Site	Name	APN	Area	Mathematical Capacity	ELI/ VLI	LI	MOD	AMOD	Total	% of Mathematical Capacity	Effective Density (du/ac)	Included in previous Element	Distance to grocery store	Distance to BART	Site Conditions/Notes	6% inclusionary units
1	Guinan Blaney	241-010-022, 023, 029	0.81	28			1	22	23	81%	28	Y	0.45	0.65	Hilly site; adjacent to multi family; realistic capacity factors in difficult site constraints. Assumes all housing project	1
2	Woodbury	241-010-024,033,034,040	2.42	85				56	56	66%	23	Y	0.35	0.58	In 2012, the developer requested, and the City approved a reduction to 56 units. The City has required the developer to income-restrict eighteen units (5 very low, 5 lower, 8 moderate) in an existing apartment complex (Palo Verde)	3
3	Kelly Moore	241-050-006,007,017,018	0.95	33			1	23	24	72%	25	Y	0.25	0.47	Level site. Adjacent to multi family; realistic capacity assumes mixed use development (housing over commercial)	1
4	Celia's	241-020-013,014,015	2.37	83	30	30	6		66	80%	28	Y	0.07	0.25	Level site, backs up to the aqueduct ROW. Realistic capacity assumes mixed use development (housing over commercial)	4
5	Diamond K	241-030-002,003,004,031	1.50	53	18	18	4		40	76%	27	Y	0.07	0.30	Level in front, drops down in the rear. Adjacent to multi family and offices; realistic capacity takes advantage of topography and assumes mixed use development (housing over commercial)	2
6	TC III	243-040-035	1.47	51			8	61	69	134%	47	Y	0.25	0.00	Plans for a 69-unit condo project were approved in 2012. Eight MOD units will be provided on-site. There is a possibility that building permits will be issued in the current RHNA period.	4
7	Spruzzo	243-150-017	0.38	13			1	9	10	75%	26	Y	0.19	0.19	Small level site. Located near apartments and offices; realistic capacity takes into consideration site conditions. Assumes all housing project	1
8	949 Moraga / Church	243-180-016, 243-210-013,014,015,016,004	2.26	79	29		29		58	73%	26	Y	0.35	0.22	Level site in rear bounded by creek; contains mature oak trees. Land slopes up towards Moraga Road. Realistic capacity takes into consideration site conditions. Note that the site can be broken up and viewed as two separate development sites – (1) church parking lot, (2) properties fronting Moraga Road. Assumes mixed use development (housing over commercial)	3
9	Bruzzone	234-041-001	2.38	83	34	32			66	79%	28	Y	0.45	0.54	Flat site; bounded on three sides by roads and fourth by creek. Southern end of the downtown; realistic capacity takes into consideration site conditions. Assumes all housing project	4
10	Park Theater	243-222-013,014,015,016,017	0.96	34			2	24	26	77%	27	Y	0.12	0.35	Site bounded by creek on south side. Existing senior housing project south of creek; realistic capacity assumes mixed use development (housing over commercial)	2
11	GG Way	243-232-010,011,012,013	0.74	26			1	18	19	73%	26	Y	0.28	0.52	Flat site, narrow depth of lots -- multi family to the west; realistic capacity assumes mixed use development (housing over commercial)	1
12	Taco Bell - Hamlin	243-221-002.003,012,020	0.80	28			1	19	20	71%	25	Y	0.16	0.41	Change in topography between Golden Gate Way and Mt. Diablo Blvd. New library building to the east; realistic capacity assumes mixed use development (housing over commercial)	1
13	Boswell's - Haws	243-231-009,010,021, 243-231-022	1.48	52	12	12	12		36	69%	24	Y	0.23	0.48	Change in topography between Golden Gate Way and Mt. Diablo Blvd. Upper portion on Mt. Diablo Blvd. is flat. Realistic capacity assumes mixed use development (housing over commercial)	2
14	Link's	243-011-016,030,042,056	0.96	34			2	23	25	74%	26	Y	0.32	0.57	Slight change in topography. Adjacent to multi family; realistic capacity assumes mixed use development (housing over commercial)	2
16	Blackwood Lane	233-040-006,007,035,026,027	1.40	49	14	14	8		36	73%	26	Y	0.40	0.60	Linear site; significant rise in topography from south to north and can be used to increase the number of units. Multi family to the west; realistic capacity assumes mixed use development (housing over commercial)	2
17	Conti	233-040-024,039	0.80	28			1	20	21	75%	26	Y	0.40	0.60	Level site. Adjacent to multi family (Eden); realistic capacity assumes mixed use development (housing over commercial)	1
19	Stuart Street (east)	233-021-011,012,017	0.60	21			1	15	16	76%	27	Y	0.60	0.87	Hilly site. Adjacent to residential; realistic capacity takes into consideration site conditions. Assumes all housing project	1
20	Ace Auto - Service Center	233-022-003,004,005,006	0.80	28			1	19	20	71%	25	Y	0.73	0.92	Level site. Realistic capacity assumes mixed use development (housing over commercial)	1
21	Park Terrace	233-131-020,022	2.16	76	1		2	15	18	24%	8	Y	1.27	1.52	Hilly site; approved for 18 condominiums. All housing project	1
A	Lennox - Mountain View	243-070-011	0.32	11				8	8	71%	25	N	0.06	0.30	Preliminary Plans for an 8-unit condominium project	
B	Lincoln Building	243-232-027 & 243-232-028	1.47	51	15	15	10		40	78%	27	N	0.20	0.50	Existing ~40 unit building with ~26 illegally converted to commercial. Owner interested in tearing down and building housing.	
D	Scattered sites	SF Homes		45				45	45	100%		N			Represents annual SF home permits over 8-year period.	
E	Palo Verde	241-050-004	1.17	41	5	5	8		18	44%	15	N	0.10	0.50	Off-site restricted units planned for Woodbury.	
F	Bollinger	237-160-033, 034, 035, 060, 061, 237-420-006, 007	160.86	32				32	32	100%	0.20	N	1.90	4.10	Vacant lot in a hillside area zoned for single familiy residental development	
			189.1	**1,064**	**158**	**126**	**99**	**409**	**792**	74%						
				RHNA	**138**	**78**	**85**	**99**	**400**							
					114%	**162%**	**116%**	**413%**	**198%**							
				Total Lower-Inc	**383**											
				RHNA	**301**											
				% of RHNA	**127%**											