Fresno, including extensive substandard housing conditions that plague residents of low-income rental housing. Program 14 commits the City only to completing “inspections” without any promise of enforcement or resolution of code violations and to the development of recommendations by a Code Enforcement Task Force without any promise of adoption of those recommendations. The Final Housing Element must commit the City to resolving substandard housing conditions through code enforcement action and other means and to adopt and implement policies and procedures in order to “conserve and improve” the City’s affordable housing stock.

In addition, in order to ensure the ability of the City’s Code Enforcement Task Force in identifying appropriate solutions to substandard property conditions in the City’s rental housing stock, the Task Force must include current and/or past rental housing tenants impacted by such conditions. The City must provide the public with notice of and the opportunity to participate in Code Enforcement Task Force meetings, so that Task Force members may hear and discuss public input at its meetings and to ensure transparency and accountability in the process. As a way to ensure that residents from low-income communities and communities of color are designated seats in the Task Force, the City must work with local CBO’s to identify resident leaders interested in serving and provide the technical support and/or translation services for non-English speakers to meaningfully participate in the decision-making processes.

The Draft should also include a program to revise the City’s municipal code to allow the public to enforce habitability provisions. This would expand available opportunities and resources to ensure that landlords comply with law adopted to ensure healthy and safe living conditions for tenants. Revisions to the City municipal code should include the creation of an effective outreach program to better inform tenants about the process of anonymously reporting landlord and management violations of habitability laws. In our experience, non-English residents from low-income communities and communities of color frequently do not report unhealthy living conditions and landlord abuses, because they are not aware of the process to do so or the City has failed to ensure that previous complaints submitted were addressed, including through enforcement action. Undocumented residents face the fear of both retaliatory eviction and even deportation, and therefore, endure ongoing and un-remediated abuses.

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Like Draft Program 14, Draft Housing Element Program 17 does not include any commitment to specific actions by the City that will result in a beneficial impact in the planning period. Rather, Program 17 commits the City only to “investigate participation” in the Franchise Tax Board Building Code Program as a tool to reduce the number of substandard units in the City of Fresno. The Final Housing Element must modify this program to establish a date by which the City will make a formal determination as to whether it will participate in the program. The City must also commit to proactive code enforcement as opposed to a complaint based system in order to ensure the needs of residents are met for safe and healthy housing.

7. Inadequate Analysis and Mitigation of Special Needs Populations Housing Needs

The Draft fails to adequately analyze and mitigate the housing needs of the special needs populations identified under Government Code Section 65583(a)(7). Government Code 65583(a)(7) requires that housing elements include an analysis of special housing needs in the jurisdiction, including but not limited to those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.

Building Blocks states that the analysis of each special needs group should include the quantification of the number of persons or households in the special needs group; a quantitative and qualitative description of the need; and identification of potential program or policies options and resources to address the need. Building Blocks further specifies additional recommended analysis for each special needs population.

a. The Draft Does Not Adequately Identify and Respond to the Housing Needs of Large Households

The Draft indicates that the share of large households (defined as households with five or more members) in the City’s population constitutes 20% of total households in Fresno and is increasing. 2-17. The Draft Housing Element identifies overcrowding and substandard housing conditions as potential problems faced by large households, though the Draft contains no data or specific information about the actual extent to which these issues impact large households in Fresno.

The Draft’s analysis of resources available to address the needs of large households states that the City “encourages the development of subsidized and private multi-family rental units citywide that incorporate services and facilities to assist large families...” 2-17. The Draft does not provide any information about specific activities the City performs to “encourage” the development of such housing. In addition, the Draft does not indicate

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that the City currently does or could undertake any actions to facilitate the development of units sufficient bedrooms to accommodate large households. The Final Housing Element must include supplemental analysis to address these deficiencies.

Draft Chapter 6, “Housing Plan”, includes one program, Program 5, which addresses the housing needs of special needs populations, including large households, in Fresno. That program states only that the City and Housing Authority will investigate and apply for funding to assist in the production of large family units. The Draft contains no commitment by the City to apply for funds for or ensure production of any specific number of units suitable for large families in particular and further contains no program actions for the identification and mitigation of barriers to housing opportunity.

The Draft’s assessment of past performance with respect to 2008 Housing Element Program 2.1.15, which established a goal of application of funds to assist in the development of 400 large family units, indicates that *no* large family units were in fact constructed as a result of implementation of the program. The City must justify the feasibility of effective implementation of an equivalent program in the 2015-2023 Housing Element or modify the program appropriately to ensure that it will result in a beneficial impact in the planning period.

b. The Draft Fails to Respond to the Needs of Female-Headed Households

The Draft states that female-headed households make up approximately 19.2% of all households in Fresno and face significant challenges in meeting the daily needs of their families, including paying for basic living expenses such as safe and affordable housing, food, and medicine as well as securing child care, medical insurance, and well-paying jobs. Despite this recognition, the Draft contains no programs designed to address the particular needs of female-headed households. The Final Housing Element must incorporate additional analysis of resource and program options available and adopt programs to assist this segment of the population in obtaining safe and affordable housing and a suitable living environment.

c. Failure to Provide Housing Assistance Opportunities for Undocumented Families

The Draft fails to consider the unique housing needs of undocumented residents, including obstacles to accessing financing for housing and subsidized housing opportunities. The Final Housing Element must include programs and policies to address these unique needs including, but not limited to developing partnerships with small, immigrant-friendly community based-credit union banks that offer low-interest mortgage loans and down payment assistant programs to undocumented residents.

d. Failure of Draft to Identify or Respond to Linguistic, Cultural, and Residency Status Barriers to Affordable Housing

Low-income households in Fresno are disproportionately comprised of Limited English Proficient (“LEP”) and Non-English Language speakers, immigrants and refugees, and undocumented residents compared to the population as whole. These households face special barriers to the attainment of safe and affordable housing which the Draft does not identify or respond to through its policies and programs.

In particular, LEP speakers may face barriers to learning about and accessing opportunities for housing assistance offered by the City, the Housing Authority, or other entities as well as their rights to safe and healthy housing under local and state laws. They also face barriers to participating in public processes for the development of policies and programs impacting housing opportunity due to absent or inadequate translation. Immigrants and refugees often face barriers to accessing opportunities and assistance due to lack of contact between themselves and City staff and decision-makers and a corresponding lack of information about available resources. In addition, undocumented residents are ineligible for most housing assistance programs offered by the City and Housing Authority, though they suffer from various housing issues associated with their low-income, LEP, and farmworker status and membership in large households. LEP speakers, immigrants, and undocumented residents all face challenges to access to affordable credit which drastically limits their opportunities to purchase and own safe and affordable housing and results in their reliance on predatory loan terms as well as risky cash payment.

The Final Housing Element must examine and respond to the housing issues impacting low-income residents and special needs populations in Fresno on the basis of language, country of origin, and immigration status.

8. Failure to Examine or Address the Housing Needs of Residents of Mobile Homes

The Draft contains no information, analysis, policy or program actions addressing the various housing issues associated with residency in a mobile home in Fresno.

Residents of mobile homes in Fresno are often subject to extremely high utilities charges in the hundreds of dollars per month by mobile home park owners. These charges in addition to the monthly cost of renting a space in a mobile home park often result in mobile home owners paying in excess of 50% of their income on housing costs. Many residents of mobile homes own their mobile homes and would like opportunities to

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purchase a space in the mobile home park or elsewhere to avoid paying perpetual rental charges. Many residents of mobile home parks in Fresno are low, very-low, and extremely-low income residents and members of special needs populations (including farmworkers) and protected classes whose particular housing problems must be thoroughly analyzed and address in the Final Housing Element.

The Final Housing Element must include information regarding barriers to the attainment of safe and affordable housing facing residents of mobile homes in Fresno, existing resources and opportunities to address those needs, and program actions to mitigate unmet needs.

9. The City Must Evaluate Barriers to Affordable Housing and Fair Housing Associated with the 2015 Development Code

The City relies on its December 2015 adoption of an updated Development Code as among the only actions taken by the City to implement various programs contained in the City's 2008 Housing Element to further affordable housing opportunities. Given the City's reliance on the Development Code Update as a mechanism to expand affordable housing opportunity in Fresno, the Final Housing Element should include a program to comprehensively evaluate barriers to housing opportunity, including to the maintenance and preservation of housing affordable to low-income populations in neighborhoods throughout the City, associated with the Development Code Update. This analysis would address Article 15-2201(D) in the Code, providing that:

“Nothing in this Article shall be construed as a provision for inclusionary zoning where an applicant is required to provide housing affordable to moderate, low, and very low income households as a condition of approval for a residential development. Furthermore, the Council shall not adopt a provision for inclusionary zoning, as described above, unless and until the Fresno General Plan adopted in December 2014 is updated and superseded by a new General Plan.”

The analysis must also address loopholes in provisions calling for the inclusion of multi-family housing in growth areas in the City. These loopholes, if allowed to remain, promise to ensure the repetition of exclusionary growth patterns favoring single-family housing development to the exclusion of other types of housing, including but not limited to townhomes, duplexes, fourplexes, and multi-family housing.

These provisions and others in the Development Code impair the City's ability to ensure it can achieve its RHNA and maintain an adequate supply of residential land to meet the need for affordable housing for all economic segments of the population in Fresno and

therefore must be appropriately addressed in the housing element through policies and programs.

10. Failure to Affirmatively Further Fair Housing

Government Code Section 65583(c)(5) requires that local governments commit to “[p]romote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.” As explained above in Section 1(b), local governments are bound to comply with civil rights and fair housing laws requiring them to affirmatively further fair housing opportunities in their development and implementation of their housing elements as well as other land use policies, programs, and actions. 42 U.S.C. § 2000d; 42 U.S.C. § 3601, et seq.; 24 C.F.R. § 91.225(a)(1), 91.325, 570.303, 570.304(a); Cal. Gov. Code §§ 11135.

HUD defines “affirmatively furthering fair housing” (“AFFH”) as:

“...taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and technically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant’s activities and programs relating to housing and urban development.”² (underline added)

The Draft fails to analyze or adopt programs to address barriers to fair housing in accordance with fair housing and civil rights laws and regulations, including documented patterns of racially and ethnically concentrated poverty, poor health outcomes, and disparities in access to opportunity based on geographic location, race, and income in Fresno.³ The Draft also fails to incorporate information or policies or programs contained in the San Joaquin Valley Fair Housing and Equity Assessment (FHEA), which

² See HUD’s Final Affirmatively Furthering Fair Housing rule, available online at http://www.huduser.org/portal/sites/default/files/pdf/AFFH_Final_Rule.pdf

³ We have previously provided information to the City regarding these disparities through written and oral comments on various occasions, including but not limited to in comments attached to Petitioner’s complaint in *Familias Addams por un Mejor Futuro v. City of Fresno*.

HCD encourages local governments in the Central Valley to use in the preparation of their housing elements.⁴

The Final Housing Element must include an analysis of patterns of racial and ethnic segregation, concentrated poverty, disparities in access to resources and amenities across the City and adopt policies and programs to promote housing opportunities and access to opportunity broadly for residents regardless of protected status. The City is currently updating its 1996 Analysis of Impediments to Fair Housing; the analysis, findings, and program recommendations from the update should be incorporated into the Final Housing Element.

Policies and programs to this end that the City should consider incorporating into the Final Housing Element include those set forth in the FHEA as well as other measures to AFFH applicable to Fresno. Key programs that the Final Housing Element should consider include but are not limited to (1) programs requiring the examination and/or adoption of possible inclusionary housing policies requiring that new development reserve a set percentage of units for housing affordable to low-income populations; (2) a program for the location of development including affordable housing subsidized by state and federal funds received by the City in higher-income areas in North Fresno and in growth areas, (3) the creation of a local or regional source of funding for affordable housing through mechanisms such as a commercial linkage fee, (4) assessment of City land use policies and practices, including its 2015 Development Code, as they pertain to the City's duty to AFFH, and (5) policies and programs to address disparities in access to essential infrastructure, services, amenities, and opportunities between low-income and higher-income neighborhoods in Fresno.

11. Failure to Complete Required SB 244 Analysis and General Plan Revisions

As we have advised the City previously, Gov. Code. § 65302.10 requires all jurisdictions in California to, upon the next revision of their housing element, adopt revisions to the land use element of their General Plan that identify Disadvantaged Unincorporated Communities (DUCs) within their sphere of influence, inventory the basic infrastructure and service needs of those communities, and identify possible funding sources that could support the resolution of these deficiencies. Gov. Code. § 65302.10. Accordingly, the City must complete this analysis concurrent with or prior to the date on which its housing element is due.

⁴ Memorandum to Planning Directors and Interested Parties from Paul McDougall, HCD, regarding "Housing Element Updates and the 2014 San Joaquin Valley Fair Housing and Equity Assessment," dated February 9, 2015.
764 P Street, Suite 012, Fresno, California 93721
Telephone: (559) 369-2790

Mayor Ashley Swearengin, City Council, & DARM

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February 26, 2016

The City has not completed or, to our knowledge, initiated this analysis to date. The Final Housing Element must contain policies and programs consistent with a analysis completed pursuant to Gov. Code. § 65302.10.

* * * * *

Thank you for your consideration of our comments. Please contact me at my office in order to set up a time to discuss these comments in person.

Sincerely,



Ashley Werner, Esq.
Leadership Counsel for Justice and Accountability

cc: Jennifer Clark, Director, DARM, City of Fresno
Sophia Pagoulatos, DARM, City of Fresno
Doug Sloan, City Attorney
Paul McDougall, California Department of Housing & Community Development
Tom Brinkhuis, California Department of Housing & Community Development

Patience Milrod
844 N. Van Ness Ave.
Fresno, CA 93728
559.442.3111

February 29, 2016

Sophia Pagoulatos
Supervising Planner
Sophiap@fresno.gov

RE: Fresno General Plan
2015-2023 Housing Element
Public Review Draft, January 2016

Dear Ms. Pagoulatos:

Please consider this letter pursuant to the requirements of California Public Resources Code § 21091(d).

I write to raise three concerns: First, that the Housing Element draft addresses neither Fresno's historically significant overproduction of above-moderate income housing, nor its historically egregious underproduction of housing for families with moderate and lower incomes. Second, that the draft Housing Element's Sites Inventory Table catalogues available sites by affordability in a manner that perpetuates existing segregated housing patterns, and places the City's Housing Element at odds with its HUD-required Analysis of Impediments to Fair Housing. And third, that the City's public participation process – in this as in other planning efforts – was insufficient to gauge public concerns or to receive adequate public input.

The Housing Element perpetuates underproduction of affordable housing

Fresno's most recent Housing Element Annual Progress Report (2014) reported to HCD on Fresno's Regional Housing Needs Allocation Progress:

- Of the almost 5,000 units of very low income housing needed since 2006, the City had entitled only 923, or 19%.
- Of the almost 3,300 units of low income housing needed since 2006, the City had entitled only 929, or 28%.
- Of the approximately 3,700 units of very low income housing needed since 2006, the City had entitled only 96, or 3%.
- In stark contrast to this sorry record of underproduction, between 2006 and 2014 the City entitled 17,680 above-moderate income units, 192% of those actually needed.

Nevertheless, the draft Housing Element takes credit only for overproduction of above moderate income housing since 2013, and finds an additional 5,000 such units required between now and 2023. Still more problematically, the Sites Inventory allocates sites 60% more than those needed – almost 8,000 new above moderate housing units.

At the lower end of the affordability spectrum, the since-2013 calculus effectively erases the existing 8,500-unit deficit in affordable homes, taking credit for the almost 1,100 such units built since 2013 and setting a new goal of not even 12,000 new homes affordable to families of moderate and lower incomes. For these categories, the Sites Inventory allocates between 25 and 30% more than those needed.

