	Name		Mathematical						% of	Effective	Included	Distance	Distance		15%
Site	APN	Aros	Capacity @ 35 du/ac	ELI/ VLI	ш	MOD	AMOD	Total	Mathematical	Density	in previous	to grocery	to BART	Site Conditions/Notes	inclusionary units
1	Woodbury 241-010-022,023,029	Area 0.81	28	VLI	LI	2	AMOD 19	Total 21	Capacity 74%	(du/ac) 26	Element Y	store 0.45	0.65	Hilly site; adjacent to multi family; realistic capacity factors in difficult site constraints. Assumes all housing project	3.15
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 incomerestrict eighteen units (5 very low, 5 lower, 8 moderate) in an existing apartment complex (Palo Verde)	8.4
3	Kelly-Moore Paint Store, Offices 241-050-006,007,017,018	0.95	33			3	22	25	75%	26	Y	0.25	0.47	Level site. Adjacent to multi family; realistic capacity assumes mixed use development (housing over commercial)	3.75
4	Celia's Restaurant, Lafayette Motorsports 241-020-013,014,015	2.37	83	30	30	4		64	77%	27	Y	0.07		Level site, backs up to the aqueduct ROW. Realistic capacity assumes mixed use development (housing over commercial)	9.6
5	Diamond K, Office 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)	6
6	Town Center / KB Homes 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.	10.35
7	Vacant building (formerly Spruzzo's) 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	1.5
8	City owned parking lot and vacant building & Methodist Church parking lot 243-180-016, 243-210-013,014,015,016,004	2.26	79	25	25	10		60	76%	27	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)	9
9	Vacant lot 234-041-001	2.38	83	32	32			64	77%	27	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	9.6
10	Park Theater, Parking lots 243-222-013,014,015,016,017	0.96	34			3	22	25	74%	26	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)	3.75
11	Nut Factory to Nifty Thrift 243-232-010,011,012,013	0.74	26			3	17	20	77%	27	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)	3
12	Taco Bell, Great Wall, Hamlin Cleaners, Office	0.80	28			3	18	21	75%	26	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	3.15
	243-221-002.003,012,020													use development (housing over commercial)	

Site	Name APN	Area	Mathematical Capacity @ 35 du/ac	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	15% inclusionary units
13	Boswell's, Haws Auto Body 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)	5
14	Vacant building, Parking lots 243-011-016,030,042,056	0.96	34			4	22	26	77%	27	Y	0.32	0.57	Slight change in topography. Adjacent to multi family; realistic capacity assumes mixed use development (housing over commercial)	3.9
16	Blackwood Lane 233-040-006,007,035,026,027	1.40	49	15	15	8		38	78%	27	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)	5.7
17	Mike's Auto (formerly Butler-Conti), Office 233-040-024,039	0.80	28			3	18	21	75%	26	Y	0.40	0.60	Level site. Adjacent to multi family (Eden); realistic capacity assumes mixed use development (housing over commercial)	3.15
19	Stuart Ave, Vacant land, residential	0.60	21			2	14	16	76%	27	Y	0.60	0.87	Hilly site. Adjacent to residential; realistic capacity takes into consideration site conditions. Assumes all housing project	2.4
20	Ace Auto Electric, The Service Outlet 233-022-003,004,005,006	0.80	28			3	18	21	75%	26	Y	0.73	0.92	• • • • • • • • • • • • • • • • • • • •	3.15
21	Vacant land, residential 233-131-020,022	2.16	76	1		2	15	18	24%	8	Y	1.27	1.52	housing project	2.7
Α	Residence behind Trader Joes 243-070-011	0.32	11				8	8	71%	25	N	0.06	0.30	Preliminary Plans for an 8-unit condominium project	
В	Lincoln Building 243-232-027	1.06	37	12	12	6		30	81%	28	N	0.20	0.50	Existing ~40 unit building with ~26 illegally converted to commercial. Owner interested in tearing down and building housing.	
С	Vacant lot at Mt. Diablo & Dewing 243-110-006	0.37	13				10	10	77%	27	N	0.05	0.20	Vacant lot with the potential for a mixed-use building	
D	Scattered sites - SFR Homes		45				45	45	100%		N			Represents annual SF home permits over 8-year period.	
E	Palo Verde Apartments 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	160.8 6	32				32	32	100%	0.20	N	1.90	4.10	Vacant lot in a hillside area zoned for single family residential development	
G	Scattered Sites Amnesty second units		30	10	10	10		30			N				
Н	Scattered Sites New second units		24	8	8	8		32			N			Represents annual second unit application approvals over 8-year period.	
I	Diablo Rapid Print, Roughing It Day Camp 243-020-031, 243-020-030, 243-020-007	0.41	14			1	10	11	78%	27	N	0.03	0.20	Level parcels owned by same property owner. Three separate buildings. (1) business and communication service (Diablo Rapid Print), (2) office (Roughing it Day Camp), and (3) previously commercial but illegally converted to 4 residential units.	1.65
-		189.4	1,131	168	167	108	416	859	76%			•	•	·	•

416 | 859 | 189.4 1,131 108 76% 168 167 138 85 99 RHNA 78 400 122% 214% 127% 420% 215% **Total Lower-Income** 443 RHNA 301 % of RHNA 147%