

2015-2023 LAFHE Inventory mix of 35, 26 and 20 units to the acre

Site	APN	Area	Mathematical Capacity	ELI/ VLI	LI	MOD	AMOD	Total	% of Mathematical Capacity	Included in previous Element	Distance to grocery store	Distance to BART	Site Conditions/Notes	
1	241-010-022,023,029	0.81	21	1	1	1	13	16	76%	Y	0.45	0.65	Hilly site; adjacent to multi family; realistic capacity factors in difficult site constraints. Assumes all housing project	26 du/ac
2	241-010-024,033,034,040	2.42	63				56	56	89%	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)	26 du/ac
3	241-050-006,007,017,018	0.95	25	1	1	1	16	19	77%	Y	0.25	0.47	Level site. Adjacent to multi family; realistic capacity assumes mixed use development (housing over commercial)	26 du/ac
4	241-020-013,014,015	2.37	62	45				45	73%	Y	0.07	0.25	Level site, backs up to the aqueduct ROW. Realistic capacity assumes mixed use development (housing over commercial)	26 du/ac
5	241-030-002,003,004,031	1.50	39	1	1	1	30	33	85%	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)	26 du/ac
6	243-040-035	1.47	51			8	61	69	134%	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.	35 du/ac
7	243-150-017	0.38	13				10	10	75%	Y	0.19	0.19	Small level site. Located near apartments and offices; realistic capacity takes into consideration site conditions. Assumes all housing project	35 du/ac
8	243-180-016, 243-210-013,014,015,016,004	2.26	79	20	20	20		60	76%	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)	35 du/ac
9	234-041-001	2.38	48	12	12	12		36	76%	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	20 du/ac
10	243-222-013,014,015,016,017	0.96	34	1	1	1	23	26	77%	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)	35 du/ac
11	243-232-010,011,012,013	0.73	26	1	1	1	17	20	78%	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)	
12	243-221-002,003,012,020	0.80	28	1	1	1	18	21	75%	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)	35 du/ac

