

Table S-2.1 All Affordable Housing Opportunity Program Sites and Vacant Sites

This supplement provides detailed descriptions of all AAHOP-designated sites with the “–AH” zoning additive designation that could be available for low-income housing development in the City. The AAHOP sites in Table S-1 are generally a minimum of one acre in size and are in four categories:

1. **Vacant.** Never developed, or in agricultural use. These sites are largely ready to develop with minimal site preparation.
2. **Largely Vacant.** Minor structures and/or paving to be demolished, small business to be relocated, less than five existing residences.
3. **Large Vacant Structure.** Possibility of commercial and/or market-rate housing mixed use due to location opportunity and/or need to create financial feasibility to remove a large commercial structure.
4. **Constrained Sites.** Sites with unique environmental or urban infill situations.

The Figure S-1 pages provide a detailed site by site description for the AAHOP sites listed in Table S-1. Each site description includes the following information:

- Reference number
- Parcel(s) numbers and selected ownership information
- Gross acreage of the entire site
- Net acreage after subtracting for probable road widenings or other development requirements
- 2030 General Plan land use designations
- Zone designation as of December 13, 2016 adoption
- Assumed density per acre for an all-affordable housing development or for the all-affordable portion of a mixed use development
- Estimated total potential affordable units net of demolition of existing unit(s), which are assumed affordable
- Whether the site is in a redevelopment project area
- Other assumptions and information relevant to feasibility
- An aerial photo with the site outlined and an image of a previously approved project site plan that has expired or is no longer active.

Table S-1 provides a summary of the AAHOP sites with the estimated number of Very Low and Low Income affordable units.

AAHOP sites from the 2006-2014 Housing Element are included.

AAHOP potential affordable units is 2,067 units.

AAHOP projects may include Moderate income units, not to exceed 25% of the project, and only until remaining Moderate RHNA need is satisfied.

The Teal Club Specific Plan annexation, if approved, would add at least 149 lower income affordable units.

Table S-2 lists 62 single family parcels that would likely be counted towards meeting the RHNA “above moderate income” target when developed.

Table S-2.1 All Affordable Housing Opportunity Program Sites and Vacant Sites

AAHOP Number	APN	Site Description	GP Des.	Zoning	Total Acreage	Buildable Acreage	Allowable Density	Site Capacity	All Affordable Overlay Site	Affordability Level
Vacant										
A-01	181005501	Vacant	RL	R1	2.8	1	24	22	Yes	VL/L
A-03	201027203	Vacant	CBD	CBD	0.1	0.1	39	3	Yes	VL/L
	201027202	Vacant	CBD	CBD	0.1	0.1	39	3	Yes	VL/L
	201027205	Vacant	CBD	CBD	0.2	0.2	39	6	Yes	VL/L
	201027204	Vacant	CBD	CBD	0.2	0.2	39	6	Yes	VL/L
	201021310	SFD residence	CBD	CBD	0.13	0.13	39	4	Yes	VL/L
	201021308	Vacant Site	CBD	CBD	0.4	0.4	39	12	Yes	VL/L
	201021309	3,000sf com.	CBD	CBD	0.26	0.26	39	8	Yes	VL/L
A-05	225001418	Vacant	CG	C2-PD	13.9	11	24	211	Yes- Mixed Use	VL/L
A-06	200029134	Vacant	RM	R3-PD	2.8	2.8	24	68	Yes	VL/L
A-08	191008207	Vacant	EXR	RP	1.5	1.0	17	17	Yes	VL/L
A-10	200029132	Vacant	RL	R-1-PD	1.0	1.0	18	18	Yes – Mixed Use	VL/L
A-11	191010402	Vacant	CNC	CNC	0.19	0.19	24	6	Yes – Mixed Use	VL/L
	191010401	Vacant	CNC	CNC	0.48	0.48	24	11	Yes – Mixed Use	VL/L
	191010403	Vacant	CNC	CNC	0.29	0.29	24	7	Yes – Mixed Use	VL/L
TOTAL ALL 'A' SITES								402		

