

## **APPENDIX B:**

### **HOUSING OPPORTUNITY SITE INVENTORY**

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## Overview of Appendix Contents

This Appendix provides an inventory of Moraga’s 2023-2031 Housing Opportunity Sites, including information required by the State of California for each site. A narrative summary of this information is contained in Chapter 4 of the Housing Element. This appendix presents the following information for each site:

Column	Title	Description
1	ID	A unique alpha-numeric ID has been assigned to each site. The letter corresponds to the site typology as follows: (A) = Entitled (already approved) project; (B) = Vacant sites zoned for low density development; (C) Vacant sites zoned for medium density development; (D) Vacant sites zoned for high density development; (E) Vacant sites zoned for mixed use development; (F) Non-vacant sites zoned for mixed use development. The number simply distinguishes each site in each lettered category.
2	APN	Assessor Parcel Number. Some sites have multiple APNs and some sites occupy only a portion of a given APN. These are noted in the “Comments” column in each table.
3	Address/Location	Either a street address or a narrative description of the location of each property
4	Acres	Total (gross) acres of the housing opportunity site
5	GP Des	Existing General Plan Designation
6	Zoning	Existing Zoning Designation. In a few cases, an asterisk is used to indicate a proposed zoning change (this is documented in footnotes)
7	Existing Use	A narrative description of the current use of each site
8	Units per Acre	Number of units per acre permitted based on the General Plan designation and/or zoning of the site. In Tables B-4, B-5, and B-6, the current maximum units per acre is cited, followed by the proposed maximum units per acre (including zoning changes). For instance “20/24” means the current zoning allows 20 Dwelling Units/ Acre (DUA) while the new zoning will allow 24 DUA.
9	Theoretical Capacity	The land area for each site multiplied by the maximum zoning density, inclusive of any proposed increases in allowable density. For already approved projects, the actual number of approved units is used.
10	Realistic Capacity	<p>(1) For already approved projects, the actual number of approved units is used</p> <p>(2) For sites with development constraints such as steep slopes and limited access, the estimate is generally 60-80 percent of what is allowed by zoning. This accounts for areas likely to be dedicated as open space, as well as the possibility of larger lots than the zoning minimum.</p> <p>(3) Most of the multi-family and mixed use sites have a minimum density as well as a maximum density. In most cases, the minimum density was used to estimate capacity. For sites with no constraints, the number of units was presumed to be 80 percent of theoretical capacity.</p> <p>The estimate of a site’s “realistic capacity” does not preclude a site from developing with more units than are shown in this column. This is intended as a conservative estimate based on guidance provided by the State Department of Housing and Community Development.</p>

Column	Title	Description
11	Income Distribution	Indicates whether the site is expected to serve above moderate, moderate, or lower (low + very low) income households. As noted in Chapter 5, the designation of a site as “lower income” does not mandate that it be developed with lower income housing. However, if it is developed with another use, the City must find that it still has capacity to meet its lower income assignment in the remaining sites (or identify additional opportunity sites to make up the deficit).
12	Pub/Private	Indicates whether the site is publicly or privately owned. PR = private. PU = public
13	Constraints	Indicates development constraints on each site, with an emphasis on environmental constraints. Listed constraints include slopes over 20 % (such projects require Hillside Development Permits), biological resources (including sensitive natural communities such as oak woodlands), creek setbacks (a 50’ setback along Laguna Creek impacts several of the sites), power lines, location in a very high fire hazard severity zone, location in the 100-year flood plain, and similar factors. In many cases (such as flood plain), these constraints only affect a small portion of the site and do not affect its realistic capacity. The 500-year FEMA flood plain and “High” fire hazard areas are not listed, as these are less constraining than the 100-year flood and “Very High” fire hazard designations.
14	Infrastructure	Indicates the improvements that would be required for site development, including road access and internal streets and utilities. Sites with utilities available in the street right-of-way abutting the site are considered to have infrastructure. Sites without adjacent water, sewer, or dry utilities are noted as needing infrastructure. This is not intended as an evaluation of the town-wide availability of water supply or sewer/drainage capacity, nor does it consider the need for maintenance or replacement of town-wide infrastructure.
15	Counted Before?	Indicates if the site was counted in the 4 <sup>th</sup> and 5 <sup>th</sup> Cycle Housing Elements
16	Comments	Provides additional remarks and comments about each site, including background information and context for why it is listed as a housing opportunity.

