

All Potential Housing Sites for 2023-2031 Draft Inventory Rezoning

Preliminary Capacity Assumptions

| Site # | Name | Density | Location | Total Acres | Buildable | Density Range | | Min | Max Capacity |
|--------|-----------------------------------|-----------------|---|---------------|---------------|---------------|----------|--------------|--------------|
| | | | | | Acres | (du/ac) | Capacity | | |
| 1 | Lester | Low | 11033 Dublin Canyon Rd | 128.50 | 14.80 | 2 | 2 | 31 | 31 |
| 2 | Stoneridge Shopping Center (Mall) | High | 1008 Stoneridge Mall Rd | 64.82 | 18.00 | 45 | 75 | 810 | 1350 |
| 3 | PUSD - Donlon | Low | 4150 Dorman Rd | | 5.50 | 5 | 5 | 28 | 28 |
| 4 | Owens (Motel 6 and Tommy T) | High | 5102-5102 Hopyard Rd | 2.36 | 2.36 | 30 | 40 | 71 | 94 |
| 5 | Laborer Council | High | 4780 Chabot Dr | 1.39 | 1.36 | 30 | 40 | 41 | 54 |
| 6 | Signature Center | High | 4900-5000 Hopyard Rd | 14.38 | 11.00 | 30 | 40 | 330 | 440 |
| 7 | Hacienda Terrace | High | 4309 Hacienda Dr | 16.37 | 2.00 | 30 | 40 | 60 | 80 |
| 8 | Muslim Community Center | Medium | 5724 W Las Positas Blvd | 5.00 | 5.00 | 15 | 25 | 75 | 125 |
| 9 | Metro 580 | High | 4515-4575 Rosewood Dr | 15.52 | 5.00 | 45 | 75 | 225 | 375 |
| 10 | ValleyCare | High | 3601 Andrews Dr | 6.12 | 3.60 | 30 | 40 | 108 | 144 |
| 11 | Old Santa Rita Area | High | 3534-3956 Old Santa Rita Rd | 21.85 | 21.85 | 30 | 60 | 655 | 1311 |
| 12 | Pimlico Area (North side) | High | 4003-4011 Pimlico Dr | 2.12 | 2.12 | 30 | 40 | 64 | 85 |
| 13 | Pimlico Area (South side) | Medium | 4040 Pimlico Dr | 1.99 | 1.99 | 15 | 25 | 30 | 50 |
| 14 | St. Elizabeth Seton | Medium | 4001 Stoneridge Dr | 2.85 | 2.85 | 15 | 25 | 43 | 71 |
| 15 | Rheem Drive Area (southwest side) | Low/Medium | 2110-2182 Rheem Dr | 9.77 | 9.77 | 8 | 14 | 78 | 137 |
| 16 | Tri-Valley Inn | Medium | 2025 Santa Rita Rd | 2.47 | 2.47 | 15 | 25 | 37 | 62 |
| 17 | Mission Plaza | High | 1987-1991 Santa Rita Rd | 2.22 | 2.22 | 30 | 40 | 67 | 89 |
| 18 | Valley Plaza | High | 1803-1811 Santa Rita Rd and 4301- | 7.33 | 7.33 | 30 | 40 | 220 | 293 |
| 19 | Black Avenue | Medium | 4400 Black Ave | 2.59 | 2.59 | 15 | 25 | 39 | 65 |
| 20 | Boulder Court | High | 3400 and 3500 Boulder St | 9.45 | 9.45 | 30 | 40 | 284 | 378 |
| 21a | Kiewit | High | 3300 Busch Rd | 50.40 | 5.00 | 30 | 40 | 150 | 200 |
| 21b | Kiewit | Low/Medium | 3300 Busch Rd | 50.40 | 40.00 | 8 | 14 | 320 | 560 |
| 22 | Merritt | Low | 4131 Foothill Rd | 45.59 | 45.59 | 2 | 2 | 91 | 91 |
| 23 | Sunol Boulevard | High | 5505-5675 Sunol Blvd | 23.89 | 23.89 | 30 | 40 | 717 | 956 |
| 24 | Sonoma Drive Area | Medium | 5674-5791 Sunol Blvd and 5600 | 6.51 | 6.51 | 15 | 25 | 98 | 163 |
| 25 | PUSD - District | Medium | 4750 First St | 10.17 | 10.17 | 15 | 25 | 153 | 254 |
| 26 | St. Augustine | Low | 3949 Bernal Ave | 6.31 | 4.15 | 2 | 7 | 8 | 29 |
| 27 | PUSD - Vineyard | Low | Vineyard Ave, btwn. Thiessen St and Manoir Ln | 10.30 | 5.00 | 2 | 2 | 10 | 10 |
| 28a | SteelWave (City Parcel) | Low/Medium/High | Busch Rd | 15.60 | 8.00 | 30 | 30 | 240 | 240 |
| | | | | 15.60 | 7.60 | 8 | 14 | 76 | 76 |
| 28b | SteelWave (County Parcel) | Low/Medium | Busch Rd | 118.40 | 107.58 | 8 | 14 | 1,015 | 1,015 |
| 29 | Oracle | High | 5805 Owens | 20.44 | 3.00 | 45 | 75 | 135 | 225 |
| | | | | 520.67 | 271.57 | | | 6,174 | 8,856 |