AAHOP Number	APN	Site Description	GP Des.	Zoning	Total Acreage	Buildable Acreage	Allowable Density	Site Capacity	All Affordable Overlay Site	Affordability Level
Largely Vacant										
B-01	139026007	Small Scale Demolition, Possible Mixed Use	CG	C2-PD	5.2	4.5	24	65	Yes- Mixed Use	VL/L
B-02	222 015 201	Eagles lodge	RMH	C-2-PD*	1.16	1.16	24	17	Yes- Mixed Use	VL/L
	222 015 202	propane gas distributor	RMH	C-2-PD*	0.59	0.59	24	8	Yes- Mixed Use	VL/L
B-03	202013301	vacant	CBD	CBD	0.16	0.16	39	5	Yes	VL/L
	202013302	one story office bldg	CBD	CBD	0.16	0.16	39	5	Yes	VL/L
	202013303	vacant	CBD	CBD	0.16	0.16	39	5	Yes	VL/L
	202013304	vacant	CBD	CBD	0.16	0.16	39	5	Yes	VL/L
	202013305	older SFR residence	CBD	CBD	0.16	0.16	39	5	Yes	VL/L
	202013306	vacant	CBD	CBD	0.16	0.16	39	5	Yes	VL/L
B-04	202018307	vacant	CBD	CBD	0.08	0.08	39	2	Yes	VL/L
	202018309	commercial building	CBD	CBD	0.16	0.16	39	4	Yes	VL/L
	202018310	vacant	CBD	CBD	0.16	0.16	39	4	Yes	VL/L
	202018311	vacant	CBD	CBD	0.16	0.16	39	4	Yes	VL/L
	202018312	vacant	CBD	CBD	0.16	0.16	39	4	Yes	VL/L
	202018314	vacant	CBD	CBD	0.08	0.08	39	2	Yes	VL/L
	202018315	commercial building	CBD	CBD	0.16	0.16	39	4	Yes	VL/L
	202018316	vacant	CBD	CBD	0.16	0.16	39	4	Yes	VL/L

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	20208317	commercial building	CBD	CBD	0.16	0.16	39	4	Yes	VL/L
B-05	203006201	vacant	RLM	R3	0.49	0.49	24	11	Yes	VL/L
	203006202	2 SF residences	RLM	R3	0.49	0.49	24	11	Yes	VL/L
B-06	203012048	garage bldg	CG	C2	0.77	0.77	24	11	Yes- Mixed Use	VL/L
	203012050	Com. strip center	CG	C2	0.24	0.24	24	3	Yes- Mixed Use	VL/L
	203012041	2,500 sf total in two garage buildings	CG	C2	0.35	0.35	24	5	Yes- Mixed Use	VL/L
B-07	205044308	partly vacant former market	CG	C2	4.2	4.2	24	60	Yes	VL/L
B-09	222016010	SF residence	RLM	R2-PD	0.78	0.78	24	17	Yes	VL/L
	222016012	9 apartments	RLM	R2-PD	0.54	0.54	24	12	Yes	VL/L
	222016013	SF residence	RLM	R-1*	0.25	0.25	24	5	Yes	VL/L
	222016015	duplex	RLM	R-1*	0.41	0.41	24	9	Yes	VL/L
	222016016	duplex	RLM	R-1*	0.41	0.41	24	9	Yes	VL/L
B-10	22300412	greenhouse	RLM	R-2	3.84	3.84	24	83	Yes	VL/L
	223009001	greenhouse	RLM	R-2	1.38	1.38	24	30	Yes	VL/L
B-11	223004103	group quarters	RLM*	R3-PD	0.71	0.71	24	15	Yes	VL/L
	223004104	vacant	ILM*	M1-PD*	0.37	0.29	24	6	Yes	VL/L
B-12	222001126	residence, vehicle storage	CG	C-2 PD	0.92	0.92	24	13	Yes- Mixed Use	VL/L
	222001111	vacant	CG	C-2 PD	0.45	0.45	24	6	Yes- Mixed Use	VL/L
	222001130	vacant	CG	C-2 PD	1.7	1.7	24	24	Yes- Mixed Use	VL/L
	222001129	SF residence	CG	C-2 PD	0.92	0.92	24	13	Yes- Mixed Use	VL/L
	222001110	auto repair	CG	C-2 PD	0.31	0.31	24	4	Yes- Mixed Use	VL/L