The location of the sites listed in Tables B-1 through B-6 is shown in Chapter 5 of the Housing Element. Site ID numbers are shown on the maps.

**Table B-1: Entitled Development Projects (2023-2031)**

Site Features							Capacity Factors										Comments
ID	APN	Address/ Location	Acres	GP Des	Zoning	Existing Use	Units Per Acre	Theoretical Capacity	Realistic Capacity	Income Distribution			Pub/ Private	Environmental Constraints	Infrastructure	Counted in Cycles 4 or 5?	
										Low	Moderate	Above Mod					
A1	256-490-001 to -037; 256-500-001 to -058; 256-510-001 to -016; 256-520-001 to -018	Palos Colorados (e/side Moraga Rd just south of Lafayette border)	123	1 DU/AC	1 DU/AC	Vacant	1	123	123	0	0	123	Pr	Slopes over 20%	Internal roads and utilities required	4, 5	This is a 460-acre project, most of which is designated open space. About 123 acres are zoned 1 DU/AC. A 123- lot subdivision has been approved and recorded. The project is fully entitled, including a certified EIR.
A2	covered above	Palos Colorados ADUs	0	1 DU/AC	1 DU/AC	Vacant	NA	NA	30	0	15	15	Pr	See above	See above	5	Palos Colorados was approved with 30 accessory dwelling units.
A3	271-360-002 to -013; 271-370-001 to -010; 271-380-001-028; 271-390-001 to -015	Country Club Drive Extension	22	3 DU/AC	3 DU/AC	Vacant	3	66	65	0	0	65	Pr	None	Complete d	4,5	Project is fully entitled and infrastructure is complete. Street and utilities are constructed. Grading and building permits needed for individual homes.
A4	258-600-06	Hetfield Estates	58	MOSO Open Space	MOSO Open Space	Vacant	.2	11	7	0	0	7	Pr	Slopes over 20%	Planned as part of project	5	Project is fully entitled. Allowable capacity is being clustered, allowing most of site to be preserved as open space.
SUBTOTAL, ENTITLED PROJECTS									225	0	15	210					

**Table B-2: Vacant Sites Zoned for Low Density Residential Development**

Site Features								Capacity Factors									Comments
ID	APN	Address/ Location	Acres	GP Des	Zoning	Existing Use	Units Per Acre	Theoretical Capacity	Realistic Capacity	Income Distribution			Pub/ Private	Environmental Constraints	Infrastructure	Counted in Cycles 4 or 5?	
										Low	Moderate	Above Mod					
B1	258-160-062	Wickham-Del Rio	7.0	3 DUA	3 DUA	Vacant	3	21	10	0	0	10	Pr	Slopes over 20%	Internal roads and utilities required	5	Total parcel is 132 acres. This is a 7-acre portion zoned for 3 DU/AC. Remainder of parcel is open space.
B2	258-160-028	End of Sanders	7.1	3 DUA	3 DUA	Vacant	3	21	10	0	0	10	Pr	Slopes over 20%	Internal roads and utilities required	5	Moderate slope constraints, clustering possible
B3	256-210-001	E. of Campolindo HS	4.9	1 DUA	1 DUA	Vacant	1	4	4	0	0	4	Pr	Slopes over 20%	Available	5	Recent proposal to divide into 4 units
B4	255-010-006	N. of Campolindo HS	8.2	1 DUA	1 DUA	Vacant	1	8	2	0	0	2	PU	Slopes over 20%	Available	5	Previous element only assumed 1 unit
B5	258-250-046	8 Madsen Ct	0.25	3 DUA	3 DUA	Vacant	3	1	1	0	0	1	Pr	None	Available	N	vacant lot
B6	256-061-016	Rheem Blvd (west of Fernwood)	1.12	2 DUA	2 DUA	Vacant	2	2	1	0	0	1	Pr	None	Road access	N	Current for sale, former EBMUD
B7	256-070-032	Chalda Way West	1.11	2 DUA	2 DUA	Vacant	2	2	2	0	0	2	Pr	Slope >20%, Long narrow parcel	Available	5	Same owner as adjacent mini-warehouse. Sloped site
B8	258-160-028 plus 258-541-007 and -008	E. end of Country Club, plus Glen Alpine	2.49	3 DUA	3 DUA	Vacant	3	7	3	0	0	3	Pr	Power lines at rear property line	Available	N	Site(s) not counted before
B9	258-470-040, 042, -044	David Drive vacant lots	4.36	1 DUA	1 DUA	Vacant	1	3	3	0	0	3	Pr	Slopes over 20%	Available	N	Three individual vacant lots, same owner