| VL/L | M | AM | Total |
|--------------|----------|--------------|--------------|
| | | 31 | 31 |
| 810 | | | 810 |
| | | 28 | 28 |
| 71 | | | 71 |
| 41 | | | 41 |
| 330 | | | 330 |
| 60 | | | 60 |
| | | 100 | 100 |
| 225 | | | 225 |
| 108 | | | 108 |
| 641 | | 14 | 655 |
| 64 | | | 64 |
| | | 40 | 40 |
| | | 57 | 57 |
| | | 108 | 108 |
| | | 50 | 50 |
| 67 | | | 67 |
| 166 | | 54 | 220 |
| | | 52 | 52 |
| 284 | | | 284 |
| 150 | | | 150 |
| | | 440 | 440 |
| | | 91 | 91 |
| 717 | | | 717 |
| | | 131 | 131 |
| | | 204 | 204 |
| | | 19 | 19 |
| | | 10 | 10 |
| 240 | | | 240 |
| | | 76 | 76 |
| | | 1,015 | 1,015 |
| 135 | | | 135 |
| 4,109 | 0 | 2,520 | 6,629 |

Summary of Inventory Surplus or Shortfall

| | Extremely Low/Very Low | Low | Moderate | Above Moderate | Total |
|---|------------------------|--------------|--------------|----------------|----------------|
| DRAFT RHNA | 1,750 | 1,008 | 894 | 2,313 | 5,965 |
| "Gap" Surplus or (Shortfall) | (1,284) | | (312) | (1,547) | (3,143) |
| Initial Sites Inventory (All 29 Sites) | 4,109 | | 0 | 2,520 | 6,629 |
| Inventory Surplus or (Shortfall) | 2,825 | | (312) | 973 | 3,486 |

Recommended Housing Sites for 2023-2031 Draft Inventory Rezoning

| Site # | Name | Density | Total Acres | Buildable Acres | Density Range | Min Capacity | Max Capacity |
|--------|-----------------------------------|------------|---------------|-----------------|---------------|--------------|--------------|
| 1 | Lester | Low | 128.50 | 14.80 | 2 2 | 31 | 31 |
| 2 | Stoneridge Shopping Center (Mall) | High | 64.82 | 18.00 | 45 75 | 810 | 1350 |
| 3 | PUSD - Donlon | Low | | 5.50 | 5 5 | 28 | 28 |
| 4 | Owens (Motel 6 and Tommy T) | High | 2.36 | 2.36 | 30 40 | 71 | 94 |
| 5 | Laborer Council | High | 1.39 | 1.36 | 30 40 | 41 | 54 |
| 6 | Signature Center | High | 14.38 | 11.00 | 30 40 | 330 | 440 |
| 7 | Hacienda Terrace | High | 16.37 | 2.00 | 30 40 | 60 | 80 |
| 8 | Muslim Community Center | Medium | 5.00 | 5.00 | 15 25 | 75 | 125 |
| 9 | Metro 580 | High | 15.52 | 5.00 | 45 75 | 225 | 375 |
| 10 | ValleyCare | High | 6.12 | 3.60 | 30 40 | 108 | 144 |
| 11 | Old Santa Rita Area | High | 21.85 | 21.85 | 30 60 | 655 | 1282 |
| 12 | Pimlico Area (North side) | High | | 2.12 | 30 40 | 64 | 85 |
| 14 | St. Elizabeth Seton | Medium | 2.85 | 2.85 | 15 25 | 43 | 71 |
| 15 | Rheem Drive Area (southwest side) | Low/Medium | 9.77 | 9.77 | 8 14 | 78 | 137 |
| 16 | Tri-Valley Inn | Medium | 2.47 | 2.47 | 15 25 | 37 | 62 |
| 19 | Black Avenue | Medium | 2.59 | 2.59 | 15 25 | 39 | 65 |
| 20 | Boulder Court | High | 9.45 | 9.45 | 30 40 | 284 | 378 |
| 21a | Kiewit | High | 50.40 | 5.00 | 30 40 | 150 | 150 |
| 21b | Kiewit | Low/Medium | 50.40 | 40.00 | 8 14 | 320 | 560 |
| 22 | Merritt | Low | 45.59 | 45.59 | 2 2 | 91 | 91 |
| 23 | Sunol Boulevard | High | 23.89 | 23.89 | 30 40 | 717 | 717 |
| 24 | Sonoma Drive Area | Medium | 6.51 | 6.51 | 15 25 | 98 | 163 |
| 25 | PUSD - District | Medium | 10.17 | 10.17 | 15 25 | 153 | 254 |
| 27 | PUSD - Vineyard | Low | 10.30 | 5.00 | 2 2 | 10 | 10 |
| 29 | Oracle | High | 20.44 | 3.00 | 45 75 | 135 | 225 |
| | | | 521.14 | 258.88 | | 4,653 | 6,971 |