The result, as any first-year economics student knows, is a shortage of supply in an environment of steep demand. In blessing this state of affairs with its tepid production of affordable housing, and its historical refusal to enforce housing codes aggressively, the City of Fresno rigs the market to ensure that landlords will have no need to compete for low income tenants. Such property owners therefore experience no felt need to maintain rental units in habitable condition or otherwise abide by laws intended to ensure renting families safe, decent and secure homes in exchange for their rent payments.

In order to begin to rectify these imbalances, the City must acknowledge its failures in past years to create a coherent affordable housing program that balances reasonable growth in above moderate level housing with adequate provision for those with lower incomes.

The Housing Element perpetuates existing patterns of racial segregation

As the attached maps make clear, the City has designated parcels available for new housing units by assuming maximum capacity in downtown to absorb housing of all types, but without distributing Low or Very Low units into areas that the federal Department of Housing and Urban Development refers to as “Neighborhoods of Opportunity.”

The reader must appreciate the heavy allocation of Above Moderate units to the south part of the City. At the same time, the City’s decision to preserve the northern fringes (see map at p. 5) as a high-income enclave promotes the racially segregating effect of economic segregation, and undermines the very purposes of the City’s HUD-mandated Analysis of Impediments to fair housing (AI), which is also going forward at this very moment.

We respectfully suggest that the City use both the AI and its Housing Element to create a coherent fair housing policy that furthers the City’s goals of providing safe and decent housing to all residents, of all income levels, in all areas of the City.

The City must improve its public participation processes

Public participation processes require resources, and skills, that planning staff ordinarily do not have at their disposal. Public participation requires

thoughtful analysis of the ways in which the Housing Element actually matters to members of the public, and a messaging campaign that carries that information compellingly to those most affected. This means messages targeted to the interests of the public, delivered through multiple media (e.g. – among many others – radio and television, in English, Spanish and Hmong; print media; notices in community based organizations’ newsletters).

It is unreasonable to expect professional planning staff – who are allocated no resources for these purposes, and whose graduate education would not have included public relations training – to perform the additional messaging and dissemination functions that properly belong to public relations professionals.

The result of these misguided management decisions is a predictably low level of attendance at public meetings, an average of slightly over 6 persons at each of the nine public meetings held. This is by no means an unusual outcome for City planning outreach efforts, and is frustrating for the hardworking planners and other staff who organize and conduct these meetings, as well as for the members of the public who learn belatedly about decisions taken by their city government without adequate public input.

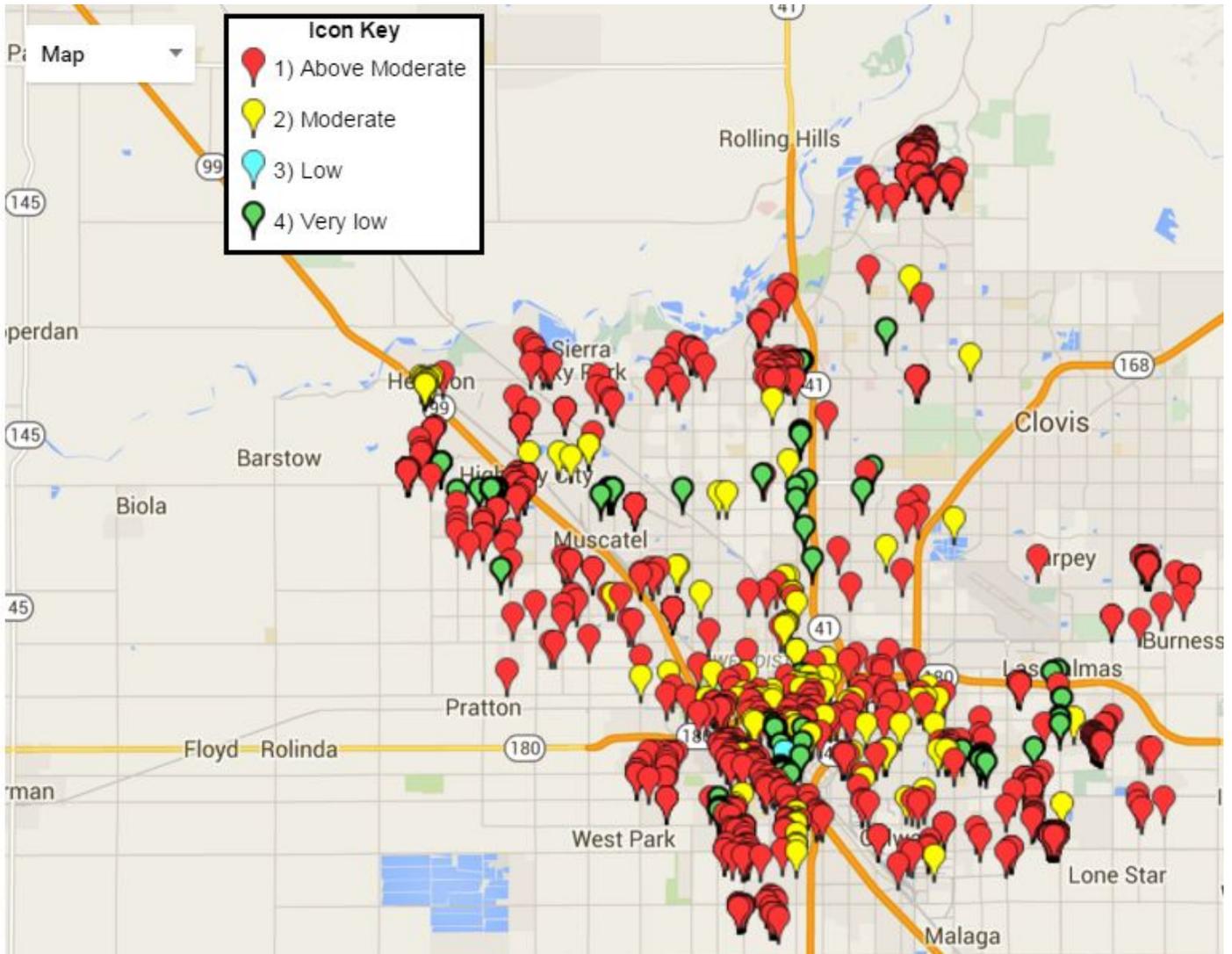
Thanking you for your consideration, I remain,

Very truly yours,

Patience Milrod

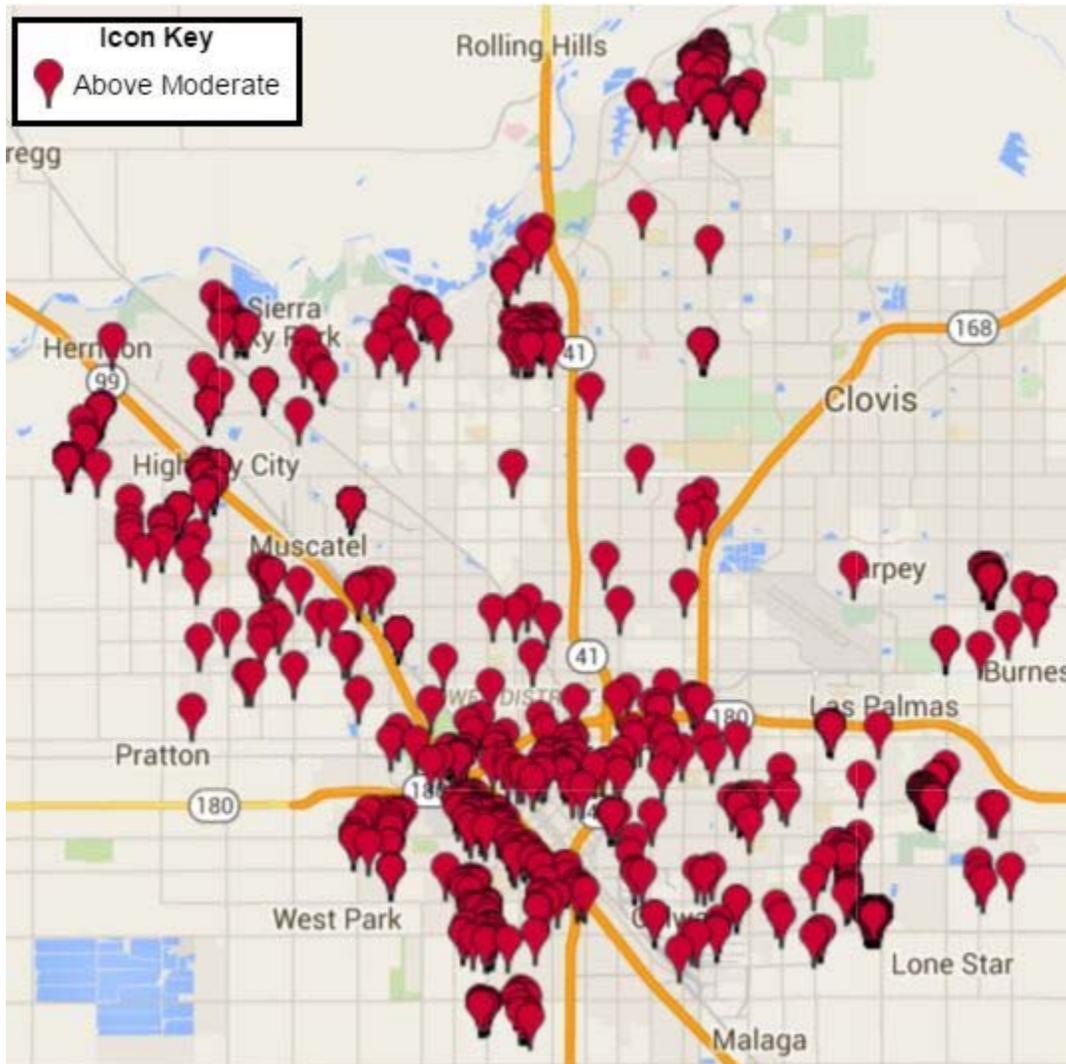
cc: Jeff Jackson, HUD
Adriana Windham, HUD
Doug Sloan, City Attorney

City of Fresno 2015-2023 Housing Element
Parcels Available for New Units – all income levels



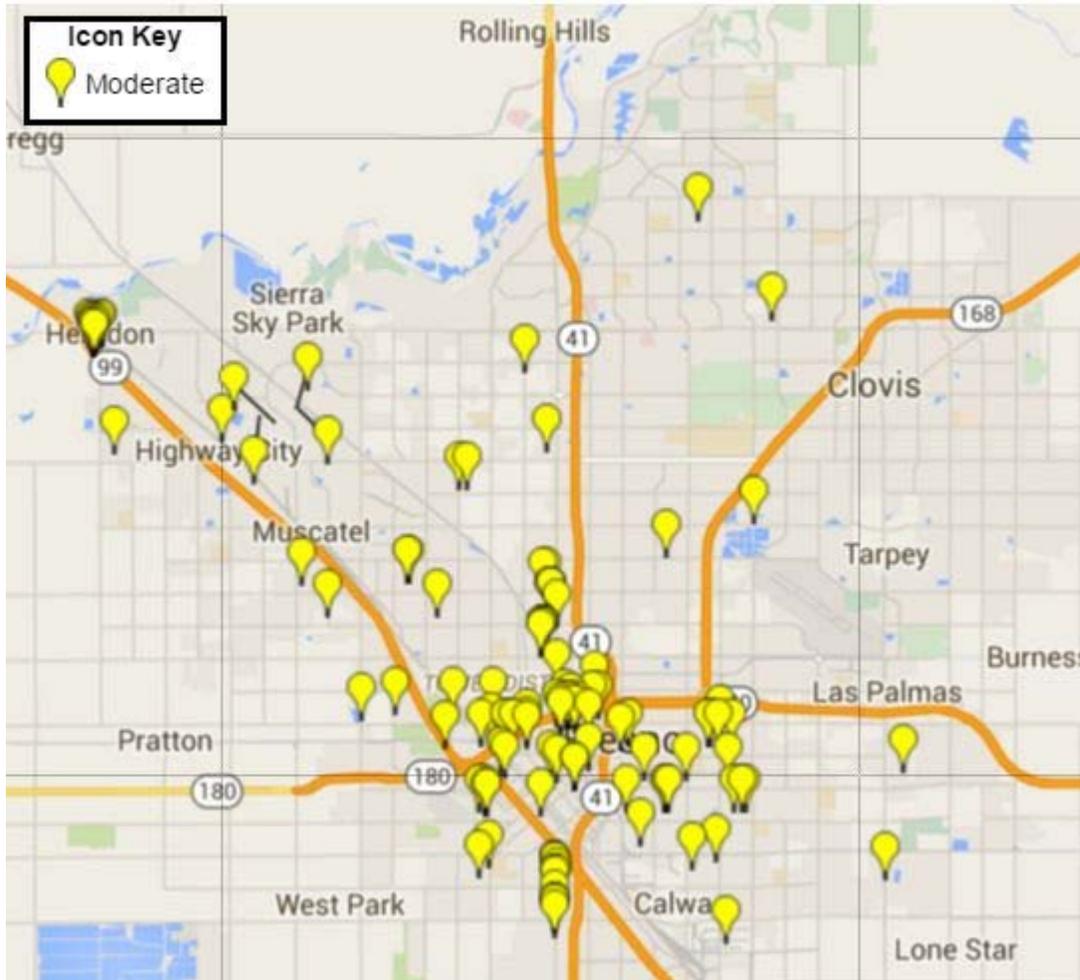
The link at [Housing Affordability Ratings](#) will permit closer examination of the map.

City of Fresno 2015-2023 Housing Element
Parcels Available for Above-Moderate Income Units



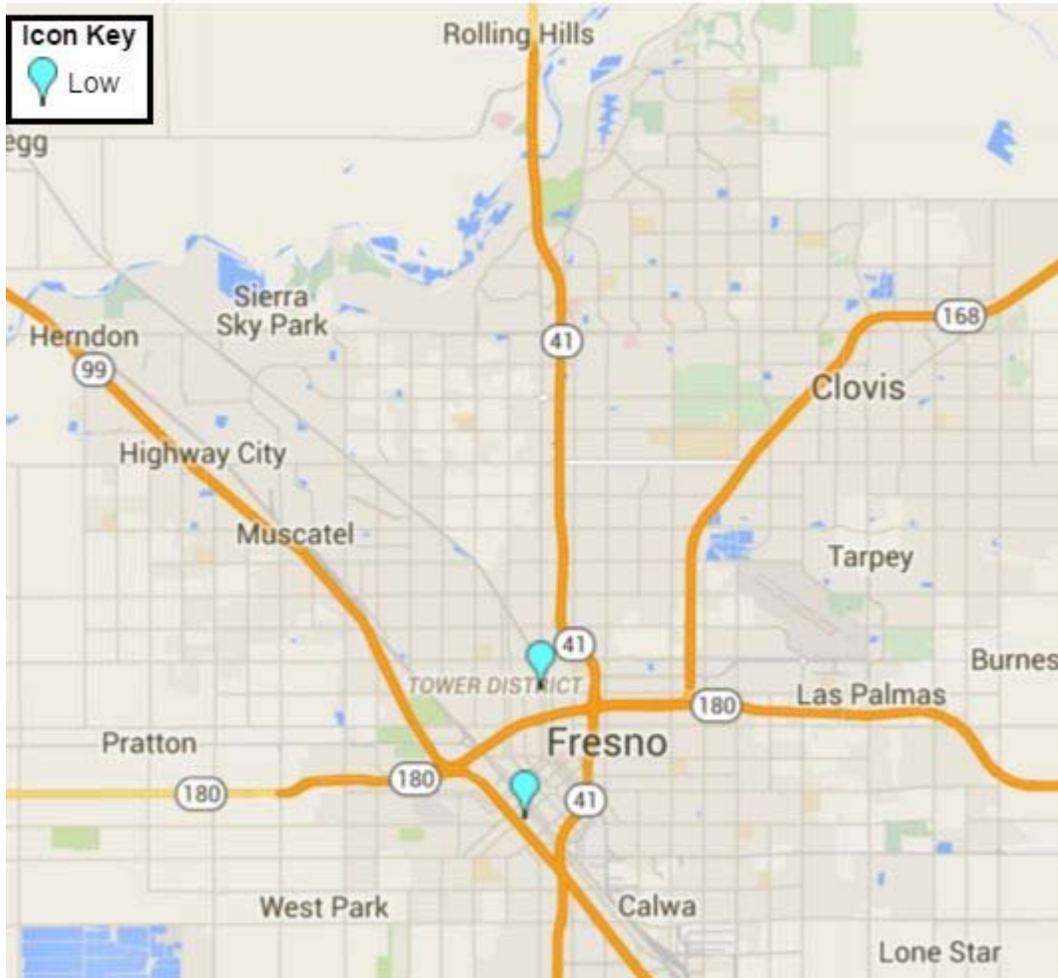
Each pin represents a parcel in the draft Housing Element Sites Inventory Index (Appendix B), available for Above Moderate income housing and already assigned a street address; 606 parcels are therefore not included. The link at [Housing Affordability \(Above Moderate\)](#) will permit closer examination of the map.

