

<b>Table 9.5-2. Inventory of Vacant Parcels and Unit Development Capacity</b>					
<b>Parcel Number <sup>(1)</sup></b>	<b>Acres</b>	<b>Zoning <sub>(2,3)</sub></b>	<b>General Plan Density</b>	<b>Likely Unit Potential <sub>(2,3,4)</sub></b>	<b>Potential Affordability (by income level)</b>
017-130-079	38.20	R-1-PD		207	Above Moderate-
017-130-080	13.31	R-1-PD		72	Above Moderate-
<b>Total Above Moderate-</b>	<b>51.51</b>			<b>279</b>	
001-084-015	0.11	R-1	Low-	1	Moderate-
001-126-002	0.11	R-1	Low-	1	Moderate-
001-203-002	0.11	R-1	Low-	1	Moderate-
001-551-046	0.58	R-1	Low-	3	Moderate-
001-351-047	0.89	R-1	Low-	4	Moderate-
001-351-048	1.80	R-1	Low-	9	Moderate-
002-070-012	0.48	R-1	Low-	2	Moderate-
002-070-014	0.50	R-1	Low-	2	Moderate-
002-110-014	3.93	R-1	Low-	21	Moderate-
002-110-020	1.23	R-1	Low-	6	Moderate-
002-110-021	2.97	R-1	Low-	16	Moderate-
002-160-037	0.08	R-1	Low-	1	Moderate-
002-170-002	2.90	R-1	Low-	16	Moderate-
002-170-005	1.56	R-1	Low-	8	Moderate-
002-170-006	5.13	R-1	Low-	27	Moderate-
002-260-010	0.26	R-1	Low-	1	Moderate-
002-280-004	31.89	R-1	Low-	173	Moderate-
002-300-037	1.64	R-1	Low-	8	Moderate-
002-320-006	0.45	R-1	Low-	2	Moderate-
015-165-008	0.22	R-1	Low-	1	Moderate-
015-165-009	5.58	R-1	Low-	30	Moderate-
015-200-053	0.31	R-1	Low-	1	Moderate-
015-200-072	0.98	R-1	Low-	5	Moderate-
015-230-042	7.71	R-1	Low-	41	Moderate-
015-320-038	0.29	R-1	Low-	1	Moderate-
001-061-003	0.22	R-2	Medium-	2	Moderate-
001-072-006	0.27	R-2	Medium-	3	Moderate-
001-076-004	0.22	R-2	Medium-	2	Moderate-
001-084-002	0.22	R-2	Medium-	2	Moderate-
001-145-007	0.22	R-2	Medium-	2	Moderate-
001-183-013	0.11	R-2	Medium-	1	Moderate-
001-184-014	0.11	R-2	Medium-	1	Moderate-



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001-191-011	0.11	R-2	Medium-	1	Moderate-
001-191-012	0.11	R-2	Medium-	1	Moderate-
001-254-007	0.11	R-2	Medium-	1	Moderate-
001-296-017	0.06	R-2	Medium-	1	Moderate-
001-304-005	0.22	R-2	Medium-	2	Moderate-
001-305-013	0.16	R-2	Medium-	1	Moderate-
001-305-014	0.16	R-2	Medium-	1	Moderate-
001-306-008	0.22	R-2	Medium-	2	Moderate-
001-151-009	0.05	R-3	High-	1	Moderate-
001-203-002	0.11	R-3	High-	2	Moderate-
<b>Total Moderate-</b>	<b>74.90</b>			<b>407</b>	
002-120-027 (C)	8.55	R-4-HD	High-	136	Low-
002-120-028 (D)	9.53	R-4-HD	High-	152	Low-
<b>Total Low-</b>	<b>18.08</b>			<b>288</b>	
002-120-026 (A)	2.75	R-4-HD	High-	44	Very Low-
002-120-029 (B)	2.75	R-4-HD	High-	44	Very Low-
<b>Total Very Low-</b>	<b>5.50</b>			<b>88</b>	
<b>Overall Total</b>	<b>173.77</b>			<b>467</b>	

(1) All of the sites included in this table were available for development as of July 31, 2020.

(2) Minimum required lot area per dwelling unit, by zoning district, is as follows:  
R-1: 8,000 R-2: 3,500 R-3: 2,000

(3) Unit density for the R-1 district do not account for allowable accessory units.

(4) For R-4-HD assumes a residential density of 16 units per acre, which is 80% of the maximum density allowed. General Plan for these parcels is High-Density Residential that allows between 12 and 20 units per acre.

### C. PROGRAM RESOURCES

The City maintains existing programs and intends to implement new programs to facilitate production of housing units and meet housing needs identified in the City’s RHNA allocation. These programs are identified below. The discussion below describes local, State and federal programs, as well as private programs, that are available to promote the production of housing affordable to all income levels within the City. Implementation of Programs H-6 (State and Federal Programs) and H-7 (Local Finance Programs) in Section 9.8 of this Housing Element commits to the City to pursue these programs for the purpose of assisting affordable housing development.

#### 1. State Resources

- **Building Equity and Growth in Neighborhoods (BEGIN) Program:** The BEGIN Program is a homeownership program providing grants to local