Preliminary Capacity Assumptions

| VL/L | M | AM | Total |
|--------------|----------|--------------|--------------|
| | | 31 | 31 |
| 810 | | | 810 |
| | | 28 | 28 |
| 71 | | | 71 |
| 41 | | | 41 |
| 330 | | | 330 |
| 60 | | | 60 |
| | | 100 | 100 |
| 225 | | | 225 |
| 108 | | | 108 |
| 641 | | 14 | 655 |
| 64 | | | 64 |
| | | 57 | 57 |
| | | 108 | 108 |
| | | 50 | 50 |
| | | 52 | 52 |
| 284 | | | 284 |
| 150 | | | 150 |
| | | 440 | 440 |
| | | 91 | 91 |
| 717 | | | 717 |
| | | 131 | 131 |
| | | 204 | 204 |
| | | 10 | 10 |
| 135 | | | 135 |
| 3,636 | 0 | 1,316 | 4,952 |

Sites Not Recommended for Inclusion

| Site # | Name | Density | Total Acres | Buildable Acres | Density Range | Min Capacity | Max Capacity |
|--------|---------------------------|------------|-------------|-----------------|---------------|--------------|--------------|
| 13 | Pimlico Area (South side) | Medium | 1.99 | 1.99 | 15 25 | 30 | 50 |
| 17 | Mission Plaza | High | 2.22 | 2.22 | 30 40 | 67 | 89 |
| 18 | Valley Plaza | High | 7.33 | 7.33 | 30 40 | 220 | 293 |
| 26 | St. Augustine | Low | 6.31 | 4.15 | 2 7 | 8 | 29 |
| 28a | SteelWave (City Parcel) | High | 15.60 | 8.00 | 30 30 | 240 | 240 |
| | | Low/Medium | 15.60 | 7.60 | 8 14 | 76 | 76 |
| 28b | SteelWave (County Parcel) | Low/Medium | 118.40 | 107.58 | 8 14 | 1,015 | 1,015 |

| VL/L | M | AM | Total |
|------------|----------|--------------|--------------|
| | | 40 | 40 |
| 67 | | | 67 |
| 166 | | 54 | 220 |
| | | 19 | 19 |
| 240 | | | 240 |
| | | 76 | 76 |
| | | 1,015 | 1,015 |
| 473 | 0 | 1,204 | 1,677 |

