

| <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-                                        |



| <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 <sup>(2,3)</sup></b> | <b>General Plan Density</b> | <b>Likely Unit Potential <sup>(2,3,4)</sup></b> | <b>Potential Affordability (by income level)</b> |
| 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