City of Fresno 2015-2023 Housing Element Parcels Available for Moderate Income Units



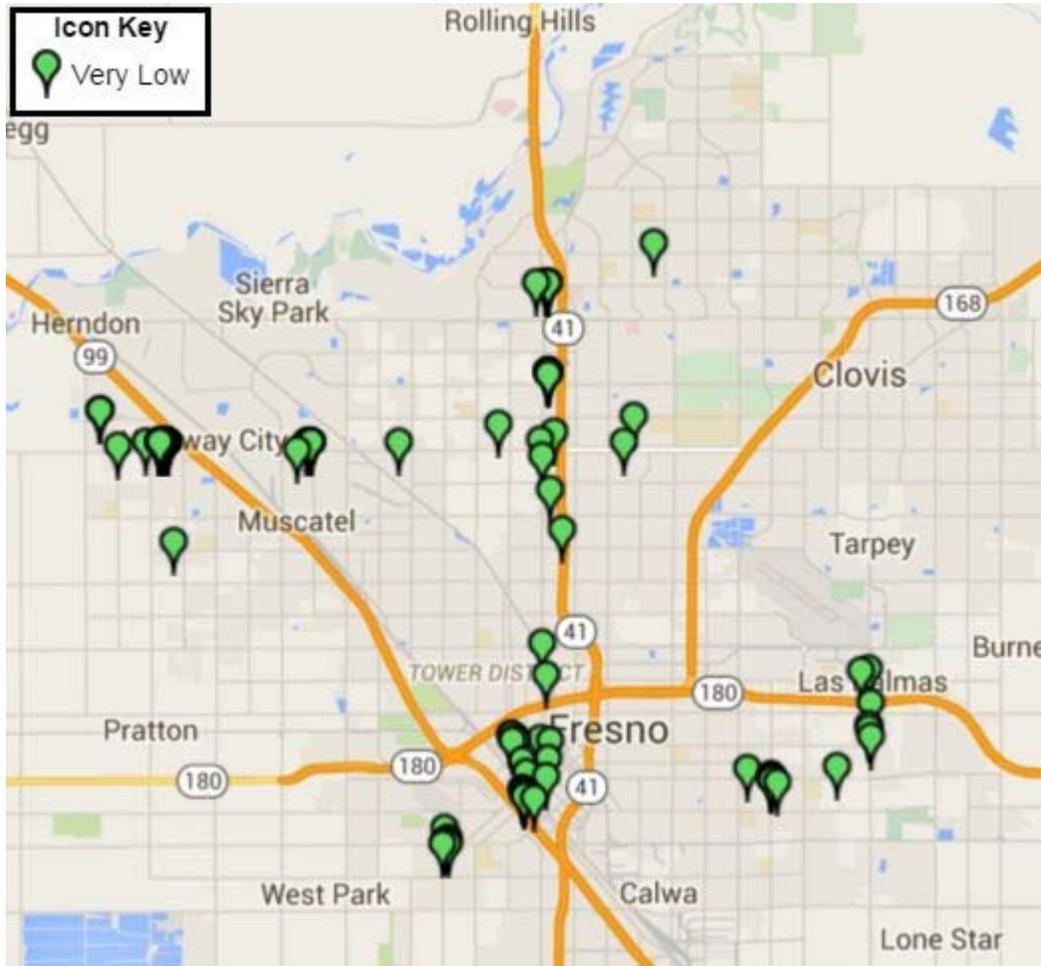
Each pin represents a parcel in the draft Housing Element Sites Inventory Index (Appendix B), available for Moderate income housing and already assigned a street address. 154 parcels are therefore not included. The link at [Housing Affordability Rating \(Moderate\)](#) will permit closer examination of the map.

City of Fresno 2015-2023 Housing Element Parcels Available for Low Income Units



Each pin represents a parcel in the draft Housing Element Sites Inventory Index (Appendix B), available for Low income housing and already assigned a street address; both parcels are represented here. The link at [Housing Affordability Rating \(Low\)](#) will permit closer examination of the map.

City of Fresno 2015-2023 Housing Element
Parcels Available for Very Low Income Units



Each pin represents a parcel in the draft Housing Element Sites Inventory Index (Appendix B), available for Very Low income housing and already assigned a street address; 134 parcels are therefore not included. The link at [Housing Affordability Rating \(Very Low\)](#) will permit closer examination of the map.

Appendix B:
Sites Inventory Table

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Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Cap and Trade (Blackstone/McKinley)	45106416	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.00	12	16	Based on Project	21	Low	older car uses ,repair, sales, used tires	BRT Corridors (Non-Vacant Land Infill)	no	no
Cap and Trade (Blackstone/McKinley)	45106416	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.00	12	16	Based on Project	1	Moderate	older car uses ,repair, sales, used tires	BRT Corridors (Non-Vacant Land Infill)	no	no
Cap and Trade (Blackstone/McKinley)	45106416	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	3.01	12	16	Based on Project	68	Very Low	older car uses ,repair, sales, used tires	BRT Corridors (Non-Vacant Land Infill)	no	no
Cap and Trade (Fancher)	31310122	CR	Commercial - Regional	Commercial Regional	4.14	12	16	Based on Project		Moderate	Mostly vacant, one SF home	BRT Corridors (Non-Vacant Land Infill)	no	no
Cap and Trade (Fancher)	31310124	CR	Commercial - Regional	Commercial Regional	40.08	12	16	Based on Project		Moderate	Vacant	BRT Corridors (Non-Vacant Land Infill)	no	no
Cap and Trade (Fancher)	31302101	CR	Commercial - Regional	Commercial Regional	46.84	12	16	Based on Project	440	Very Low	Vacant	BRT Corridors (Non-Vacant Land Infill)	no	no
Cap and Trade (Hotel Fresno)	46621401	DTC	Downtown Core	Downtown Central Business District	0.00	30	45	Based on Project	11	Low	Empty Historic Hotel	Downtown (Non-Vacant Land Infill)	no	no
Cap and Trade (Hotel Fresno)	46621401	DTC	Downtown Core	Downtown Central Business District	0.00	30	45	Based on Project	39	Moderate	Empty Historic Hotel	Downtown (Non-Vacant Land Infill)	no	no
Cap and Trade (Hotel Fresno)	46621401	DTC	Downtown Core	Downtown Central Business District	0.52	30	45	Based on Project	29	Very Low	Empty Historic Hotel	Downtown (Non-Vacant Land Infill)	no	no
Cap and Trade (South Fulton)	46828205T	DTC	Downtown Core	Downtown Central Business District	0.09	30	45	Based on Project	10	Very Low	Clothing Store	Downtown (Non-Vacant Land Infill)	no	no
Cap and Trade (South Fulton)	46828222T	DTC	Downtown Core	Downtown Central Business District	0.09	30	45	Based on Project		Moderate	Clothing Store	Downtown (Non-Vacant Land Infill)	no	no
Cap and Trade (South Fulton)	46828223T	DTC	Downtown Core	Downtown Central Business District	0.60	30	45	Based on Project	40	Very Low	Parking lot	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: H & Inyo (T. Frazier)	46828609	DTN	Downtown Neighborhood	Downtown South Stadium District	0.17	30	45	30	5	Moderate	Partially vacant site with one story vacant dilapidated storage building, two two story occupied deferred maintenance warehouse/office buildings and three one story vacant dilapidated warehouse/office buildings	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: H & Inyo (T. Frazier)	46828610	DTN	Downtown Neighborhood	Downtown South Stadium District	0.17	30	45	30	5	Moderate	Partially vacant site with one story vacant dilapidated storage building, two two story occupied deferred maintenance warehouse/office buildings and three one story vacant dilapidated warehouse/office buildings	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: H & Inyo (T. Frazier)	46828607	DTN	Downtown Neighborhood	Downtown South Stadium District	0.17	30	45	30	5	Moderate	Partially vacant site with one story vacant dilapidated storage building, two two story occupied deferred maintenance warehouse/office buildings and three one story vacant dilapidated warehouse/office buildings	Downtown (Non-Vacant Land Infill)	no	no
Pending Infill Project: H & Inyo (T. Frazier)	46828612	DTN	Downtown Neighborhood	Downtown South Stadium District	0.26	30	45	30	8	Moderate	Partially vacant site with one story vacant dilapidated storage building, two two story occupied deferred maintenance warehouse/office buildings and three one story vacant dilapidated warehouse/office buildings	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: H & Inyo (T. Frazier)	46828608	DTN	Downtown Neighborhood	Downtown South Stadium District	0.60	30	45	30	18	Moderate	Partially vacant site with one story vacant dilapidated storage building, two two story occupied deferred maintenance warehouse/office buildings and three one story vacant dilapidated warehouse/office buildings	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: Pacifica SW Bldg ,lots	46617212	DTC	Downtown Core	Downtown Central Business District	0.40	30	45	30	12	Moderate	Fifteen story partially vacant banquet hall/office/residentiala lifts partially good condition and partially deferred maintenance building	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: 1743 and 1752 L St.	46613202	RMX	Regional Mixed Use	Downtown Neighborhoods	0.17	30	45	30	5	Moderate	Vacant site and two story vacant dilapidated residence site	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: 1743 and 1752 L St.	46613203	RMX	Regional Mixed Use	Downtown Neighborhoods	0.17	30	45	30	5	Moderate	Vacant site and two story vacant dilapidated residence site	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: 3143 E. Malaban Way	42002015T	PI	Public and Institutional	Public Facility College	3.65	30	45	30	110	Moderate	Vacant on BRT corridor	Established Neighborhoods North of Shaw (Non-Vacant Land Infill)	no	no
Potential Infill Project: 4063 W San Jose	50909133	RMX	Regional Mixed Use	Mixed Use Regional	17.58	30	45	30	528	Moderate	Vacant building and parking on BRT Corridor	BRT Corridors (Non-Vacant Land Infill)	no	no
Potential Infill Project: Blackstone/Clinton	44409204	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.17	12	16	12	2	Moderate	Partly vacant site with a one story residence, a one story deferred maintenance residence, a two story vacant dilapidated residence, two one story vacant dilapidated residences, and two one story vacant deferred maintenance commercial (restaurant and tire shop) buildings on the BRT Corridor	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: Blackstone/Clinton	44409205	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.21	12	16	12	2	Moderate	Partly vacant site with a one story residence, a one story deferred maintenance residence, a two story vacant dilapidated residence, two one story vacant dilapidated residences, and two one story vacant deferred maintenance commercial (restaurant and tire shop) buildings on the BRT Corridor	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: Blackstone/Clinton	44409217	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.49	12	16	12	6	Moderate	Partly vacant site with a one story residence, a one story deferred maintenance residence, a two story vacant dilapidated residence, two one story vacant dilapidated residences, and two one story vacant deferred maintenance commercial (restaurant and tire shop) buildings on the BRT Corridor	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: Blackstone/Clinton	44409216	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.52	12	16	12	6	Moderate	Partly vacant site with a one story residence, a one story deferred maintenance residence, a two story vacant dilapidated residence, two one story vacant dilapidated residences, and two one story vacant deferred maintenance commercial (restaurant and tire shop) buildings on the BRT Corridor	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: Blackstone/Clinton	44409213	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	2.64	12	16	12	32	Moderate	Partly vacant site with a one story residence, a one story deferred maintenance residence, a two story vacant dilapidated residence, two one story vacant dilapidated residences, and two one story vacant deferred maintenance commercial (restaurant and tire shop) buildings on the BRT Corridor	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: Blackstone/Olive	45206118	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	1.89	12	16	12	23	Moderate	Partly vacant site with one story vacant deferred maintenance commercial building and parking on BRT Corridor	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: JC Penny	46828101	DTC	Downtown Core	Downtown Central Business District	0.57	30	45	30	17	Moderate	Six story vacant dilapidated building	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: North Mall	46615312	DTC	Downtown Core	Downtown Central Business District	0.41	30	45	30	12	Moderate	Three story occupied good condition office building (Fresno Housing Authority), a story occupied good condition office building, a one story occupied good condition commercial (CVS) building with parking, and four parking sites	Downtown (Non-Vacant Land Infill)	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Potential Infill Project: North Mall	46621113T	DTC	Downtown Core	Downtown Central Business District	0.48	30	45	30	14	Moderate	Three story occupied good condition office building (Fresno Housing Authority), a story occupied good condition office building, a one story occupied good condition commercial (CVS) building with parking, and four parking sites	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: North Mall	46615315	DTC	Downtown Core	Downtown Central Business District	0.52	30	45	30	16	Moderate	Three story occupied good condition office building (Fresno Housing Authority), a story occupied good condition office building, a one story occupied good condition commercial (CVS) building with parking, and four parking sites	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: North Mall	46615314	DTC	Downtown Core	Downtown Central Business District	0.55	30	45	30	17	Moderate	Three story occupied good condition office building (Fresno Housing Authority), a story occupied good condition office building, a one story occupied good condition commercial (CVS) building with parking, and four parking sites	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: North Mall	46615318	DTC	Downtown Core	Downtown Central Business District	0.65	30	45	30	19	Moderate	Three story occupied good condition office building (Fresno Housing Authority), a story occupied good condition office building, a one story occupied good condition commercial (CVS) building with parking, and four parking sites	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: North Mall	46620650T	DTC	Downtown Core	Downtown Central Business District	1.32	30	45	30	40	Moderate	Three story occupied good condition office building (Fresno Housing Authority), a story occupied good condition office building, a one story occupied good condition commercial (CVS) building with parking, and four parking sites	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: North Mall	46620656T	DTC	Downtown Core	Downtown Central Business District	1.40	30	45	30	42	Moderate	Three story occupied good condition office building (Fresno Housing Authority), a story occupied good condition office building, a one story occupied good condition commercial (CVS) building with parking, and four parking sites	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: South Stadium, Phase 3	46828445T	DTC	Downtown Core	Downtown Central Business District	2.69	30	45	30	81	Moderate	Vacant and parking portion of baseball stadium site	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: Van Ness/ Stanislaus	46614208	DTN	Downtown Neighborhood	Downtown Cultural Arts District	0.17	30	45	30	5	Moderate	Partly vacant site with one story vacant dilapidated building parking site, and one story vacant dilapidated commercial (gas station) building site	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: Van Ness/ Stanislaus	46614204	DTN	Downtown Neighborhood	Downtown Neighborhoods	0.21	30	45	30	6	Moderate	Partly vacant site with one story vacant dilapidated building parking site, and one story vacant dilapidated commercial (gas station) building site	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: Van Ness/ Stanislaus	46614207	DTN	Downtown Neighborhood	Downtown Cultural Arts District	0.26	30	45	30	8	Moderate	Partly vacant site with one story vacant dilapidated building parking site, and one story vacant dilapidated commercial (gas station) building site	Downtown (Non-Vacant Land Infill)	no	no
Potential Infill Project: Van Ness/ Stanislaus	46614203	DTN	Downtown Neighborhood	Downtown Neighborhoods	0.34	30	45	30	10	Moderate	Partly vacant site with one story vacant dilapidated building parking site, and one story vacant dilapidated commercial (gas station) building site	Downtown (Non-Vacant Land Infill)	no	no
Pending Infill Project: M & Inyo (Cityowned)	46821220T	DTG	Downtown General	Downtown Central Business District	0.74	30	45	30	22	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Underutilized	46613403	DTN	Downtown Neighborhood	Downtown Cultural Arts District	0.13	30	45	30	4	Very Low/Low	Partly vacant site with two story occupied residential building (apartment)	Downtown (Non-Vacant Land Infill)	no	no
Underutilized	46707404	DTN	Downtown Neighborhood	Downtown Chinatown District	0.17	30	45	30	5	Very Low/Low	Partly vacant site with two story partially vacant dilapidated building, first floor commercial and second floor residential or office	Downtown (Non-Vacant Land Infill)	no	no
Underutilized	46706207	DTN	Downtown Neighborhood	Downtown Central Business District	0.17	30	45	30	5	Very Low/Low	parking for building, undeveloped	Downtown (Non-Vacant Land Infill)	no	no
Underutilized	46828606	DTN	Downtown Neighborhood	Downtown South Stadium District	0.43	30	45	30	13	Very Low/Low	Partly vacant site with one story vacant deferred maintenance commercial building	Downtown (Non-Vacant Land Infill)	no	no
Underutilized	46708518	DTN	Downtown Neighborhood	Downtown South Stadium District	0.44	30	45	30	13	Very Low/Low	Partly vacant site with one story occupied deferred maintenance warehouse/storage building	Downtown (Non-Vacant Land Infill)	no	no
Underutilized	46811417	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.51	5	12	5	3	Above Moderate	Partly vacant site with one story occupied deferred maintenance office building and parking	Downtown (Non-Vacant Land Infill)	no	no
Underutilized	46608121	DTN	Downtown Neighborhood	Downtown Neighborhoods	0.52	30	45	30	16	Very Low/Low	Mostly vacant site with parking lot on BRT Corridor	Downtown (Non-Vacant Land Infill)	no	no
Underutilized	46829207	DTN	Downtown Neighborhood	Downtown South Stadium District	0.75	30	45	30	22	Very Low/Low	Partly vacant site with one story occupied deferred maintenance auto repair building and parking on BRT Corridor	Downtown (Non-Vacant Land Infill)	no	no
Underutilized	41504441	RMX	Regional Mixed Use	Mixed Use Regional	0.84	30	45	30	25	Very Low/Low	Partly vacant site with one story occupied building (clinical laboratory) and parking on BRT Corridor	BRT Corridors (Non-Vacant Land Infill)	no	no
Underutilized	46819230	DTG	Downtown General	Downtown Central Business District	0.85	30	45	30	26	Very Low/Low	Partly vacant site with one story commercial building and parking on BRT Corridor	Downtown (Non-Vacant Land Infill)	no	no
Underutilized	46706606	DTN	Downtown Neighborhood	Downtown Chinatown District	0.86	30	45	30	26	Very Low/Low	Partly vacant site with one story partially vacant deferred maintenance commercial/office partially vacant building and parking lot	Downtown (Non-Vacant Land Infill)	no	no
Underutilized	41845013	RMX	Regional Mixed Use	Mixed Use Regional	0.92	30	45	30	28	Very Low/Low	Mostly vacant site with small vehicle test course, observation deck, parking and paving adjacent to BRT Corridor site	Existing Neighborhoods North of Shaw	no	no
Underutilized	46711114	DTN	Downtown Neighborhood	Downtown Chinatown District	1.04	30	45	30	31	Very Low/Low	Partly vacant site with one two story and five one story partially vacant deferred maintenance commercial/office buildings and parking	Downtown (Non-Vacant Land Infill)	no	no
Underutilized	46816707	DTG	Downtown General	Downtown Central Business District	1.78	30	45	30	53	Very Low/Low	parking lot	Downtown (Non-Vacant Land Infill)	no	no
Underutilized	44923118	NMX	Neighborhood Mixed Use	Downtown Corridor General	2.11	12	16	12	25	Moderate	Partly vacant site with one story occupied building (fast food restaurant) and parking	Downtown (Non-Vacant Land Infill)	no	no
Underutilized	41504445	RMX	Regional Mixed Use	Mixed Use Regional	2.45	30	45	30	73	Very Low/Low	Mostly vacant site with parking lot on BRT Corridor	BRT Corridors (Non-Vacant Land Infill)	no	no
Underutilized	50506020	RMX	Regional Mixed Use	Mixed Use Regional	2.84	30	45	30	85	Very Low/Low	Partly vacant site with one story occupied single family residential building, one story office building (trucking company) and parking on BRT Corridor	DA-1 North (West Growth Area North of Clinton)	no	no
Underutilized	46509436U	DTN	Downtown Neighborhood	Downtown Central Business District	2.93	30	45	30	88	Very Low/Low	Partly vacant site with one story occupied deferred maintenance warehouse distribution building and parking	Downtown (Non-Vacant Land Infill)	no	no
Underutilized	47927001	RM-3	Residential Multi-Family, High Density	Residential High Density	4.78	30	45	30	143	Very Low/Low	Partly vacant site with one story occupied residential building	DA-1 South (Southwest Growth Area)	no	no
Underutilized	50803006	RMX	Regional Mixed Use	Mixed Use Regional	28.06	30	45	30	842	Very Low/Low	Partly vacant site with one story vacant dilapidated building and bathing cages adjacent to vacant BRT Corridor site	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	46819236	DTG	Downtown General	Downtown Central Business District	0.06	30	45	30	2	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46708517T	DTN	Downtown Neighborhood	Downtown South Stadium District	0.06	30	45	30	2	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46708501	DTN	Downtown Neighborhood	Downtown South Stadium District	0.07	30	45	30	2	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46829206	DTN	Downtown Neighborhood	Downtown South Stadium District	0.08	30	45	30	2	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46712118	DTN	Downtown Neighborhood	Downtown South Stadium District	0.08	30	45	30	3	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	46819227	DTG	Downtown General	Downtown Central Business District	0.12	30	45	30	4	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46712113	DTN	Downtown Neighborhood	Downtown South Stadium District	0.12	30	45	30	4	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46006203	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.12	12	16	12	1	Moderate	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50812013S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46305028T	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.13	16	30	16	2	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51136209	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	30303425	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	30305211	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57929220S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47020229	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57928315S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51051104	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51051106	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51051108	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51051110	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51051112	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51051114	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51051116	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57928302S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	30307102	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	30307108	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	30307343	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	463050401	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.13	16	30	16	2	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46518208	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.13	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44730328	RM-1	Residential Multi-Family, Urban Neighborhood	Residential Medium High Density	0.13	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51011009	RM-2	Residential Single-Family, Medium Density	Residential Urban Neighborhood	0.13	16	30	16	2	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	45106415	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46519303	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45908103	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.13	12	16	12	2	Moderate	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46517413	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46517422T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46517421T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46613402	DTN	Downtown Neighborhood	Downtown Cultural Arts District	0.13	30	45	30	4	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46715414	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45925403	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45925404	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45928407	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46517105	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45928427	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46717215	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46518312	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46430020	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.13	3.5	6	3.5	0	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47809305	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45821168	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45907403	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47815308	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45916208	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46708208	DTN	Downtown Neighborhood	Downtown South Stadium District	0.13	30	45	30	4	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45930502	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.13	12	16	12	2	Moderate	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	30304247	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47815409	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46712115	DTN	Downtown Neighborhood	Downtown South Stadium District	0.13	30	45	30	4	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51136101	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.13	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47110306	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.13	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no