**Table B-2, continued**

Site Features							Capacity Factors										Comments
ID	APN	Address/ Location	Acres	GP Des	Zoning	Existing Use	Units Per Acre	Theoretical Capacity	Realistic Capacity	Income Distribution			Pub/ Private	Environmental Constraints	Infrastructure	Counted in Cycles 4 or 5?	
										Low	Moderate	Above Mod					
B10	256-110-043	Moraga Road, opposite Corliss	2.84	1 DUA	1 DUA	Vacant	1	2	2	0	0	2	Pr	Slope over 20%	Road access	N	Site is being advertised for sale
B11	255-381-003 and -008	Rear of 15 Ashbrook	3.34	1 DUA	1 DUA	Vacant	1	3	2	0	0	2	Pr	Slope over 20%	Road access	N	Two vacant flag lots. Driveway access from Ashbrook.
B12	258-520-003	Alta Mesa	4.26	2 DUA	2 DUA	Vacant	2	9	4	0	0	4	Pr	Slope over 20%	Available	5	Previous element assumed 8 units.
B13	255-310-024 and 255-310- 025 (pt)	MCSP Area 4  Camino Ricardo-	7	3 DUA	3 DUA	Vacant	3	21	16	0	0	16	Pr	None	Available along Camino Ricardo	5	In MCSP--no changes proposed. Previous Housing EI. assumed 5 acres at 2 DUA or 10 unit potential. Actual zoned area is 7 ac. These units are covered by MCSP EIR
B14	257-180-034; - 037 (pt); -038 (pt); -040 (pt); -041 (pt)	Indian Valley (Canyon Rd s/w of urban area)	107	1.5 DUA		Ag	1.5	160	150	0	0	150	Pr	Very high fire severity zone, areas of slope over 20%, biological resources	Water, and sewer extension needed, plus internal roads and utilities	5	There is an active proposal for 150 units. Site is in a very high fire severity zone. Local fire district is meeting and examining fire safety standards.

**Table B-2, continued**

Site Features							Capacity Factors										Comments
ID	APN	Address/ Location	Acres	GP Des	Zoning	Existing Use	Units Per Acre	Theoretical Capacity	Realistic Capacity	Income Distribution			Pub/ Private	Environmental Constraints	Infrastructure	Counted in Cycles 4 or 5?	
B15	237-160-037 and -073	E/side St Mary's Road s/of Lafayette border	41.6	1 DUA	1 DUA	Ag	1	41	32	0	0	32	Pr	Slopes over 20%, biological resources	Would require internal roads and utilities	5	Site has slope and infrastructure constraints but could support clustered development. Prior Element assumed 40.
SUBTOTAL, VACANT LOW DENSITY SITES									242	0	0	242					