AAHOP Number	APN	Site Description	GP Des.	Zoning	Total Acreage	Buildable Acreage	Allowable Density	Site Capacity	All Affordable Overlay Site	Affordability Level
B-13	222010201	vacant	CG	C-2-PD	0.44	0.38	24	5	Yes- Mixed Use	VL/L
	222010218	parking lot	CG	C-2-PD	0.13	0.13	24	2	Yes- Mixed Use	VL/L
	222010219	restaurant	CG	C-2-PD	0.34	0.34	24	5	Yes- Mixed Use	VL/L
	222010225	vacant	CG	C-2-PD	0.01	0.01	24	0	Yes- Mixed Use	VL/L
	222010227	vacant	CG	C-2-PD				0	Yes- Mixed Use	VL/L
B-14	202005409	Vacant. bldg	CG	C-2	0.16	0.16	24	2	Yes- Mixed Use	VL/L
	202005408	parking lot	CG	C-2	0.16	0.16	24	2	Yes- Mixed Use	VL/L
	202005407	Vacant building (city owned)	CG	C-2	0.32	0.32	24	5	Yes- Mixed Use	VL/L
	202005410	vacant	CG	C-2	0.16	0.16	24	2	Yes- Mixed Use	VL/L
	202005404	vacant	CG	C-2	0.16	0.16	24	2	Yes- Mixed Use	VL/L
	202005403	vacant	CG	C-2	0.16	0.16	24	2	Yes- Mixed Use	VL/L
	202005402	vacant	CG	C-2	0.16	0.16	24	2	Yes- Mixed Use	VL/L
	205002445	residence	RM	R2-PD	0.8	0.8	24	19	Yes	VL/L
B-16	221023101	church	RLM	R1-PD	1.9	1.0	24	24	Yes – Mixed Use	VL/L
B-17	222004127	vacant	RLM	R1	0.4	0.4	24	10	Yes – Mixed Use	VL/L
	222004119	church	RLM	R1	0.6	0.6	24	14	Yes – Mixed Use	VL/L
B-18	201016010	parking lot	CBD	CBD	0.12	0.12	50	6	Yes – Mixed Use	VL/L
	201016007	parking lot	CBD	CBD	0.01	0.01	50	1	Yes – Mixed Use	VL/L
	201021113	parking lot	CBD	CBD	0.06	0.06	50	3	Yes – Mixed Use	VL/L
	201021122	parking lot	CBD	CBD	0.05	0.05	50	3	Yes – Mixed Use	VL/L
	201021123	parking lot	CBD	CBD	0.05	0.05	50	3	Yes – Mixed Use	VL/L
	201016008	parking lot	CBD	CBD	0.09	0.09	50	4	Yes – Mixed Use	VL/L
	201016013	parking lot	CBD	CBD	0.16	0.16	50	8	Yes – Mixed Use	VL/L
	201021402	commercial	CBD	CBD	0.63	0.63	50	31	Yes – Mixed Use	VL/L