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Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	47714409T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.15	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	30307101	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	30316149	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	30316147	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46814007	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.15	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46814010	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.15	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	30311238	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	48143301	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48143322	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48143312	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48143311	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57928205S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44412425	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50810230S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46819213T	DTG	Downtown General	Downtown Central Business District	0.15	30	45	30	4	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46826203	DTG	Downtown General	Downtown Central Business District	0.15	30	45	30	4	Very Low/Low	Partly vacant site with one story office building and one stor storage building on BRT Corridor	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47118205	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.15	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45215522	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.15	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45215512	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.15	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45216513	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.15	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45212126	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.15	12	16	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45925214	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.15	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31329108	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.15	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50532102	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50532103	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47718205	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.15	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57929117S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45220206	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46420011	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	51051410	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50532104	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	44311119	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.15	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51051406	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	31065614	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44311120	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45816123	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.15	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	48150107S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48150108S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48150109S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47718112	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.15	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	48022038	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	South Industrial	no	no
Vacant	30304139	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45214608	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.15	12	16	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51136301	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	48143104	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57928316S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46518604	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.15	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50532105	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51051404	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	45932113	RS-5	Residential Single-Family, Medium Density	Downtown Neighborhoods	0.15	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	48143416	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48143415	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	48143401	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43533301	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43524210	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47028219	NMX	Neighborhood Mixed Use	Downtown Corridor/Genera	0.15	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46712112	DTN	Downtown Neighborhood	Downtown South Stadium District	0.15	30	45	30	5	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50611213	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	32920038	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	303041X1	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44408607	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.15	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48143224	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.15	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50607610	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46417210	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	41809136	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	41809134	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	41809135	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	30305308	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.15	16	30	16	2	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46727106	NMX	Neighborhood Mixed Use	Downtown Corridor/Genera	0.15	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	30305104	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.15	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44409301	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.16	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45433102	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45420409	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45420417	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44408514	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.16	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45813204	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45427122	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45813205	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44408312	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.16	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46122410	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47017425	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.16	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31287228	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.16	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51136310	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.16	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50532106	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.16	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	31281417	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.16	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	45122308	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.16	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43524209	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.16	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46713202	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	41809131	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.16	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51051422	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.16	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	43516225	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.16	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46813116	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47813425	NMX	Neighborhood Mixed Use	Downtown Corridor/Genera	0.16	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45123103	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.16	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31287124	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.16	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47827428	RS-5	Residential Single-Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45812106	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	43621316	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.16	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45812207	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50531102S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.16	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47818236	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47818237	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57916040S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.16	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45020319	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.16	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31066216	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.16	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no

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Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	45015401T	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.16	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46107325	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.16	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45927414	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47711411	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.17	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31304083T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.17	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45222406	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.17	12	16	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	41826212	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.17	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	43621317	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.17	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47025403	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45222405T	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.17	12	16	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50412301S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.17	12	15	12	2	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47106229	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.17	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45221112	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.17	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	32625020	RS-3	Residential Single Family, Low Density	Residential Low Density	0.17	0.2	3.5	0.2	0	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46826209	DTG	Downtown General	Downtown Central Business District	0.17	30	45	30	5	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45906210	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45224121	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.17	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47818201	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47720015	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.17	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	48143221	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.17	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45232415	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.17	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45426143	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57916025S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.17	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	48143219	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.17	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57916034S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.17	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44624203	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.17	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46607101	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.17	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46517601	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	32813213	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.17	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46512517	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51011020	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.17	16	30	16	3	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	46512516	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44405202	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.17	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46713203	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50412106S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.17	12	15	12	2	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47825237	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57916037S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.17	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46715602	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46517503	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46517502	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45610008	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.17	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	32817105	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.17	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46517402	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46723608	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46528409	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46107429	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45821156	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46516107	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50411201	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.17	12	15	12	2	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46723613	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46726201T	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.17	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46726202T	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.17	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46724511T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46724509T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31077202	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.17	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no

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Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	46706325	DTN	Downtown Neighborhood	Downtown Christown District	0.17	30	45	30	5	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45935134	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.17	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46826111	DTG	Downtown General	Downtown Central Business District	0.17	30	45	30	5	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46826117	DTG	Downtown General	Downtown Central Business District	0.17	30	45	30	5	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46715303	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46706329	DTN	Downtown Neighborhood	Downtown Christown District	0.17	30	45	30	5	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45231218	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46715302	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	40355118S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.17	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46715510	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45911211	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.17	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45225224T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31619207T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.17	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47819132	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.17	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45231101	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44616220	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.17	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	4522315	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.17	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31265035S	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.17	5	12	5	1	Above Moderate	Vacant	DA-4 West (West Growth Area South of Clinton)	no	no
Vacant	45230604	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46512503	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46126410	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.17	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46126510	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.17	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50420116	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.17	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	46517401	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.17	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57907419S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.18	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44616422	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46724506T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.18	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31265010S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.18	3.5	6	3.5	1	Above Moderate	Vacant	DA-4 West (West Growth Area South of Clinton)	no	no
Vacant	45932217	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.18	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50532101	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.18	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	30311236	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45226206	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46005239	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.18	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46312030	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.18	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45816128	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.18	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31381028	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45230127T	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.18	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46010103	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.18	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	43602210	RMX	Regional Mixed Use	Mixed Use Regional	0.18	30	45	30	5	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43621314	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.18	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47712104	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.18	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45419405	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.18	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45925306	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.18	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47713112	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.18	16	30	16	3	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47721115	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46411107	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.18	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51051101	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	45208211	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.18	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47915117	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47915204	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45925311	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.18	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47915221	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45208112	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.18	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57927013S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.18	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50530405S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.18	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47720011	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	48020121	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.18	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47712105T	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.18	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45610015	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47915103	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50643032S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46431210T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.18	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50643034S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50643035S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	41816102S	RM-3	Residential Multi-Family, High Density	Residential High Density	0.18	30	45	30	6	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50643036S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50643037S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47719313	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46419207	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.18	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45925310	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.18	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45220707	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.18	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45228221	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.18	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47013309	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.18	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45228217	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.19	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45228216	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.19	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47714116	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47716207	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47713105	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.19	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47712313	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47713104	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.19	16	30	16	3	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46819237	DTG	Downtown General	Downtown Central Business District	0.19	30	45	30	6	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47714102	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47711405	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.19	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47712306	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47027305	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.19	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45423334	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47919119	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.19	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46130313	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31066302	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.19	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31066303	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.19	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31066304	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.19	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	30309171	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.19	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47807219	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	32816118	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.19	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47712106T	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.19	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46708510	DTN	Downtown Neighborhood	Downtown South Stadium District	0.19	30	45	30	6	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45124226	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.19	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47813406	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.19	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47713419	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.19	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	57917025S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.19	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47713418	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.19	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47714432T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47714433T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47919204	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.19	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45821226	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47320038	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.19	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46122136	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50419101	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.19	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	45920007	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.19	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no