**Table B-3: Vacant Sites Zoned for Medium Density Residential Development**

Site Features							Capacity Factors										Comments
ID	APN	Address/ Location	Acres	GP Des	Zoning	Existing Use	Units Per Acre	Theoretical Capacity	Realistic Capacity	Income Distribution			Pub/ Private	Environmental Constraints	Infrastructure	Counted in Cycles 4 or 5?	
										Low	Moderate	Above Mod					
C1	255-471-004	Behind 2009 Ascot	2.38	6 DUA	6 DUA	Vacant	6	14	4	0	0	4	Pr	Slope over 20%, Geology	Road access	N	"Plateau" site above Rheem Ctr accessed by flag lot off Ascot. Slope and visual constraints.
C2	255-461-001	2062 Ascot	1.06	6 DUA	6 DUA	Vacant	6	6	2	0	0	2	Pr	Slope over 20%	Available	N	Steep vacant parcel with slope constraints
C3	255-183-011	1800 Donald	0.29	6 DUA	6 DUA	Vacant	6	1	1	0	0	1	Pr	Slope over 20%	Available	N	Currently listed for sale, slope constraints
C4	258-520-001	MCSP Area 16  Hillside orchard site on Moraga Rd E of shopping center	5.35	Moraga Center	R-12	Vacant	12	64	33	0	3	30	Pr	Slope over 20%	Available (along Moraga Rd)	N	Covered by Specific Plan, which was intended to streamline development and resulted in rezoning of this site from 3 DUA to 12 DUA. Site was not included in the 510/630 unit estimate for MCSP (in 2010) and not counted as a housing site in 2015. Site is in scenic corridor and any development would require grading, which would add to project cost and viability.



**Table B-3, continued**

Site Features										Capacity Factors							Comments
ID	APN	Address/ Location	Acres	GP Des	Zoning	Existing Use	Units Per Acre	Theoretical Capacity	Realistic Capacity	Income Distribution			Pub/ Private	Environmental Constraints	Infrastructure	Counted in Cycles 4 or 5?	
										Low	Moderate	Above Mod					
C5	258-410-012; 258-410-026	MCSP Area 15	6.37	Moraga Center	6 DUA	Vacant	6	38	36	0	3	33	Pr	None	Available	4, 5	Covered by Moraga Center Specific Plan, which was intended to streamline development. In 2015 Housing Element, half of this site (3.1 ac) was counted, with 12 DU assumed. At the time, the remainder was zoned Office. Site was rezoned in 2020 as 100% residential (6 DUA). A proposal for 33 SF homes was submitted.
C6	255-310-025 (pt); 255-310-026 (pt)	MSCP Area 3 (Hillside orchard west of creek)	12.4	Moraga Center	R-12	Vacant	12	148	124	0	12	112	Pr	Moderate slope, very small pt in flood plain, creek setback requirement on eastern edge	Internal roads and utilities will be needed	4, 5	Covered by Moraga Center Specific Plan, which was intended to streamline development. including zoning of this site for 12 DU/A. Site consists of portions of two parcels, one 9.7 ac and the other 2.7 ac. Total 12.4 acres. 10 units/ acre assumed as "realistic capacity" since it is the minimum density allowed by zoning. Counted in the MCSP as approximately 120 units
SUBTOTAL, VACANT MEDIUM-DENSITY SITES									200	0	18	182					