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	201016011	parking lot	CBD	CBD	0.19	0.19	50	9	Yes – Mixed Use	VL/L
	201021138	parking lot	CBD	CBD	0.42	0.42	50	22	Yes – Mixed Use	VL/L
	201021130	parking lot	CBD	CBD	0.22	0.22	50	11	Yes – Mixed Use	VL/L
	201016012	parking lot	CBD	CBD	0.15	0.15	50	7	Yes – Mixed Use	VL/L
	201021120	commercial	CBD	CBD	0.15	0.15	50	7	Yes – Mixed Use	VL/L
	201021119	commercial	CBD	CBD	0.09	0.09	50	4	Yes – Mixed Use	VL/L
	201021136	parking lot	CBD	CBD	0.10	0.10	50	5	Yes – Mixed Use	VL/L
	201021114	parking lot	CBD	CBD	0.06	0.06	50	3	Yes – Mixed Use	VL/L
	201021117	commercial	CBD	CBD	0.17	0.17	50	8	Yes – Mixed Use	VL/L
	201021104	parking lot	CBD	CBD	0.07	0.07	50	4	Yes – Mixed Use	VL/L
	201021404	commercial	CBD	CBD	0.41	0.41	50	21	Yes – Mixed Use	VL/L
	201016009	parking lot	CBD	CBD	0.09	0.09	50	5	Yes – Mixed Use	VL/L
	201021111	parking lot	CBD	CBD	0.04	0.04	50	2	Yes – Mixed Use	VL/L
	201021101	commercial	CBD	CBD	0.22	0.22	50	11	Yes – Mixed Use	VL/L
	201021112	parking lot	CBD	CBD	0.11	0.11	50	5	Yes – Mixed Use	VL/L
	201021121	commercial	CBD	CBD	0.24	0.24	50	12	Yes – Mixed Use	VL/L
	201021115	parking lot	CBD	CBD	0.06	0.06	50	3	Yes – Mixed Use	VL/L
	201021403	commercial	CBD	CBD	0.16	0.16	50	8	Yes – Mixed Use	VL/L
	201021118	commercial	CBD	CBD	0.11	0.11	50	5	Yes – Mixed Use	VL/L
B-19	203004114	commercial	CG	C-2-PD	0.09	0.09	24	2	Yes – Mixed Use	VL/L
	203004115	commercial	CG	C-2-PD	0.18	0.18	24	5	Yes – Mixed Use	VL/L
	203004116	commercial	CG	C-2-PD	0.09	0.09	24	2	Yes – Mixed Use	VL/L
	203004117	commercial	CG	C-2-PD	0.09	0.09	24	2	Yes – Mixed Use	VL/L
	203004118	commercial	CG	C-2-PD	0.35	0.35	24	9	Yes – Mixed Use	VL/L

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	203004119	commercial	CG	C-2-PD	0.18	0.18	24	4	Yes – Mixed Use	VL/L
	203004216	commercial	CG	C-2-PD	0.09	0.09	24	2	Yes – Mixed Use	VL/L
	203004217	commercial	CG	C-2-PD	0.18	0.18	24	4	Yes – Mixed Use	VL/L
	203004218	commercial	CG	C-2-PD	0.35	0.35	24	8	Yes – Mixed Use	VL/L
	203004219	commercial	CG	C-2-PD	0.18	0.18	24	4	Yes – Mixed Use	VL/L
	203004222	commercial	CG	C-2-PD	0.18	0.18	24	5	Yes – Mixed Use	VL/L
	203004226	commercial	CG	C-2-PD	0.01	0.01	24	0	Yes – Mixed Use	VL/L
TOTAL ALL 'B' SITES								853		

AAHOP Number	APN	Site Description	GP Des.	Zoning	Total Acreage	Buildable Acreage	Allowable Density	Site Capacity	All Affordable Overlay Site	Affordability Level
Largely Vacant Structure										
C-01	142001034	parking lot	CG	C2-PD	5.3	5.3	24	76	Yes -Mixed Use	VL/L
	142002101	vacant Levitz	CG	C2-PD	3.6	3.6	24	52	Yes -Mixed Use	VL/L
C-03	222008229	older strip com.	CG	C-PD*	0.7	0.7	24	10	Yes- Mixed Use	VL/L
	222001128	older strip com.	CG	C-PD*	1.37	1.37	24	20	Yes- Mixed Use	VL/L
	222001127	vacant	CG	C-PD*	0.27	0.27	24	4	Yes- Mixed Use	VL/L
	222001126	vacant	CG	C-PD*	1.09	1.09	24	16	Yes- Mixed Use	VL/L
	222008265	older strip com.	CG	C-2	0.29	0.29	24	4	Yes- Mixed Use	VL/L
	222008263	older strip com.	CG	C-2	1.48	1.48	24	21	Yes- Mixed Use	VL/L
	222008257	older strip com.	CG	C-2	0.59	0.59	24	8	Yes- Mixed Use	VL/L
	222008255	older strip com.	CG	C-2	0.59	0.59	24	8	Yes- Mixed Use	VL/L
	222008256	parking lot	CG	C-2	0.29	0.29	24	4	Yes- Mixed Use	VL/L
	222008258	older strip com.	CG	C-2	0.3	0.3	24	4	Yes- Mixed Use	VL/L
TOTAL ALL 'C' SITES								227		