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Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	51051309	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.19	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	45910433	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	41723117	RMX	Regional Mixed Use	Mixed Use Regional	0.19	30	45	30	6	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47916412	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.19	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	40261004	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.19	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45931126	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47005301	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.19	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45426131	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	32624025	RS-3	Residential Single Family, Low Density	Residential Low Density	0.19	0.2	3.5	0.2	0	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45816112	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44403133	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.19	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50411120	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.19	12	15	12	2	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	430231X1	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.19	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45821173	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47712316	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45230130T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.19	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	48021401	RS-3	Residential Single Family, Low Density	Residential Low Density	0.19	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	49408103T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.19	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	49408104T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.19	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	49408105T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.19	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	49408106T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.19	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	49408107T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.19	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	49408108T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.19	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	49408109T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.19	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	49408110T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.19	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	49408111T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.19	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	49408112T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.19	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45230126T	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.19	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47125307	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.20	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47125306	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.20	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	40408301	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.20	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47408017	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.20	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31066301	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.20	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47125305	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.20	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45904303	CMS	Commercial - Main Street	Commercial Main Street	0.20	12	16	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47125304	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.20	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47125303	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.20	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31077203	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.20	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45932218	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.20	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45816122	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.20	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45274601	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.20	12	16	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46712117	DTN	Downtown Neighborhood	Downtown South Stadium District	0.20	30	45	30	6	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31230032	RS-3	Residential Single Family, Low Density	Residential Low Density	0.20	0.2	3.5	0.2	0	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50733025	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.20	12	15	12	2	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45409102	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.20	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45821218	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.20	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47816105	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.20	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	40108204	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.20	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46409239	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.20	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45904336	CMS	Commercial - Main Street	Commercial Main Street	0.20	12	16	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47718102	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.20	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47718103	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.20	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45930310	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.20	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47718104	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.20	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	50939023	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.20	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31075411T	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.20	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40906072	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.20	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47126519	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.21	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	450260031	CMS	Commercial - Main Street	Commercial Main Street	0.21	12	16	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47320037	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45932506	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.21	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50922001S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.21	12	15	12	2	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45610013	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43517302	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.21	12	15	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	32916222	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	48710305	DTN	Downtown Neighborhood	Downtown Christown District	0.21	30	45	30	6	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44608213	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50921001S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.21	12	15	12	2	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	30304242	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57923009S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.21	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47902052	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46126513	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.21	12	16	12	2	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44404118	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50643038S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51024012	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	40717310	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.21	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51024011	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47718105S	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.21	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	43032226	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.21	16	30	16	3	Very Low/Low	Vacant	BRT Corridors (Non-Vacant Land Infill)	no	no
Vacant	45910226	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.21	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46130319	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.21	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46130320	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.21	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46317111	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46010104	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.21	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47005115	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.21	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45816106	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.21	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45428161	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.21	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51051408	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47712113T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.21	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45021106T	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46228034	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50808203S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	32818506	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47720052	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.21	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50420108	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.21	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50808233S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.22	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	30315124	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.22	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	41814502	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.22	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	30311125	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.22	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	30308121	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.22	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	30312104	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.22	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	32817208	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.22	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50208301	RS-3	Residential Single Family, Low Density	Residential Low Density	0.22	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50532107	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.22	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	48706615	DTN	Downtown Neighborhood	Downtown Christown District	0.22	30	45	30	6	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47808323	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.22	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	30309242	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.22	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45418510	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.22	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no

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Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	31619208T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.22	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45907416	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.22	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44507104T	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.22	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45932701	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.22	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47713316	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.22	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31057219	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.22	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45821211	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.22	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50420117	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.22	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47722254	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.22	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50206210	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.22	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50208607	RS-3	Residential Single Family, Low Density	Residential Low Density	0.22	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	30316152	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.22	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50808227S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.22	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	41531011	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.22	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47714414T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.22	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47714406T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.22	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47714416T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.22	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47714431T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.22	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	42466005	RMX	Mixed Use	Mixed Use Regional	0.22	30	45	30	7	Very Low/Low	Vacant	BRT Corridors (Non-Vacant Land Infill)	no	no
Vacant	579074X1	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.22	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57819015S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.22	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	43621322	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.22	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50530320S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.22	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	46715401	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.22	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	466142141	DTN	Downtown Neighborhood	Downtown Neighborhoods	0.22	30	45	30	7	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46710306	DTN	Downtown Neighborhood	Downtown Chinatown District	0.22	30	45	30	7	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	42466004	RMX	Regional Mixed Use	Mixed Use Regional	0.22	30	45	30	7	Very Low/Low	Vacant	BRT Corridors (Non-Vacant Land Infill)	no	no
Vacant	46712510	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.22	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	32813314	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.22	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47813424	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.23	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	43621107	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.23	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40613315	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.23	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47005105	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.23	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47718212	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.23	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	30316150	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.23	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50810202ST	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.23	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47722103	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.23	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	48021402	RS-3	Residential Single Family, Low Density	Residential Low Density	0.23	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43621319	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.23	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46518415	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.23	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46007227	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.23	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	41814108	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.23	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	43016121	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.23	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44934109	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.23	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46518605	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.23	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47714430T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.23	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47711208	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.23	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50412303S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.23	12	15	12	3	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	41818322	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.23	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47808340	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.23	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46426040	RS-3	Residential Single Family, Low Density	Residential Low Density	0.23	0.2	3.5	0.2	0	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46123413	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.23	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44931218	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.23	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46432111T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.23	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	32624022	RS-3	Residential Single Family, Low Density	Residential Low Density	0.23	0.2	3.5	0.2	0	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	44934205	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.23	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46727112	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.23	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46130318	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.23	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45322314	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.23	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46130217	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.23	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51011025	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.23	16	30	16	4	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	46613125	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.23	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45027403	CMS	Commercial - Main Street	Commercial Main Street	0.24	12	16	12	3	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	460154271	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.24	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	579160XC	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.24	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	42466002	RMX	Regional Mixed Use	Mixed Use Regional	0.24	30	45	30	7	Very Low/Low	Vacant	BRT Corridors (Non-Vacant Land Infill)	no	no
Vacant	47007109	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.24	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44408614	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.24	12	15	12	3	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46426042	RS-3	Residential Single Family, Low Density	Residential Low Density	0.24	0.2	3.5	0.2	0	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45816114	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.24	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45027112	CMS	Commercial - Main Street	Commercial Main Street	0.24	12	16	12	3	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	42466007	RMX	Regional Mixed Use	Mixed Use Regional	0.24	30	45	30	7	Very Low/Low	Vacant	BRT Corridors (Non-Vacant Land Infill)	no	no
Vacant	57819013S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.24	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45214302	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.24	12	16	12	3	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46839063	DTN	Downtown Neighborhood	Downtown Town Center	0.24	30	45	30	7	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45930236	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.24	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	40277008	RS-3	Residential Single Family, Low Density	Residential Low Density	0.24	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44934110	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.24	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46007105	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.24	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46516302T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.24	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46521301	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.24	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	30315201	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.24	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46431212T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.24	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45222415	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.24	12	16	12	3	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31075750T	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.24	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45930330	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.24	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50532108	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.24	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51011031	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.24	16	30	16	4	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	32818203	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.24	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31378703	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.24	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31378704	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.24	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31378705	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.24	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31378702	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.24	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45933321T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.24	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45322316	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.25	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45821221	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.25	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46613333	DTN	Downtown Neighborhood	Downtown Cultural Arts District	0.25	30	45	30	7	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	43321008	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.25	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45910327	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.25	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51051407	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.25	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47923123	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.25	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46510701	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.25	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	48712401	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.25	5	12	5	1	Above Moderate	Vacant	South Industrial	no	no
Vacant	51051409	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.25	5	12	5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51004007	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.25	16	30	16	4	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	42464010	RMX	Regional Mixed Use	Mixed Use Regional	0.25	30	45	30	8	Very Low/Low	Vacant	BRT Corridors (Non-Vacant Land Infill)	no	no
Vacant	40547317S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.25	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45821238	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.25	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47818215	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.25	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44934104	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.25	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31383602	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.25	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46409236	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.25	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46411314	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.25	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	46603505	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.25	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	42629116	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.25	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48107017	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.25	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50530319S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.25	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	43015015	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51135201ST	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57624125S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47818202	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.26	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31383607	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50227131S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.26	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31383608	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45322407	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.26	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46516518	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.26	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46715516	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.26	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	48143220	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46717219	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.26	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46723614	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.26	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46517114	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.26	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31378706	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46614215T	DTN	Downtown Neighborhood	Downtown Neighborhoods	0.26	30	45	30	8	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50410111	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.26	12	15	12	3	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45933303	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.26	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46706312	DTN	Downtown Neighborhood	Downtown Central Business District	0.26	30	45	30	8	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31383609	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46613213	DTN	Downtown Neighborhood	Downtown Cultural Arts District	0.26	30	45	30	8	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47902036	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.26	12	15	12	3	Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47816104	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.26	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45403301T	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.26	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46822215T	DTG	Downtown General	Downtown Central Business District	0.26	30	45	30	8	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47126520	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.26	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46706338	DTN	Downtown Neighborhood	Downtown Central Business District	0.26	30	45	30	8	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46127211T	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.26	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51011030	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.26	16	30	16	4	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	31383610	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50939022	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50208608	RS-3	Residential Single Family, Low Density	Residential Low Density	0.26	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50207302	RS-3	Residential Single Family, Low Density	Residential Low Density	0.26	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50207305	RS-3	Residential Single Family, Low Density	Residential Low Density	0.26	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57819017S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31378707	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31378708	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31378709	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31379403	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31379404	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.26	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40645219S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.26	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31383611	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.27	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57819014S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.27	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44934201	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.27	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	32817201	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.27	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	30316151	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.27	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45129633	CMX	Community Center Mixed Use	Mixed Use Corridor/Center	0.27	16	30	16	4	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47815413	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.27	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	31383604	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.27	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31383606	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.27	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31383603	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.27	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31383605	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.27	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57915023S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.27	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50727719	RS-3	Residential Single Family, Low Density	Residential Low Density	0.27	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50027015S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.27	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50733022ST	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.27	12	15	12	3	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57915022S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.27	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57915003S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.27	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57915002S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.27	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50727722	RS-3	Residential Single Family, Low Density	Residential Low Density	0.27	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31378601	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.27	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	4582103	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.27	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46712514	NMX	Neighborhood Mixed Use	Downtown Corridor/Genera	0.27	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51011024	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.27	16	30	16	4	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57915021S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.27	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31077123	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.27	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31378602	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.27	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40645208S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.27	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	43321039	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.27	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31218048S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.27	5	12	5	1	Above Moderate	Vacant	DA-4 West (West Growth Area South of Clinton)	no	no
Vacant	40277005	RS-3	Residential Single Family, Low Density	Residential Low Density	0.27	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44934202	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.27	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46706344	DTN	Downtown Neighborhood	Downtown Central Business District	0.27	30	45	30	8	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57624116S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.28	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40642126S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.28	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45814415	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.28	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	43015082	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.28	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46127217T	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.28	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57914023S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.28	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31378603	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.28	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47712101	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.28	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47722271	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.28	5	12	5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31378701	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.28	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51011029	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.28	16	30	16	4	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50727718	RS-3	Residential Single Family, Low Density	Residential Low Density	0.28	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50420106	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.28	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	45814110	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.28	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57913033S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.28	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50409116ST	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.28	16	30	16	5	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46711413	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.28	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31287125	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.29	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47815228	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.29	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57914022S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.29	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45929219	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.29	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46711412	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.29	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50026212S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.29	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	42633123	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.29	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	32625919	RS-3	Residential Single Family, Low Density	Residential Low Density	0.29	0.2	3.5	0.2	0	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46218211	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.29	16	30	16	5	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	30309245	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.29	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	57915008S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.29	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46610332	NMX	Neighborhood Mixed Use	Downtown Corridor General	0.29	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	459930329	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.29	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31383601	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.29	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	32813226	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.29	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47106215	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.29	5	12	5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50420107	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.29	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	32813302	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.29	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	57915005S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.29	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45905119S	CMS	Commercial - Main Street	Commercial Main Street	0.29	12	16	12	4	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57724415S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.30	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45821230	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.30	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31322131	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.30	16	30	16	5	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46510607	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.30	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46814009	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.30	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57913003S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.30	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46711411	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.30	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57913035S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.30	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47815332	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.30	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50527004	RS-3	Residential Single Family, Low Density	Residential Low Density	0.30	0.2	3.5	0.2	0	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	46822212T	DTG	Downtown General	Downtown Central Business District	0.30	30	45	30	9	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45214117	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.30	12	16	12	4	Moderate	Vacant	BRT Corridors (Non-Vacant Land Infill)	no	no
Vacant	42628103	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.30	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45312122	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.30	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43613217	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.30	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46819214T	DTG	Downtown General	Downtown Central Business District	0.30	30	45	30	9	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47013136	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.30	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45821217	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.30	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57913024S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.30	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47718219	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.30	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57913019S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.30	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46708212	DTN	Downtown Neighborhood	Downtown South Stadium District	0.30	30	45	30	9	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47719401	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.30	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47719205	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.30	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	44934203	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.30	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45908231	NMX	Neighborhood Mixed Use	Downtown Corridor General	0.30	12	16	12	4	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46613328	DTN	Downtown Neighborhood	Downtown Cultural Arts District	0.30	30	45	30	9	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47719403	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.31	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50526027	RS-3	Residential Single Family, Low Density	Residential Low Density	0.31	0.2	3.5	0.2	0	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57724414S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.31	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40260215	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.31	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47721204	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.31	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47718106	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.31	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47311109S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.31	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43602228	RMX	Regional Mixed Use	Mixed Use Regional	0.31	30	45	30	9	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46130309	NMX	Neighborhood Mixed Use	Downtown Corridor General	0.31	12	16	12	4	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57724312S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.31	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57724417S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.31	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57724311S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.31	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	32818101	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.31	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47129108	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.31	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57914003S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.31	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45325112	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.31	12	15	12	4	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44730322	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.31	12	15	12	4	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31383612	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.31	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no

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Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	4683955S	DTN	Downtown Neighborhood	Downtown Town Center	0.31	30	45	30	9	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31075137T	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.31	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	42707140	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.32	16	30	16	5	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50530316S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.32	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	45223318	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.32	12	15	12	4	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57913025S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.32	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31322133	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.32	16	30	16	5	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57914004S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.32	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31379825	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.32	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31378710	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.32	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46220407	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.32	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40277011	RS-3	Residential Single Family, Low Density	Residential Low Density	0.32	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46710601	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.32	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57817027	RS-3	Residential Single Family, Low Density	Residential Low Density	0.32	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57724411S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.32	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57917010S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.32	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31379402	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.32	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57914005S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.32	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47825406	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.33	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57724402S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.33	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	43014063	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.33	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47403075	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.33	16	30	16	5	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50113410S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.33	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46127216T	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.33	12	16	12	4	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45027326	CMS	Commercial - Main Street	Commercial Main Street	0.33	12	16	12	4	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57724410S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.33	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57724409S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.33	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57724407S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.33	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57724406S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.33	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57724404S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.33	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44926037	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.33	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50234204S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.33	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50234202S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.33	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46032339	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.34	12	16	12	4	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57727046	RS-3	Residential Single Family, Low Density	Residential Low Density	0.34	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40511402S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.34	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46613124	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.34	12	16	12	4	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57917016S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.34	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57913018S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.34	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57819003S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.34	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51004004	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.34	16	30	16	5	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57724310S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.34	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57724418S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.34	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46608122	DTN	Downtown Neighborhood	Downtown Neighborhoods	0.34	30	45	30	10	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47125308	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.34	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57915006S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.34	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45219113	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.34	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46724508T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.34	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46607406	DTN	Downtown Neighborhood	Downtown Neighborhoods	0.34	30	45	30	10	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57913017S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.34	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46510605	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.34	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	42504136	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.34	12	15	12	4	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46724510T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.34	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	32916201	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.34	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46716402	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.34	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	41568526	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.34	12	15	12	4	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no