**Table B-4: Vacant Sites Zoned for High Density Residential Development**

Site Features							Capacity Factors										Comments
ID	APN	Address/ Location	Acres	GP Des	Zoning	Existing Use	Units Per Acre (*)	Theoretical Capacity	Realistic Capacity	Income Distribution			Pub/ Private	Environmental Constraints	Infrastructure	Counted in Cycles 4 or 5?	
										Low	Moderate	Above Mod					
D1	257-500-006	MCSP Area 14	6.135	Moraga Center	R-20B	Vacant	20/24	146	122	12	110	0	Pr	None	Available	4,5	Covered by Moraga Center Specific Plan, which was intended to streamline development. Zoning change will allow 24 DUA. Proposal for 123 MF units has expired. Site presumed to be available for high-density res. 122 units were assumed in prior Element
D2	255-310-026 (pt)	MCSP Area 5- "A" portion	6.1	Moraga Center	R-20A	Vacant	20/24	146	97	97	0	0	Pr	Small area in flood plain, creek setback requirement on eastern edge	Internal roads and utilities will be needed	4,5	Covered by Moraga Center Specific Plan, which was intended to streamline development. Zoning change will allow 24 DUA. Realistic capacity is based on 16 DUA, since this district as a min. density standard of 16 DUA. Counted as lower income site in 2015 Element. Yield for this site plus Site D3 is consistent with MCSP (300 units)
D3	255-310-026 (pt)	MCSP Area 5 - "B" portion	12.4	Moraga Center	R-20B	Vacant	20/24	248	198	0	100	98	Pr	Moderate Slope, small area in flood plain, creek setback requirement on eastern edge	Internal roads and utilities will be needed	4,5	Covered by Moraga Center Specific Plan, which was intended to streamline development. Realistic capacity based on 16 DUA, since R-20 has a min. density standard of 16 DUA. Yield for this site plus Site D2 is consistent with MCSP (300 units).
SUBTOTAL, VACANT HIGH-DENSITY SITES									417	109	210	98					

(\*) Note: Existing zoning allows 20 DU/A, or 30DU/A for senior housing. Zoning change will increase allowable density to 24 DUA (additional units possible through State Density Bonus Law)

**Table B-5: Vacant Sites Zoned for Mixed Use Development**

Site Features							Capacity Factors										
ID	APN	Address/ Location	Acres	GP Des	Zoning	Existing Use	Units Per Acre (*)	Theoretical Capacity	Realistic Capacity	Income Distribution			Pub/ Private	Environmental Constraints	Infrastructure	Counted In Cycles 4 or 5?	Comments
										Low	Moderate	Above Mod					
E1	255-321-003, -004 and -005; 256-110-004; 251-321-016	S/side Moraga Rd west of future School St extension	1.33	Moraga Center	MCSP-RR	Vacant	20/24	32	24	24	0	0	Pr	None	Available , site has frontage on Moraga Rd	N	Vacant site, flat and unimproved; no previous development. Frontage on Moraga Road and future School St extension.
E2	255-321-023 (pt); 255-321-005; 255-321-019	MSCP Area 8; North end of School St on east side.	7.71	Moraga Center	MCSP-RR	Vacant	20/24	185	123	62	0	61	Pr	None	Available but will require School Street extension	N	Covered by Moraga Center Specific Plan, which was intended to streamline development. Also part of the planned Mixed Use Village. The Town allowed batting cages as a temporary use (through a TUP) on a corner of the site, but there are no permanent improvements. 16 DUA assumed based on zoning min.
E-3	255-321-013; plus parts of 255-321-008, 022-, and -023	1405 Moraga Way	1.00	Moraga Center	MCSP-C: w/ rezone to MCSP-RR	Vacant	0/24	24	20	20	0	0	Pr	None	Available	N	Vacant development site in the Moraga Shopping Center—marketed for sale/ lease as development opportunity. Requires rezone to allow residential (rezone currently underway)

Site Features							Capacity Factors										
ID	APN	Address/ Location	Acres	GP Des	Zoning	Existing Use	Units Per Acre (*)	Theoretical Capacity	Realistic Capacity	Income Distribution			Pub/ Private	Environmental Constraints	Infrastructure	Counted in Cycles 4 or 5?	Comments
E4	255-140-052	West of Rheem Theater	1.26	Rheem Center	SO (**)	Vacant	0/ 24	30	25	25	0	0	Pr	None	Available	N	Vacant lot, has been proposed for housing in the past. Zoning change will allow 24 DUA (20 assumed)
E5	256-070-013; 256-070-028	SE corner Moraga Road and Lucas Drive	1.18	Rheem Center	LC (**)	Vacant	0/ 24	28	23	23	0	0	Pr	None	Available	N	Vacant flat parcel along Moraga Road next to 7-11. Owner has expressed in housing here. New zoning will allow up to 24 DUA
SUBTOTAL, VACANT MIXED USE SITES									215	154	0	61					

