

Preliminary List
Potential Sites That May Count Toward Regional Housing Needs Allocation

For Period of January 1, 2006 Through June 30, 2013 (7.5 years)

Date: March 12, 2007

Note: This list is not approved, is for preliminary review only, and needs further work (including the potential units shown).

	On Map		Ownership Attached	Ownership Detached	Rental	Total	Middle Income Units in Total	Affordable Units in Total		Notes
								Affordable	Market	
A Building Permits Issued / Through December 31, 2006										
A1		Building permits to date	7	33	64	104		53	53	
A2		Certificates of occupancy to date same projects in line A1) (not			60	60		60	60	
B Zoning or General Plan Designation in Place										
B1		Vacant single family lots as of 1/31/07		79		79		5		
B2	X	Parque Santiago, Ensenada Dr., remaining units	9	3		12		5		
B3		Roe Building, 435 G St.	8			8		<i>in-lieu fees</i>	8	
B4		Homestead remodel, Grambling Ct.			6	6		6		
B5	X	Willowbank 10, Montgomery Ave. & Cottonwood Ct.	8	22		30		8		
B6	X	Verona Mace Ranch, E. Fifth & Alhambra Dr.	32	46		78	16	16		
B7	X	Mace Ranch land dedication, 2990 Fifth St.	12	18		30		30		
B8	X	Oakshade land dedication (CUP needed)			15	15		15		
B9	X	Lillard property, SW corner Drummond Ave. & Cowell Blvd.			45	45		45		45
B10		3rd & J St., NW corner		4		4		4		
B11	X	Woodbridge affordable housing	13			13		13		
B12	X	Willowcreek Commons, north of Oasis	21			21		4		
B13		726 B St.	2	4	1	7		1		
B14		Christopher Hollow, 404 E. Eighth St. (net increase)	3			3				3
B15		Avalon apartments additional potential, Valdora St.			8	8				
B16	X	Callori, Olive Dr.	20	29		49	7	10		
B17	X	Kennedy Place	7			7		2		
B18		Southeast corner of G St. & Sweetbriar Dr., PD-CC			11	11		3	3	8
B19		Second units estimate			50	50				
B20		R-2 zoned parcels estimate			20	20				
B21		R-3 zoned parcels estimate			25	25				
B22		Downtown in-fill estimate	25		25	50				
B23	X	Other existing residential zones that can count (Davis Manor, University Mall)	40		30	70	6	14		
B24	X	Fifth Ave. Place, NE corner Fifth & Pole Line (net increase)	10		20	30		7	7	23
C Proposed Zoning or General Plan Designation NOT in Place										
C1	X	Lewis, Cannery Park proposal	200	349	61	610	70	122		
C2	X	Wildhorse horse ranch *	57	126	46	229	46	46		
C3	X	Seiber, Chiles Rd.	4	15		19		5		
C4	X	Simmons, E. Eighth St.	18	54	18	90	18	18		
C5	X	Grande school site		40		40	8	8		
C6	X	Nugget Fields school site, Moore Blvd.	50	50		100	20	20		
C7	X	3rd/B corridors	75			75		<i>in-lieu fees</i>		
C8	X	2726 Fifth St., east of Konditorei	33			33	3	8		
C9	X	Redevelopment project, 3rd-4th / E-F			4	4				
C10		Howell, 1111 Mace Blvd. (net increase), 1.27 ac.		2		2				
C11		Howell, 4383 Montgomery Blvd. (net increase), 1.0 ac.		1		1				

Preliminary List
Potential Sites That May Count Toward Regional Housing Needs Allocation
For Period of January 1, 2006 Through June 30, 2013 (7.5 years)
Date: March 12, 2007

	On Map		Ownership Attached	Ownership Detached	Rental	Total	Middle Income Units in Total	Affordable Units in Total		Notes	
								Affordable	Market		
D Other Possibilities / Zoning or General Plan Designation NOT in Place											
D1	X	PG&E service center, E. Fifth & L St., SE corner	150	150	100	400	30	86			
D2	X	Covell Village site, southerly portion *	300	300	200	800	120	172			
D3	X	Signature inside Mace curve *	150	150	100	400	60	86			
D4	X	DJUSD Headquarters, Fifth & B St. NE corner	30			30	3	6			
D5	X	Willowbank church site, Mace Blvd., 4.0 ac.		15		15		3			
D6	X	Willowbank church site, NW Mace & Montgomery Ave., 12.0 ac.		48		48	7	9			
D7		Downtown additional estimate	50			50		<i>in-lieu fees</i>			
D8	X	Northeast corner Mace & Cowell Blvd.			35	35		12	12	23	
D9	X	Willowcreek neighborhood commercial, 1.7 ac.	17	17		34	3	8	8	26	
D10	X	Willowcreek light industrial, 15 ac., mixed use			100	100		33	33	67	
D11	X	Ott parcel, southeast side of Cowell Blvd., approx. 3 ac.		26		26	3	5			
D12	X	Ott parcel, northwest side of Cowell Blvd., approx. 7 ac., mixed use			100	100		30	30	70	
D13	X	City/DJUSD corp yards and community gardens, 11.26 ac.	135			135	28	28			
D14	X	Little League fields, 5.5 ac.			110	110		22	22	88	
D15	X	Civic Center fields, approx. 2 ac.		16		16		2			
D16		Other infill (estimate for shopping centers, transit corridors)	50		50	100		20	20	80	
D17	X	UCD West Village				***	***	***			
D18	X	Nishi property *				**	**	**			
D19	X	Oeste Ranch, southeasterly portion *				**	**	**			
D20	X	Parlin, west of hospital *				**	**	**			
D21	X	Lin, west of Parlin *				**	**	**			
D22	X	Stonegate Three, west of Stonegate *				**	**	**			
D23	X	Shriners property, east of Wildhorse *				**	**	**			
D24	X	Urban reserve in SOI, south of El Macero *				**	**	**			
D25	X	East of Davis, south of I-80 *				**	**	**			
Total of B			210	205	256	671	29	188	18	79	0
Total of C			437	637	129	1203	165	227	0	0	0
Total of A,B,C			654	875	509	2038	194	528	131	79	0
Total of D			882	722	795	2399	254	522	125	354	0
Total of A,B,C,D			1536	1597	1304	4437	448	1050	256	433	0

* Measure J vote required.

** Too speculative to estimate units at date of this list.

*** Assumed not part of the city for the purpose of this estimate of units.