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Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	41568527	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.34	12	15	12	4	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	32916106	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.34	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45431324	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.34	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	43012042	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.34	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46707412	DTN	Downtown Neighborhood	Downtown Chinatown District	0.34	30	45	30	10	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46822216T	DTG	Downtown General	Downtown Central Business District	0.34	30	45	30	10	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46718609T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.34	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46716101	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.34	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46710202	DTN	Downtown Neighborhood	Downtown Chinatown District	0.34	30	45	30	10	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50412216S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.35	12	15	12	4	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31253509	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.35	5	12	5	2	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	45234919	NMX	Neighborhood Mixed Use	Downtown Corridor/Genera	0.35	12	16	12	4	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47818306	NMX	Neighborhood Mixed Use	Downtown Corridor/ Genera	0.35	12	16	12	4	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31253503	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.35	5	12	5	2	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47130206	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.35	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57917015S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.35	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45223223	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.35	12	15	12	4	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	41568536	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.35	12	15	12	4	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46127210T	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.35	12	16	12	4	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	48129811	NMX	Neighborhood Mixed Use	Downtown Corridor/ Genera	0.35	12	16	12	4	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46726203T	NMX	Neighborhood Mixed Use	Downtown Corridor/ Genera	0.35	12	16	12	4	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45917340	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.35	12	16	12	4	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46517216	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.35	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44336223	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.35	12	15	12	4	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45028037	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.35	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50411121	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.35	12	15	12	4	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	41533131	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.35	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45432414	NMX	Neighborhood Mixed Use	Downtown Corridor/Genera	0.35	12	16	12	4	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46708516	DTN	Downtown Neighborhood	Downtown South Stadium District	0.35	30	45	30	10	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46619602	DTN	Downtown Neighborhood	Downtown Cultural Arts District	0.35	30	45	30	11	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31379401	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.35	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46715301	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.35	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46218205	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.35	16	30	16	6	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	32916118	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.35	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47714226	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.35	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51011034	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.35	16	30	16	6	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47012409T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.35	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	30304231	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.36	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47712102	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.36	12	16	12	4	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57926004S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.36	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50525003	RS-3	Residential Single Family, Low Density	Residential Low Density	0.36	0.2	3.5	0.2	0	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57915009S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.36	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45328106	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.36	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47716111	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.36	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47704052	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.36	16	30	16	6	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46412207	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.36	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	40914048	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.36	16	30	16	6	Very Low/Low	Vacant	BRT Corridors (Non-Vacant Land Infill)	no	no
Vacant	47719310	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.36	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47721109	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.36	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47915112	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.36	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	57814041S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.36	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46305029T	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.36	16	30	16	6	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44404117T	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.37	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57814042S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.37	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	41819113T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.37	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47719102S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.37	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	57818030	RS-3	Residential Single Family, Low Density	Residential Low Density	0.37	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no

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Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	48035231	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.37	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46711501	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.37	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46512511	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.37	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44519211	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.37	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57918009S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.37	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51004011	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.37	16	30	16	6	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47714415T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.37	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51004009	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.37	16	30	16	6	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47714413T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.37	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57727041	RS-3	Residential Single Family, Low Density	Residential Low Density	0.37	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	43009043	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.37	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43321014	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.37	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43012039	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.37	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45431327	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.37	12	16	12	4	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57918005S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.37	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45928426	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.37	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46411310	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.37	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47915217	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.37	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45931809	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.37	12	16	12	4	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	5023401S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.38	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47813407	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.38	12	16	12	5	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57819001S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.38	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45821220	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.38	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47130245	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.38	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57819019S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.38	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47310404	RS-3	Residential Single Family, Low Density	Residential Low Density	0.38	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31380111	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.38	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47718101	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.38	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57814043S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.38	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	42628102	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.38	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46128331	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.38	12	16	12	5	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47310405	RS-3	Residential Single Family, Low Density	Residential Low Density	0.39	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51209402	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.39	5	12	5	2	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	46094217	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.39	12	16	12	5	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	40641107S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.39	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47919208	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.39	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31062616	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.39	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47919209	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.39	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46430022	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.39	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45930328	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.39	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46431214T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.39	3.5	6	3.5	1	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47711302	CMX	Commercial Center Mixed Use	Mixed Use Corridor/Center	0.40	18	30	18	6	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47714416T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.40	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	43608072	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.40	12	15	12	5	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50208612	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.40	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47125302	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.40	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	43011050	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.40	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44922509	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.40	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47015307T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.40	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45430325	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.40	12	16	12	5	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57926003S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.40	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	32916121	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.40	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45226411	CM5	Commercial - Main Street	Commercial Main Street	0.40	12	16	12	5	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50812006S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.40	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46829205	DTN	Downtown Neighborhood	Downtown South Stadium District	0.41	30	45	30	12	Very Low/Low	vacant	Downtown (Non-Vacant Land Infill)	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	47718107	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.41	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31077124T	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.41	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47309316S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.41	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47310403	RS-3	Residential Single Family, Low Density	Residential Low Density	0.41	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	42611106	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.41	3.5	6	3.5	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47309315S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.41	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47309317S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.41	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31254127	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.41	5	12	5	2	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57817030	RS-3	Residential Single Family, Low Density	Residential Low Density	0.41	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57918006S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.41	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47902033	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.41	12	15	12	5	Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47718202	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.41	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47718203	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.41	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	32916218	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.41	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46826520	DTG	Downtown General	Downtown Central Business District	0.42	30	45	30	12	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45821227	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.42	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46835036S	DTG	Downtown General	Downtown Central Business District	0.42	30	45	30	13	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47714419T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.42	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47714420T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.42	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47714421	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.42	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	30308237	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.42	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57927011S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.42	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47003207	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.42	12	16	12	5	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46123303	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.42	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50812010S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.42	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47811328	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.42	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45229134	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.43	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57918002S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.43	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50810121S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.43	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57926002S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.43	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46620529	DTC	Downtown Core	Downtown Central Business District	0.43	30	45	30	13	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46825402	DTC	Downtown Core	Downtown Central Business District	0.43	30	45	30	13	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46708507	DTN	Downtown Neighborhood	Downtown Chinatown District	0.43	30	45	30	13	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51011035	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.43	16	30	16	7	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	45912118	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.43	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57724412S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.43	3.5	6	3.5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	41740011	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.43	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46706334	DTN	Downtown Neighborhood	Downtown Chinatown District	0.43	30	45	30	13	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45222616	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.43	12	15	12	5	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47927016T	RM-3	Residential Multi-Family, High Density	Residential High Density	0.43	30	45	30	13	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	57918001S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.43	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45822028	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.43	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50207319	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.43	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45822030	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.44	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45320101	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.44	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44931228	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.44	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	42504215	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.44	12	15	12	5	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57915027S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.44	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	464102081	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.44	16	30	16	7	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	44922503	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.44	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57727045	RS-3	Residential Single Family, Low Density	Residential Low Density	0.44	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47714403T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.44	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47825405	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.44	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	57720027S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.45	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31332107	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.45	3.5	6	3.5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44411307	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.45	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40355229S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.45	3.5	6	3.5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57927007S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.45	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40270101	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.45	3.5	6	3.5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47217208	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.45	16	30	16	7	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57926005S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.45	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45015516	CMS	Commercial - Main Street	Commercial Main Street	0.45	12	16	12	5	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50506070	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.45	16	30	16	7	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51207060	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.45	5	12	5	2	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	46620528	DTC	Downtown Core	Downtown Central Business District	0.46	30	45	30	14	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50207322	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.46	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47309403	RS-3	Residential Single Family, Low Density	Residential Low Density	0.46	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	32818108	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.46	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50227135S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.46	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	32818110	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.46	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46431213T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.46	3.5	6	3.5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50810201ST	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.46	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	48137502S	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.46	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48149339S	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.46	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48137501S	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.46	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48149338S	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.46	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48149337S	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.46	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40535081S	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.46	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40558028	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.46	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47213016	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.46	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57814037	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.46	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40381032	RS-3	Residential Single Family, Low Density	Residential Low Density	0.46	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40558026	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.46	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40551012S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.46	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40552208S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.46	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47012407T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.46	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57918008S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.47	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45404228	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.47	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44934204	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.47	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47718217	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.47	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45125111	CMS	Commercial - Main Street	Commercial Main Street	0.47	12	16	12	6	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	41568539	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.47	12	15	12	6	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45904101	CMS	Commercial - Main Street	Commercial Main Street	0.47	12	16	12	6	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45821225	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.47	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44602038	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.47	12	15	12	6	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48149352S	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.47	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57927008S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.48	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	32916143	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.48	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45825024T	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.48	12	16	12	6	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	40606055	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.48	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46713611	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.48	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45932702	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.48	12	16	12	6	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	32815021	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.49	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	57926008S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.49	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51011005	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.49	16	30	16	8	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57927010S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.49	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51011033	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.49	16	30	16	8	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	51011032	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.49	16	30	16	8	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50208613	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.49	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45821222	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.49	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51004008	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.49	16	30	16	8	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	45405428	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.50	5	12	5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57907405S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.50	3.5	6	3.5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	32916124	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.50	5	12	5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	40558029	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.50	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57917008S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.50	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57915019S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.50	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44209049	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.50	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47825402	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.50	12	16	12	6	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51004013	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.50	16	30	16	8	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	44923129	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.50	12	16	12	6	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	48035314	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.51	5	12	5	3	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40558033	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.51	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44923135	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.51	12	16	12	6	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44209047	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.51	12	16	12	6	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44923128	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.51	12	16	12	6	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57814039	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.51	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40551011S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.51	5	12	5	3	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	477111101	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.52	16	30	16	8	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	32813128	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.52	3.5	6	3.5	2	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47309311	RS-3	Residential Single Family, Low Density	Residential Low Density	0.52	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	42406201	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.52	16	30	16	8	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44923134	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.52	12	16	12	6	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57926006S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.52	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47310406	RS-3	Residential Single Family, Low Density	Residential Low Density	0.52	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45216514	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.52	12	15	12	6	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57727027	RS-3	Residential Single Family, Low Density	Residential Low Density	0.53	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40263122	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.53	5	12	5	3	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31306007	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.53	5	12	5	3	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	42629116	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.53	12	15	12	6	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46512512	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.53	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57927001S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.53	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57927002S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.53	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57926001S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.53	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46713513	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.54	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50613021T	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.54	16	30	16	9	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57927009S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.54	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46411318	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.54	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	43709015T	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.54	5	12	5	3	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46604311	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.55	12	16	12	7	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47013301T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.55	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44303209	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.55	12	15	12	7	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40258030S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.55	3.5	6	3.5	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47213030	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.55	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47310307	RS-3	Residential Single Family, Low Density	Residential Low Density	0.56	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43814245T	RS-1	Residential Single Family, Extremely Low Density	Residential Low Density	0.56	0.0	1.2	1.2	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46029609	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.56	12	16	12	7	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46816609	DTG	Downtown General	Downtown Central Business District	0.56	30	45	30	17	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47129111	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.56	5	12	5	3	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47130243	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.57	5	12	5	3	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40558031	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.57	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45821229	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.57	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no