(\*) Note: MCSP-RR density being increased from 20 DUA to 24 DUA as part of Housing Element adoption. Sites E4 and E5 are being rezoned to permit housing up to 24 DUA as part of Housing Element adoption.

**Table B-6: Non-Vacant Sites Zoned for Mixed Use Development**

Site Features							Capacity Factors										Comments
ID	APN	Address/ Location	Acres	GP Des	Zoning	Existing Use	Units Per Acre (*)	Theoretical Capacity	Realistic Capacity	Income Distribution			Pub/ Private	Environmental Constraints	Infrastructure	Counted in Cycles 4 or 5?	
										Low	Moderate	Above Mod					
F1	257-190-054; 257-190-055	MSCP Area 11 – S/ side Moraga Way b/w School Street and Viader	0.77	Moraga Center	MSCP-C	Two lots-one vacant, the other a small non-vacant bungalow used for day care	0/ 24	18	15	15	0	0	Pr	None	Available	N	The eastern portion of this site is a vacant unimproved lot. The western part is a day care center in a converted house. Parcels have same owner. Both parcels are to be rezoned from MCSP-C to MCSP-Mixed RR, with density of 24 DUA.
F2	255-321-021 (pt)	MCSP Area 8 Former Moraga Garden Center, 1400 Moraga Road	1.2	Moraga Center	MCSP-C	Vacant, closed plant nursery	0/ 24	28	24	24	0	0	Pr	None	Available	N	Covered by Moraga Center Specific Plan, which was intended to streamline development. Site was the Moraga Garden Center, now closed. It is part of a larger parcel, most of which will retain commercial zoning. The rezone of this portion will allow multi-family housing on a site where it is not allowed today.
F3	257-190-049, 257-190-050; 257-190-051; 257-190-052	Portion of MCSP Area 13 1620 School; 1600 School; 1640 School; 1660 School	2.89	Moraga Center	MCSP-OR	Non-vacant, Underutilized office	20/ 24	69	56	28	0	28	Pr	Small flood plain area and creek setback on western edge	Available	N	Covered by Moraga Center Specific Plan, which was intended to streamline development. Site includes four office buildings built in 1979. High vacancy, low improvement value. Parcels can be aggregated for redevelopment as multi-family. Zoning density being increased to 24 DUA. 20 DU/AC assumed as realistic capacity. High interest from property owner to redevelop with housing.

**Table B-6, continued**

ID	APN	Address/ Location	Acres	GP Des	Zoning	Existing Use	Units Per Acre (*)	Theoretical Capacity	Realistic Capacity	Income Distribution			Pub/ Private	Environmental Constraints	Infrastructure	Counted in Cycles 4 or 5?	Comments
										Low	Moderate	Above Mod					
F4	255-321-015 (pt); 255-321-002; 255-321-016	MCSP Area 2: North end of School St on west side (southern part);	3.63	Moraga Center	MCSP-RR	RVs stored on pt.; also has 2 vac. cottages	20/24	87	58	29	0	29	Pr	Small area in flood plain, creek setback requirement on western edge	Available but will require School Street extension	N	Covered by Moraga Center Specific Plan, which was intended to streamline development. Identified in MCSP as site for Mixed Use "Village"--including multi-family residential, retail and other commercial uses. Site is flat and vacant. Portion is used for RV storage. 16 DUA assumed based on zoning min.
F5	255-140-048	346 Rheem Blvd	1.69	Rheem Center	SO	Office bldg	0/24	40	33	17	0	16	Pr	None	Available	N	16,290 SF office building for sale, being advertised as "high-density housing opportunity" site. Current FAR is 0.22 and housing is not permitted. Rezone will allow housing at 24 DUA (20 DUA assumed)
F6	255-140-046	350 Rheem Blvd	1.75	Rheem Center	SO	Former Orion Academy	0/24	42	35	18	0	17	Pr	None	Available	N	Former private school in leased 8,100 SF office building. School has relocated and building is available for sale. Current FAR is 0.1 and site is mostly parking and lawn. Rezone will allow housing at 24 DUA (20 assumed)