Alternative Housing Sites for 2023-2031 Draft Inventory Rezoning

| Site # | Name | Density | Total Acres | Buildable Acres | Density Range | Min Capacity | Max Capacity |
|--------|-----------------------------------|------------|---------------|-----------------|---------------|--------------|--------------|
| 1 | Lester | Low | 128.50 | 14.80 | 2 2 | 31 | 31 |
| 2 | Stoneridge Shopping Center (Mall) | High | 64.82 | 18.00 | 45 75 | 810 | 1350 |
| 3 | PUSD - Donlon | Low | | 5.50 | 5 5 | 28 | 28 |
| 5 | Laborer Council | High | 1.39 | 1.36 | 30 40 | 41 | 54 |
| 6 | Signature Center | High | 14.38 | 11.00 | 30 40 | 330 | 440 |
| 7 | Hacienda Terrace | High | 16.37 | 2.00 | 30 40 | 60 | 80 |
| 8 | Muslim Community Center | Medium | 5.00 | 5.00 | 15 25 | 75 | 125 |
| 9 | Metro 580 | High | 15.52 | 5.00 | 45 75 | 225 | 375 |
| 14 | St. Elizabeth Seton | Medium | 2.85 | 2.85 | 15 25 | 43 | 71 |
| 15 | Rheem Drive Area (southwest side) | Low/Medium | 9.77 | 9.77 | 8 14 | 78 | 137 |
| 16 | Tri-Valley Inn | Medium | 2.47 | 2.47 | 15 25 | 37 | 62 |
| 19 | Black Avenue | Medium | 2.59 | 2.59 | 15 25 | 39 | 65 |
| 21a | Kiewit | High | 50.40 | 5.00 | 30 40 | 150 | 150 |
| 21b | Kiewit | Low/Medium | 50.40 | 40.00 | 8 14 | 320 | 560 |
| 22 | Merritt | Low | 45.59 | 45.59 | 2 2 | 91 | 91 |
| 23 | Sunol Boulevard | High | 23.89 | 23.89 | 30 40 | 717 | 717 |
| 24 | Sonoma Drive Area | Medium | 6.51 | 6.51 | 15 25 | 98 | 163 |
| 25 | PUSD - District | Medium | 10.17 | 10.17 | 15 25 | 153 | 254 |
| 27 | PUSD - Vineyard | Low | 10.30 | 5.00 | 2 2 | 10 | 10 |
| 28a | SteelWave (City Parcel) | High | 15.60 | 8.00 | 30 30 | 240 | 240 |
| | | Low/Medium | 15.60 | 7.60 | 8 14 | 76 | 76 |
| 28b | SteelWave (County Parcel) | Low/Medium | 118.40 | 107.58 | 8 14 | 1,015 | 1,015 |
| 29 | Oracle | High | 20.44 | 3.00 | 45 75 | 135 | 225 |
| | | | 630.96 | 342.68 | | 4,802 | 6,319 |

Preliminary Capacity Assumptions

| VL/L | M | AM | Total |
|--------------|----------|--------------|--------------|
| | | 31 | 31 |
| 810 | | | 810 |
| | | 28 | 28 |
| 41 | | | 41 |
| 330 | | | 330 |
| 60 | | | 60 |
| | | 100 | 100 |
| 225 | | | 225 |
| | | 57 | 57 |
| | | 108 | 108 |
| | | 50 | 50 |
| | | 52 | 52 |
| 150 | | | 150 |
| | | 440 | 440 |
| | | 91 | 91 |
| 717 | | | 717 |
| | | 131 | 131 |
| | | 204 | 204 |
| | | 10 | 10 |
| 240 | | | 240 |
| | | 76 | 76 |
| | | 1,015 | 1,015 |
| 135 | | | 135 |
| 2,708 | 0 | 2,393 | 5,101 |

Sites Not Recommended for Inclusion

| Site # | Name | Density | Total Acres | Buildable Acres | Density Range | Min Capacity | Max Capacity |
|--------|-----------------------------|---------|-------------|-----------------|---------------|--------------|--------------|
| 4 | Owens (Motel 6 and Tommy T) | High | 2.36 | 2.36 | 30 40 | 71 | 94 |
| 10 | ValleyCare | High | 6.12 | 3.60 | 30 40 | 108 | 144 |
| 11 | Old Santa Rita Area | High | 21.85 | 21.85 | 30 60 | 655 | 1282 |
| 12 | Pimlico Area (North side) | High | | 2.12 | 30 40 | 64 | 85 |
| 13 | Pimlico Area (South side) | Medium | 1.99 | 1.99 | 15 25 | 30 | 50 |
| 17 | Mission Plaza | High | 2.22 | 2.22 | 30 40 | 67 | 89 |
| 18 | Valley Plaza | High | 7.33 | 7.33 | 30 40 | 220 | 293 |
| 20 | Boulder Court | High | 9.45 | 9.45 | 30 40 | 284 | 378 |
| 26 | St. Augustine | Low | 6.31 | 4.15 | 2 7 | 8 | 29 |

| VL/L | M | AM | Total |
|--------------|----------|------------|--------------|
| 71 | | | 71 |
| 108 | | | 108 |
| 641 | | 14 | 655 |
| 64 | | | 64 |
| | | 40 | 40 |
| 67 | | | 67 |
| 166 | | 54 | 220 |
| 284 | | | 284 |
| | | 19 | 19 |
| 1,401 | 0 | 127 | 1,528 |