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Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	40558030	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.57	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57814034	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.57	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31309122S	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.57	16	30	16	9	Very Low/Low	Vacant	BRT Corridors (Non-Vacant Land Infill)	no	no
Vacant	43323006	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.58	12	15	12	7	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45422324	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.59	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47819122	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.59	12	16	12	7	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46611308	DTG	Downtown General	Downtown Central Business District	0.59	30	45	30	18	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	5004501X	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.59	16	30	16	9	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57926007S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.59	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40558034	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.59	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31327030	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.59	3.5	6	3.5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	42402216	NMX	Neighborhood Mixed Use	Mixed Use Regional	0.60	30	45	30	18	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47219035	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.60	12	15	12	7	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50812026	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.60	5	12	5	3	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47219036	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.60	12	15	12	7	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46027409	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.60	12	16	12	7	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46707316T	DTN	Downtown Neighborhood	Downtown South Stadium District	0.60	30	45	30	18	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46708226T	DTN	Downtown Neighborhood	Downtown South Stadium District	0.60	30	45	30	18	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47714417T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.61	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	41820145	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.61	16	30	16	10	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	48022037	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.61	5	12	5	3	Above Moderate	Vacant	South Industrial	no	no
Vacant	40558044	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.61	0	2.2	2.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44209050	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.61	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57927006S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.62	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51124036	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.62	12	15	12	7	Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47711207	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.62	5	12	5	3	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	408153X54	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.62	5	12	5	3	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57927003S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.62	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45230317	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.63	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47309310	RS-3	Residential Single Family, Low Density	Residential Low Density	0.63	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45328223	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.64	5	12	5	3	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50522059	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.64	3.5	6	3.5	2	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47204025	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.64	12	16	12	8	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47204028	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.64	12	16	12	8	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47204026	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.64	12	16	12	8	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47204027	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.64	12	16	12	8	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47713101	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.65	16	30	16	10	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47818319	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.65	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47712436	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.65	12	16	12	8	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46310017T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.65	3.5	6	3.5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31363503	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.65	3.5	6	3.5	2	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	42402217	NMX	Neighborhood Mixed Use	Mixed Use Regional	0.66	30	45	30	20	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45624122	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.66	5	12	5	3	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	41707056	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.66	5	12	5	3	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57927005S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.66	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45814108	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.67	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	31306008	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.67	5	12	5	3	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46411312	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.67	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46411311	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.67	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46417306	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.67	16	30	16	11	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	43517308	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.69	12	15	12	8	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40552309S	RS-2	Residential Single Family, Very Low Density	Residential Low Density	0.69	0	2.2	2.2	2	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44209048	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.69	12	16	12	8	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47826135	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.69	12	16	12	8	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45328124	RS-5	Residential Single Family, Medium Density	Residential Medium Density	0.70	5	12	5	4	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44209018	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.70	12	16	12	8	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	43402057	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.70	12	15	12	8	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50522058	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.71	3.5	6	3.5	2	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	51203052	RM-3	Residential Multi-Family, High Density	Residential High Density	0.71	30	45	30	21	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	4340206T	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.72	12	15	12	9	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57927012S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.73	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50232015	RS-3	Residential Single Family, Low Density	Residential Low Density	0.73	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57927004S	RS-3	Residential Single Family, Low Density	Residential Low Density	0.73	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44405201	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.73	5	12	5	4	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46430029	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.73	3.5	6	3.5	3	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	40257008	RM-3	Residential Multi-Family, High Density	Residential High Density	0.74	30	45	30	22	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46404039	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.74	5	12	5	4	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45204105	RM-3	Residential Multi-Family, High Density	Residential High Density	0.74	30	45	30	22	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47921514	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.74	5	12	5	4	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46502002	NMX	Neighborhood Mixed Use	Downtown Corridor Genera	0.79	12	16	12	9	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	41816306S	RM-3	Residential Multi-Family, High Density	Residential High Density	0.79	30	45	30	24	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47711301	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.79	16	30	16	13	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46427238	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.80	3.5	6	3.5	3	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47122045	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.80	5	12	5	4	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50020027S	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.81	16	30	16	13	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50601008T	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.81	5	12	5	4	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	4522741T	CMX	Commercial - Main Street	Commercial Main Street	0.82	12	16	12	10	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47713102	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.83	16	30	16	13	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	43308001	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.84	5	12	5	4	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51203037T	RM-3	Residential Multi-Family, High Density	Residential High Density	0.84	30	45	30	25	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51203033	RM-3	Residential Multi-Family, High Density	Residential High Density	0.84	30	45	30	25	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	44932118	NMX	Neighborhood Mixed Use	Downtown Corridor/Genera	0.85	12	16	12	10	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	41504440	RMX	Mixed Use Regional	Mixed Use Regional	0.85	30	45	30	25	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50808209S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.85	5	12	5	4	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47711303	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.85	16	30	16	14	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	51207007	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.85	5	12	5	4	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51207029	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.87	5	12	5	4	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	40558032	RS-1	Residential Single Family, Extremely Low Density	Residential Low Density	0.87	0.0	1.2	1.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45822025	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.87	5	12	5	4	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51002244	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.88	5	12	5	4	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47714412T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.89	5	12	5	4	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45305120	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.90	5	12	5	4	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43021007	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.90	12	15	12	11	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47818306	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.91	5	12	5	5	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47711304	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.93	16	30	16	15	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50613009S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.93	12	15	12	11	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50020028S	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.93	16	30	16	15	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	43039135	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.95	5	12	5	5	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48003018	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.96	5	12	5	5	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40505016	RS-1	Residential Single Family, Extremely Low Density	Residential Low Density	0.96	0.0	1.2	1.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47122005	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	0.96	12	15	12	12	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46406016T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.97	3.5	6	3.5	3	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	51011006	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	0.98	16	30	16	16	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	31380112T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	0.98	3.5	6	3.5	3	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	32916123	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	0.99	5	12	5	5	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	43322006	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.00	5	12	5	5	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31020124	RS-1	Residential Single Family, Extremely Low Density	Residential Low Density	1.00	0.0	1.2	1.2	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47927024T	RM-3	Residential Multi-Family, High Density	Residential High Density	1.01	30	45	30	30	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47927002T	RM-3	Residential Multi-Family, High Density	Residential High Density	1.02	30	45	30	31	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47927005T	RM-3	Residential Multi-Family, High Density	Residential High Density	1.02	30	45	30	31	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	51203038	RM-3	Residential Multi-Family, High Density	Residential High Density	1.02	30	45	30	31	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	45015409T	CMX	Commercial - Main Street	Commercial Main Street	1.03	12	16	12	12	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45825012	NMX	Neighborhood Mixed Use	Downtown Corridor/Genera	1.04	12	16	12	12	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46427237T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	1.05	3.5	6	3.5	4	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31011147	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	1.06	16	30	16	17	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	43305006	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.07	5	12	5	5	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	40609136	RS-1	Residential Single Family, Extremely Low Density	Residential Low Density	1.08	0.0	1.2	1.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47927006T	RM-3	Residential Multi-Family, High Density	Residential High Density	1.10	30	45	30	33	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46427238	RS-3	Residential Single Family, Low Density	Residential Low Density	1.10	0.2	3.5	0.2	0	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45603038	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	1.10	16	30	16	18	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31612001	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	1.11	3.5	6	3.5	4	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46402008	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	1.11	3.5	6	3.5	4	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	43038131	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	1.12	12	15	12	13	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45821233	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	1.14	5	12	5	6	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45223221	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	1.14	12	15	12	14	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50507005S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.14	5	12	5	6	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47818312	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	1.14	5	12	5	6	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50507042S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.15	5	12	5	6	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57907434S	RS-3	Residential Single Family, Low Density	Residential Low Density	1.15	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	48020117	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	1.15	3.5	6	3.5	4	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43323003	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	1.15	12	15	12	14	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50601007T	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.16	5	12	5	6	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	48032110	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.16	5	12	5	6	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50028001S	RS-1	Residential Single Family, Extremely Low Density	Residential Low Density	1.16	0.0	1.2	1.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	41715123	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.16	5	12	5	6	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47927004T	RM-3	Residential Multi-Family, High Density	Residential High Density	1.18	30	45	30	35	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47904032	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.18	5	12	5	6	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47704075ST	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	1.19	16	30	16	19	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	48012012	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.20	5	12	5	6	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46707202	DTN	Downtown Neighborhood	Downtown Chinatown District	1.21	30	45	30	36	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	43321033	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.21	5	12	5	6	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43814127T	RS-1	Residential Single Family, Extremely Low Density	Residential Low Density	1.22	0.0	1.2	1.2	1	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46404059T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	1.23	3.5	6	3.5	4	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	41504449	RMX	Regional Mixed Use	Mixed Use Regional	1.23	30	45	30	37	Very Low/Low	Vacant site with parking lot on BRT Corridor	Existing Neighborhoods North of Shaw	no	no
Vacant	31208226	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.24	5	12	5	6	Above Moderate	Vacant	DA-1 West (West Growth Area South of Clinton)	no	no
Vacant	46410215	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	1.25	16	30	16	20	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	48107004	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.25	5	12	5	6	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44923127	NMX	Neighborhood Mixed Use	Downtown Corridor/General	1.26	12	16	12	15	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51011008	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	1.27	16	30	16	20	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	46621417T	DTC	Downtown Core	Downtown Central Business District	1.28	30	45	30	38	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50506066	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	1.33	16	30	16	21	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50409128S	CR	Commercial - Regional	Commercial Regional	1.33	12	16	12	16	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	41724037	RMX	Regional Mixed Use	Mixed Use Regional	1.34	30	45	30	40	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57922027S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	1.37	3.5	6	3.5	5	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	48020120	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	1.37	3.5	6	3.5	5	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50507006S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.37	5	12	5	7	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	43722116	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.38	5	12	5	7	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45822011	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	1.38	5	12	5	7	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45822012	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	1.38	5	12	5	7	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46404013	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.43	5	12	5	7	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46405220	RS-3	Residential Single Family, Low Density	Residential Low Density	1.45	0.2	3.5	0.2	0	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	45603037	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	1.47	16	30	16	24	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48147041	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.48	5	12	5	7	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43305006	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	1.48	12	15	12	18	Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	31306009	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.48	5	12	5	7	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48012016	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.52	5	12	5	8	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31230012	RE	Residential Estate	Residential Low Density	1.54	0	0.2	0.2	0	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51004003	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	1.56	16	30	16	25	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47905006	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.57	5	12	5	8	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47905008	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.57	5	12	5	8	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	45907413U	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	1.59	5	12	5	8	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46402009	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	1.59	3.5	6	3.5	6	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31327053	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.61	5	12	5	8	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	30363021	RM-3	Residential Multi-Family, High Density	Residential High Density	1.64	30	45	30	49	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51051314	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.64	5	12	5	8	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47927003T	RM-3	Residential Multi-Family, High Density	Residential High Density	1.65	30	45	30	49	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	43709011	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.66	5	12	5	8	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51203031	RM-3	Residential Multi-Family, High Density	Residential High Density	1.67	30	45	30	50	Very Low/Low	Vacant site with dilapidated sections of a former poultry building on BRT Corridor. Structure is abandoned and unusable.	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47408018	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.69	5	12	5	8	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40915051	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	1.71	16	30	16	27	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45916401U	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	1.72	5	12	5	9	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44201002U	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	1.73	12	15	12	21	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57728033	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	1.74	3.5	6	3.5	6	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44211120	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	1.75	12	16	12	21	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46402035	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	1.76	3.5	6	3.5	6	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47704049	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	1.80	16	30	16	29	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	42805005T	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.83	5	12	5	9	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	41707058	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	1.86	12	15	12	22	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57721079	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	1.87	12	15	12	22	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51101257	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	1.87	12	15	12	22	Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	48003035	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.90	5	12	5	9	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40257009	RM-3	Residential Multi-Family, High Density	Residential High Density	1.90	30	45	30	57	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	43633017	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	1.91	5	12	5	10	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31324082	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	1.99	16	30	16	32	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46402024	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	2.00	3.5	6	3.5	7	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47902036	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	2.00	12	15	12	24	Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	42402118	RMX	Regional Mixed Use	Mixed Use Regional	2.01	30	45	30	60	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40535095S	RS-2	Residential Single Family, Very Low Density	Residential Low Density	2.02	0	2.2	2.2	4	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31208235	RS-1	Residential Single Family, Extremely Low Density	Residential Low Density	2.03	0.0	1.2	1.2	2	Above Moderate	Vacant	DA-4 West (West Growth Area South of Clinton)	no	no
Vacant	31208136	RE	Residential Estate	Residential Low Density	2.03	0	0.2	0.2	0	Above Moderate	Vacant	DA-4 West (West Growth Area South of Clinton)	no	no
Vacant	50020029S	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	2.04	16	30	16	33	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44207132	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	2.07	3.5	6	3.5	7	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	45603055T	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	2.08	16	30	16	33	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	472200XB	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	2.11	12	15	12	25	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31004139	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	2.11	5	12	5	11	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45424103	NMX	Neighborhood Mixed Use	Downtown Corridor/Genera	2.12	12	16	12	25	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	51107410	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	2.12	3.5	6	3.5	7	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	46819534T	DTG	Downtown General	Downtown Central Business District	2.13	30	45	30	64	Very Low/Low	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45328230	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	2.19	5	12	5	11	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44203007	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	2.19	12	15	12	26	Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	44204018	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	2.20	5	12	5	11	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	43309021S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	2.21	5	12	5	11	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47134001	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	2.27	12	15	12	27	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44207149	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	2.28	3.5	6	3.5	8	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	40302209	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	2.30	3.5	6	3.5	8	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46404073T	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	2.32	3.5	6	3.5	8	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	57801005	RS-3	Residential Single Family, Low Density	Residential Low Density	2.33	0.2	3.5	0.2	0	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	41809118	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	2.34	16	30	16	37	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51136324	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	2.34	12	15	12	28	Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47818317	NMX	Neighborhood Mixed Use	Downtown Corridor/Genera	2.36	12	16	12	28	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46404042	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	2.40	3.5	6	3.5	8	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46202029	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	2.46	16	30	16	39	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57922026S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	2.51	3.5	6	3.5	9	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50936041	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	2.51	12	15	12	30	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	313021031	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	2.51	16	30	16	40	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51207061	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	2.54	5	12	5	13	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no

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Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	40720402	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	2.56	12	15	12	31	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	48147041	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	2.56	5	12	5	13	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50936040S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	2.56	12	15	12	31	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46404054	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	2.58	5	12	5	13	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	48111020	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	2.65	12	15	12	32	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51003023	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	2.67	5	12	5	13	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	41604009	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	2.68	12	15	12	32	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50732001	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	2.70	12	15	12	32	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	48110009	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	2.71	12	15	12	32	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	40303007	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	2.77	12	15	12	33	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51398122	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	2.77	16	30	16	44	Very Low/Low	Vacant	BAY Corridor (Non-Vacant Land Infill)	no	no
Vacant	47403054	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	2.83	16	30	16	45	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47904026	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	2.87	5	12	5	14	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46302313	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	2.88	5	12	5	14	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31306010	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	2.95	5	12	5	15	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31025012	RS-1	Residential Single Family, Extremely Low Density	Residential Low Density	2.97	0.0	1.2	1.2	4	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46404055	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	2.97	5	12	5	15	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	51207007	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	3.02	5	12	5	15	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	43309024S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	3.06	12	15	12	37	Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	32818111	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	3.19	5	12	5	16	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31306011	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	3.23	5	12	5	16	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50903072S	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	3.23	16	30	16	52	Very Low/Low	vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50506024	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	3.30	16	30	16	53	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57907401S	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	3.34	16	30	16	53	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45811402	NMX	Neighborhood Mixed Use	Downtown Corridor/Center	3.51	12	16	12	42	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	48003060	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	3.53	12	15	12	42	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47706004T	RS-5	Residential Single-Family, Medium Density	Downtown Neighborhoods	3.54	5	12	5	18	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	57801035	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	3.58	5	12	5	18	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47711109ST	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	3.59	16	30	16	58	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50409143S	CR	Commercial - Regional	Commercial Regional	3.63	12	16	12	44	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51207061	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	3.64	5	12	5	18	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	42450126	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	3.66	12	15	12	44	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31004138	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	3.67	5	12	5	18	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51031101	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	3.72	5	12	5	19	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	43308002	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	3.79	5	12	5	19	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48109026	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	3.86	5	12	5	19	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44202232	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	3.89	5	12	5	19	Above Moderate	Vacant	DA-4 West (West Growth Area South of Clinton)	no	no
Vacant	47902035	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	3.97	12	15	12	48	Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50409145S	CR	Commercial - Regional	Commercial Regional	4.03	12	16	12	48	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50302008	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	4.03	12	15	12	48	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50601014T	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	4.04	16	30	16	65	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50647048S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	4.08	5	12	5	20	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57907459	RS-3	Residential Single Family, Low Density	Residential Low Density	4.10	0.2	3.5	0.2	1	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31243001	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	4.16	5	12	5	21	Above Moderate	Vacant	DA-4 West (West Growth Area South of Clinton)	no	no
Vacant	47706004T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	4.17	5	12	5	21	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	45603034T	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	4.17	12	15	12	50	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57801011	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	4.24	12	15	12	51	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50902016	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	4.27	5	12	5	21	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44926001	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	4.27	12	16	12	51	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	50304138S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	4.30	3.5	6	3.5	15	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	56703064	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	4.32	12	15	12	52	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50903069S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	4.48	12	15	12	54	Moderate	vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	44602040T	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	4.49	12	15	12	54	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	42601003	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	4.49	3.5	6	3.5	16	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no