**Table B-6, continued**

ID	APN	Address/ Location	Acres	GP Des	Zoning	Existing Use	Units Per Acre (*)	Theoretical Capacity	Realistic Capacity	Income Distribution			Pub/ Private	Environmental Constraints	Infrastructure	Counted in Cycles 4 or 5?	Comments
										Low	Moderate	Above Mod					
F7	255-030-013	380 Moraga Road	2.51	Rheem Center	SO	Admin Offices	0/24	60	50	50	0	0	Pr	Small area of flood plain on eastern edge	Available	N	Owned by St Mary's and used for admin offices and campus services. Existing FAR is 0.25. The college has expressed interest in lower income housing here, including for faculty and staff.
F8	255-150-019 plus buildings (255-150-012, -014, -015, -016)	370-380 Park 422-440 Center (Rheem Shopping Ctr NE corner	4.0	Rheem Center	CC	Older retail center, with some office. Mostly non-vacant	0/24	96	80	40	0	40	Pr	None	Available	N	This site includes the NE corner of the Rheem Center (Park St and Center St), including retail and offices. It does not include the area east of Center St, which is also part of parcel -019. New zoning will allow up to 24 DUA. Owner is exploring mixed use with housing options.
F9	255-160-037 and -041; plus buildings : 255-160-009, -010, -011, -012, -020	460 Center St 472 Center St 504 Center St 518 Center St 470 Moraga Rd	6.0	Rheem Center	CC	Older retail, parking, automotive, mostly non-vacant	0/24	144	120	120	0	0	Pr	None	Available	N	This site includes the portion of the Rheem Shopping Center from the Post Office south to the Dollar Tree store, including the large parking lots between Center Street and Moraga Road and Rheem Valley Automotive. Current zoning does not allow housing. New zoning will allow up to 24 DUA. 18 DUA assumed.
SUBTOTAL FOR NON-VACANT MIXED USE SITES									471	341	0	130					

(\*) Note: Sites F1 and F2 to be rezoned to MCSP-RR upon adoption of Element, thereby allowing 24 DU/AC. Density in MCSP-RR and MCSP-OR to be increased from 20 to 24 DU/AC upon adoption of Housing Element. Sites F5 through F9 are to be rezoned to new mixed use zoning districts allowing densities of 24 DUA as part of Housing Element adoption.

**Table B-7: Summary of Housing Opportunities**

Site Type	Income Category			TOTAL
	Lower (Low/ Very Low)	Moderate	Above Moderate	
Entitled Projects (Development Pipeline)	0	15	210	225
Housing Opportunity Sites				
Vacant, zoned for Low Density Residential	0	0	242	242
Vacant, zoned for Medium Density Residential	0	18	182	200
Vacant, zoned for High Density Residential	109	210	98	417
Vacant, zoned for Mixed Use	154	0	61	215
Non-Vacant, zoned for Mixed Use	341	0	130	471
Accessory Dwelling Units	11	16	5	32
<b>TOTAL</b>	<b>615</b>	<b>259</b>	<b>928</b>	<b>1,802</b>
RHNA	501	172	445	1,118
Buffer	+114	+87	+483	+684
Percent Buffer for Lower Income Sites	23%			

Source: Barry Miller Consulting, 2022.