AAHOP Number	APN	Site Description	GP Des.	Zoning	Total Acreage	Buildable Acreage	Allowable Density	Site Capacity	All Affordable Overlay Site	Affordability Level
Constrained										
D-02	203005019	Church	RL	R-1	0.99	0.25	24	5	Yes	VL/L
	203005024	SF residence	RL	R-1	1.11	1.11	24	24	Yes	VL/L
D-03	203007028	vacant	CG	C-PD*	0.29	0.29	24	6	Yes – Mixed Use	VL/L
D-05	205014132	Unique Characteristics	CG	C2	7.8	3	24	43	Yes -Mixed Use	VL/L
D-06	200010002	car dealership	CG	C2-PD	2.82	2.82	24	41	Yes- Mixed Use	VL/L
	200010003	car dealership	CG	C2-PD	1.13	1.13	24	16	Yes- Mixed Use	VL/L
	200010004	car dealership	CG	C2-PD	4.47	4.47	24	64	Yes- Mixed Use	VL/L
D-07	200008219	dealership	CG	C2-PD	2.8	2.5	24	36	Yes	VL/L
D-08	201027305	used auto sales	CBD	CBD	0.16	0.16	39	5	Yes- Mixed Use	VL/L
	201027306	used auto sales parking lot	CBD	CBD	0.32	0.32	39	10	Yes- Mixed Use	VL/L
	201027307	used auto sales	CBD	CBD	0.24	0.24	39	7	Yes- Mixed Use	VL/L
	201027308	used auto sales	CBD	CBD	0.24	0.24	39	7	Yes- Mixed Use	VL/L
	201027309	used auto sales	CBD	CBD	0.32	0.32	39	10	Yes- Mixed Use	VL/L
D-09	201028211		CBD	CBD	1.4	1.4	39	44	Yes	VL/L
D-10	203007034		CG	C2	1.4	1.3	24	19	Yes- Mixed Use	VL/L
D-11	204006003	auto shop	CG	CM-PD	0.6	0.6	24	9	Yes- Mixed Use	VL/L
	204006004	small offices	CG	CM-PD	0.7	0.7	24	10	Yes- Mixed Use	VL/L
	204006012	vacant	CG	CM-PD	0.85	0.85	24	12	Yes- Mixed Use	VL/L
	204006013	9 apartments	CG	CM-PD	0.5	0.5	24	7	Yes- Mixed Use	VL/L
D-12	204007301	bar	CG	C-2	0.34	0.34	24	5	Yes- Mixed Use	VL/L
	204007302	auto sales	CG	C-2	0.34	0.34	24	5	Yes- Mixed Use	VL/L
	204007317	auto sales	CG	C-2	0.17	0.17	24	2	Yes- Mixed Use	VL/L

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	204007318	auto sales	CG	C-2	0.17	0.17	24	2	Yes- Mixed Use	VL/L
D-14	183025021	industrial bdg	IL	ML	0.5	0.5	24	12	Yes- Mixed Use	VL/L
	183025013	industrial bdg	IL	M-PD	0.4	0.4	24	10	Yes- Mixed Use	VL/L
	183025015	industrial bdg	IL	M-PD	0.4	0.4	24	10	Yes- Mixed Use	VL/L
	183025023	industrial bdg	IL	ML	1.5	1.5	24	36	Yes- Mixed Use	VL/L
	183025024	self storage	IL	ML	2.4	2.4	24	57	Yes- Mixed Use	VL/L
	183025018	industrial bdg	IL	M-PD	0.2	0.2	24	5	Yes- Mixed Use	VL/L
	183025019	industrial bdg	IL	M-PD	0.3	0.3	24	5	Yes- Mixed Use	VL/L
	183025009	industrial bdg	IL	ML	0.6	0.6	24	14	Yes- Mixed Use	VL/L
	183025010	industrial bdg	IL	ML	0.4	0.4	24	10	Yes- Mixed Use	VL/L
	183025012	industrial bdg	IL	M-PD	0.3	0.3	24	8	Yes- Mixed Use	VL/L
	183025022	industrial bdg	IL	ML	1.2	1.2	24	29	Yes- Mixed Use	VL/L
TOTAL ALL 'D' SITES								585		
TOTAL ALL SITES								2,067		