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Vacant	40402102	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	4.52	16	30	16	72	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46402037	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	4.55	3.5	6	3.5	16	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	44913030	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	4.61	5	12	5	23	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46202009	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	4.81	18	30	16	74	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31327051S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	4.62	3.5	6	3.5	16	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46402012	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	4.69	3.5	6	3.5	16	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46402034	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	4.69	3.5	6	3.5	16	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47902052	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	4.71	5	12	5	24	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	48107003	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	4.75	5	12	5	24	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48108032	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	4.75	5	12	5	24	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51002201S	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	4.76	16	30	16	76	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57907431S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	4.79	3.5	6	3.5	17	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31004138	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	4.81	5	12	5	24	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51125002	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	4.85	12	15	12	58	Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	44202246	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	4.91	5	12	5	25	Above Moderate	Vacant	DA-1 West (West Growth Area South of Clinton)	no	no
Vacant	47704075ST	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	4.91	16	30	16	79	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46402013	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	4.92	3.5	6	3.5	17	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	51117120	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	4.94	5	12	5	25	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57907426S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	5.00	3.5	6	3.5	17	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57907427S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	5.00	3.5	6	3.5	18	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	48113026	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	5.02	5	12	5	25	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57907432S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	5.03	5	12	5	25	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31382050	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	5.14	3.5	6	3.5	18	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47202226	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	5.18	3.5	6	3.5	18	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47904014	RM-3	Residential Multi-Family, High Density	Residential High Density	5.27	30	45	30	158	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31074008	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	5.29	5	12	5	26	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50409135	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	5.30	16	30	16	85	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	45603048	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	5.33	16	30	16	85	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48102060S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	5.49	3.5	6	3.5	19	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	45603044	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	5.51	16	30	16	88	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50903004	RMX	Regional Mixed Use	Mixed Use Regional	5.56	30	45	30	167	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50903069S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium Density	5.57	12	15	12	67	Moderate	vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	48130033ST	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	5.68	3.5	6	3.5	20	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50613008S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	5.77	12	15	12	69	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	48109024	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	5.79	5	12	5	29	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46402026	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	5.83	3.5	6	3.5	20	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	48113026	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	5.96	12	15	12	71	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	43402081	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	6.00	12	15	12	72	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48111005	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	6.27	12	15	12	75	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48102060S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	6.39	5	12	5	32	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31602201	WMX	Neighborhood Mixed Use	Mixed Use Neighborhood	6.48	12	16	12	78	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47902043	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	6.48	12	15	12	78	Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	57907429S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	6.48	5	12	5	32	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51207039	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	6.54	5	12	5	33	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50408133	CR	Commercial Regional	Commercial Regional	6.97	12	16	12	84	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	41502817U	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	6.98	12	15	12	84	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	43303207	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	7.26	12	15	12	87	Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	31026051	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	7.50	3.5	6	3.5	26	Above Moderate	Vacant	DA-2 North (North of 180, East of Clovis)	no	no
Vacant	31026049	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	7.50	3.5	6	3.5	26	Above Moderate	Vacant	DA-2 North (North of 180, East of Clovis)	no	no
Vacant	46402028	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	7.80	3.5	6	3.5	27	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50601006T	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	7.80	5	12	5	39	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51207048	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	7.84	5	12	5	39	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	48104012S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	7.84	3.5	6	3.5	27	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57907428S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	7.94	5	12	5	40	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	477040731	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	8.06	16	30	16	129	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50902015	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	8.14	5	12	5	41	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50903074S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	8.22	12	15	12	99	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40409047	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	8.32	12	15	12	100	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50506008	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	8.43	16	30	16	135	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51002130	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	8.47	5	12	5	42	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51207017S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	8.49	5	12	5	42	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50409137	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	8.70	16	30	16	139	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40409046	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	8.72	12	15	12	105	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31074009	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	8.72	5	12	5	44	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51002129S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	8.76	5	12	5	44	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	44902010	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	8.88	5	12	5	44	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46404007	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	8.91	5	12	5	45	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	44909033S	RM-MH	Mobile Home Park	Residential Medium High Density	9.03	12	16	12	108	Moderate	Vacant	DA-4 West (West Growth Area South of Clinton)	no	no
Vacant	50613031S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	9.28	5	12	5	46	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50409111S	CR	Commercial - Regional	Commercial Regional	9.29	12	16	12	111	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46402036	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	9.31	3.5	6	3.5	33	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46402019	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	9.38	3.5	6	3.5	33	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46402031	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	9.49	3.5	6	3.5	33	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46402029	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	9.49	3.5	6	3.5	33	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46402030	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	9.50	3.5	6	3.5	33	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50408115S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	9.51	3.5	6	3.5	33	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47706003	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	9.53	5	12	5	48	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47905001	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	9.53	5	12	5	48	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50405005	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	9.53	5	12	5	48	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57907437S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	9.54	3.5	6	3.5	33	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51124033	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	9.58	12	15	12	115	Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	31243001	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	9.60	5	12	5	48	Above Moderate	Vacant	DA-4 West (West Growth Area South of Clinton)	no	no
Vacant	51207019	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	9.64	5	12	5	48	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	44204002	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	9.70	5	12	5	48	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51124037	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	9.74	12	15	12	117	Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51101107	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	9.77	5	12	5	49	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47202215	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	9.87	3.5	6	3.5	35	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57907483S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	10.02	5	12	5	50	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51203082	RM-3	Residential Multi-Family, High Density	Residential High Density	10.57	30	45	30	317	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57907457	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	10.65	3.5	6	3.5	37	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50902035S	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	10.76	16	30	16	172	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57909020S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	10.81	12	15	12	130	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46402007	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	10.83	3.5	6	3.5	38	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50803005	RMX	Regional Mixed Use	Mixed Use Regional	11.16	30	45	30	335	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50302011	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	11.20	12	15	12	134	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57907465S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	11.23	12	15	12	135	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57909023S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	12.07	12	15	12	145	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31028058	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	12.18	5	12	5	61	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51121412	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	12.33	3.5	6	3.5	43	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	48107022	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	12.57	5	12	5	63	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57907454S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	12.69	5	12	5	63	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50409117	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	12.81	16	30	16	205	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31208224	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	12.88	5	12	5	64	Above Moderate	Vacant	DA-4 West (West Growth Area South of Clinton)	no	no
Vacant	50302009S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	13.74	5	12	5	69	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57907401S	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	13.78	12	15	12	165	Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57907406S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	14.37	3.5	6	3.5	50	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no

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Vacant	51102301	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	14.57	16	30	16	233	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57907449	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	14.97	3.5	6	3.5	52	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50506008	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	15.14	12	15	12	182	Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51103142S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	15.38	5	12	5	77	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50504084	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	16.02	3.5	6	3.5	56	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57907452	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	16.11	3.5	6	3.5	56	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	50613028	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	16.45	16	30	16	263	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57907407S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	16.71	3.5	6	3.5	58	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46406017	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	16.75	3.5	6	3.5	59	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46406017	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	17.06	3.5	6	3.5	60	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46406015	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	17.22	3.5	6	3.5	60	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	48112004	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	17.22	5	12	5	86	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51207001	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	17.91	5	12	5	90	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50505011	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	18.12	5	12	5	91	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	46402015	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	18.34	3.5	6	3.5	64	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31304084	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	18.38	3.5	6	3.5	64	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31304018S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	18.61	3.5	6	3.5	65	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47902049	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	18.87	5	12	5	94	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	51101118	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	18.95	3.5	6	3.5	66	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50506008	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	19.10	16	30	16	306	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50405028	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	19.11	5	12	5	96	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	51207039	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	19.30	5	12	5	97	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	57907454S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	19.41	3.5	6	3.5	68	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31616033	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	19.80	3.5	6	3.5	69	Above Moderate	Vacant	DA-2 South (South of California, East of Fowler)	no	no
Vacant	31304050	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	19.97	3.5	6	3.5	70	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	56801020	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	20.02	16	30	16	320	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31304019	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	20.12	3.5	6	3.5	70	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57909022S	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	20.71	16	30	16	331	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31328043	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	22.22	3.5	6	3.5	78	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48110010	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	22.79	12	15	12	274	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48105003	RM-1	Residential Multi-Family, Medium High Density	Residential Medium High Density	23.18	12	15	12	278	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31327051S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	24.20	5	12	5	121	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50506074	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	24.32	16	30	16	389	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	46402025	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	24.72	3.5	6	3.5	87	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	57907458S	RS-3	Residential Single Family, Low Density	Residential Low Density	25.99	0.2	3.5	0.2	5	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31004138	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	26.08	3.5	6	3.5	91	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	57907478S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	27.75	5	12	5	139	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	57907468S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	32.02	5	12	5	160	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31021038	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	32.30	3.5	6	3.5	113	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51207050	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	32.35	5	12	5	162	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	46406017	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	33.48	3.5	6	3.5	117	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	48102047	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	38.05	5	12	5	190	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31026017	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	38.75	3.5	6	3.5	136	Above Moderate	Vacant	DA-2 North (North of 180, East of Clovis)	no	no
Vacant	57907456	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	52.61	3.5	6	3.5	184	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	31616065	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	54.60	3.5	6	3.5	191	Above Moderate	Vacant	DA-2 South (South of California, East of Fowler)	no	no
Vacant	31328071	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	59.44	5	12	5	297	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44310202	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.12	12	16	12	1	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44310201	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.12	12	16	12	1	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44310203	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.12	12	16	12	1	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	44310204	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.13	12	16	12	2	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	30306210	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.14	16	30	16	2	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	30306209	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.14	16	30	16	2	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	30306208	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.14	16	30	16	2	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	30305417	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.14	16	30	16	2	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47008104T	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.14	16	30	16	2	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47008105T	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.14	16	30	16	2	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46813104	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46813105	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.16	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	40919109	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.19	16	30	16	3	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40919105	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.19	16	30	16	3	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40919106	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.19	16	30	16	3	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40919107	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.19	16	30	16	3	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	40919108	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.19	16	30	16	3	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47005411T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.25	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	44318222	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	0.25	12	16	12	3	Moderate	Vacant	BRT Corridors (Non-Vacant Land Infill)	no	no
Vacant	47005410T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.25	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47005203T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.26	5	12	5	1	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	30305418	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.28	16	30	16	4	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47005201T	NMX	Neighborhood Mixed Use	Downtown Corridor General	0.29	12	16	12	3	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47217102	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.31	16	30	16	5	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47216113	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.31	16	30	16	5	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47216112	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.31	16	30	16	5	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47217101	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.31	16	30	16	5	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46813103	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.31	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47216114	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.32	16	30	16	5	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47005413T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.33	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47005412T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.33	5	12	5	2	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	42509103	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.34	16	30	16	6	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47008103T	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.36	16	30	16	6	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47008106T	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.37	16	30	16	6	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47003121	NMX	Neighborhood Mixed Use	Downtown Neighborhood Center	0.47	12	16	12	6	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	47005409T	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.51	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46323207	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.56	16	30	16	9	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46325220S	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.67	16	30	16	11	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46304017	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.67	16	30	16	11	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47003206	RS-5	Residential Single Family, Medium Density	Downtown Neighborhoods	0.68	5	12	5	3	Above Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	42517217	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.69	16	30	16	11	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	42708120	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.79	16	30	16	13	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	42517218	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	0.80	16	30	16	13	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	42809030	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	1.00	16	30	16	16	Very Low/Low	Vacant	BRT Corridors (Non-Vacant Land Infill)	no	no
Vacant	41808087	RMX	Regional Mixed Use	Mixed Use Regional	1.31	30	45	30	39	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	41808083	RMX	Regional Mixed Use	Mixed Use Regional	1.47	30	45	30	44	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	41808086	RMX	Regional Mixed Use	Mixed Use Regional	1.55	30	45	30	47	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47202160T	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	1.56	16	30	16	25	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	41808085	RMX	Regional Mixed Use	Mixed Use Regional	1.81	30	45	30	54	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	47202161T	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	1.83	16	30	16	29	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47202158T	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	1.98	16	30	16	32	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46325221S	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	1.98	16	30	16	32	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	41808082	RMX	Regional Mixed Use	Mixed Use Regional	2.36	30	45	30	71	Very Low/Low	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	46306017	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	2.42	16	30	16	39	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	41806044	RMX	Regional Mixed Use	Mixed Use Regional	2.51	30	45	30	75	Very Low/Low	Vacant site next to BRT corridor	BRT Corridors (Non-Vacant Land Infill)	no	no
Vacant	47005202T	NMX	Neighborhood Mixed Use	Downtown Corridor General	2.85	12	16	12	34	Moderate	Vacant	Downtown (Non-Vacant Land Infill)	no	no
Vacant	46305043	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	5.09	16	30	16	81	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no

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Vacant	51021004	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	4.72	16	30	16	76	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	31616052	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	4.73	16	30	16	76	Very Low/Low	Vacant	DA-2 South (South of California, East of Fowler)	no	no
Vacant	32808003	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	4.74	16	30	16	76	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	51204325	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	4.78	5	12	5	24	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51204324	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	4.78	5	12	5	24	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	32610024	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	4.90	3.5	6	3.5	17	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	51204319	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	4.95	16	30	16	79	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51204318	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	4.96	16	30	16	79	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	32610067	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	4.98	3.5	6	3.5	17	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50506068	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	5.15	16	30	16	82	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51204317S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	5.79	5	12	5	29	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	32808009	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	6.66	5	12	5	33	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	44906006	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	6.68	5	12	5	33	Above Moderate	Vacant	DA-4 West (West Growth Area South of Clinton)	no	no
Vacant	47702125	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	7.06	3.5	6	3.5	25	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	57801024S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	7.73	5	12	5	38	Above Moderate	Vacant	Existing Neighborhoods North of Shaw	no	no
Vacant	32610064	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	8.59	3.5	6	3.5	30	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	32610065	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	8.87	16	30	16	142	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46407010	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	9.05	3.5	6	3.5	32	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	46407011	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	9.05	3.5	6	3.5	32	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50506067	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	9.20	16	30	16	147	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47702111	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	9.32	3.5	6	3.5	33	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47902029	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	9.50	5	12	5	47	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	32610027	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	9.51	3.5	6	3.5	33	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	32610022	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	9.57	3.5	6	3.5	33	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	51204315	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	9.57	5	12	5	48	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51204316	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	9.57	5	12	5	48	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	44202243	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	9.63	5	12	5	48	Above Moderate	Vacant	DA-4 West (West Growth Area South of Clinton)	no	no
Vacant	47703028	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	9.68	16	30	16	155	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47703030S	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	9.73	16	30	16	156	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	32808003	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	9.79	5	12	5	49	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	32808002	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	9.81	5	12	5	49	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47904019	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	9.85	5	12	5	49	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	32808002	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	9.88	16	30	16	158	Very Low/Low	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31602201	NMX	Neighborhood Mixed Use	Mixed Use Neighborhood	10.32	12	16	12	124	Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	32808007	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	11.10	5	12	5	56	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31304079	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	11.61	3.5	6	3.5	41	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50508029S	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	11.92	16	30	16	191	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	31004107	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	12.10	5	12	5	61	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	46406013	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	13.07	3.5	6	3.5	46	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	32610055	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	13.22	3.5	6	3.5	46	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50506040	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	14.31	16	30	16	229	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	50506016S	RMX	Regional Mixed Use	Mixed Use Regional	14.57	30	45	30	437	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47703015	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	14.85	5	12	5	74	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31602221	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	14.98	16	30	16	240	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50506019	RMX	Regional Mixed Use	Mixed Use Regional	16.52	30	45	30	496	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47702119	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	17.07	3.5	6	3.5	60	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	4808005	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	17.85	5	12	5	89	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31025022	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	18.72	3.5	6	3.5	66	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31020103	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	18.77	16	30	16	300	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	32808004S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	18.79	5	12	5	94	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	32808001S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	18.80	5	12	5	94	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	51204328	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	19.11	5	12	5	96	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no

Table B-1 Sites Inventory Table

Site Type	APN	Zoning Code	Zoning	General Plan	Acres	Zoning Min. Density	Zoning Max. Density	Density Used for Capacity	Minimum Capacity	Affordability Level	Existing Use	Development Area	Environmental Constraints	Infrastructure Constraints
Vacant	51204329T	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	19.11	5	12	5	96	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51204312S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	19.12	5	12	5	96	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51204313S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	19.13	5	12	5	96	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51204314	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	19.14	5	12	5	96	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47703004	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	19.35	5	12	5	97	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31025008S	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	19.35	3.5	6	3.5	68	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	48112003	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	19.50	5	12	5	97	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47702109	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	19.55	3.5	6	3.5	68	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	32808005	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	19.68	5	12	5	98	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	32808006	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	19.68	5	12	5	98	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	50506017	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	20.31	16	30	16	325	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	47702114	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	20.98	3.5	6	3.5	73	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31602221	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	21.82	3.5	6	3.5	76	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	50803014	CMX	Corridor/Center Mixed Use	Mixed Use Corridor/Center	22.38	16	30	16	358	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	51204317S	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	22.57	16	30	16	361	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	31005223	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	23.61	3.5	6	3.5	83	Above Moderate	Vacant	DA-2 North (North of 180, East of Clovis)	no	no
Vacant	31002085S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	25.24	5	12	5	126	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31002086S	RM-2	Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	25.35	16	30	16	406	Very Low/Low	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	47703030S	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	28.05	5	12	5	140	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	51204323	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	28.69	5	12	5	143	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	31327045	RS-3	Residential Single Family, Low Density	Residential Low Density	28.85	0.2	3.5	0.2	6	Above Moderate	Vacant	DA-2 North (North of 180, East of Clovis)	no	no
Vacant	50506007	RMX	Regional Mixed Use	Mixed Use Regional	30.43	30	45	30	913	Very Low/Low	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	48109028	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	31.04	5	12	5	155	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	32610069	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	32.75	3.5	6	3.5	115	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	47702120	RS-4	Residential Single Family, Medium Low Density	Residential Medium Low Density	34.23	3.5	6	3.5	120	Above Moderate	Vacant	DA-1 South (Southwest Growth Area)	no	no
Vacant	31602221	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	34.78	5	12	5	174	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51204326	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	40.94	5	12	5	205	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no
Vacant	31004102	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	46.46	5	12	5	232	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	31002029	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	76.63	5	12	5	383	Above Moderate	Vacant	Existing Neighborhoods South of Shaw	no	no
Vacant	51202126	RS-5	Residential Single-Family, Medium Density	Residential Medium Density	120.11	5	12	5	601	Above Moderate	Vacant	DA-1 North (West Growth Area North of Clinton)	no	no