

City of Encinitas
 Affordable Housing Task Force Site Prioritization
 DRAFT 09/05/2024

Site Selection Scoring Rubric

Criteria	Low - No Points		Medium - Half Points	High- Full Points	Maximum Score	Comments
Opportunity (No. of Units, mix of very low, low, moderate)	Project does not provide for the greatest need/optimum affordable unit mix, provides for substantially less than 45 affordable units, overall project is less than 50% affordable		Project includes at least 50% very low/low income and is approximately 45 units.	Project meets or exceeds the greatest need/optimum unit mix, is at least 45 units and is 100% affordable (or as close as possible)	20	Need to define which levels of affordability are the targeted/optimum mix; where is the greatest need?
Financial Feasibility	Significant financial barriers, i.e. land at fmv, relocation costs, environmental		Potential for land contribution, developable land economies of scale/project size	Land contribution, developable land, vacant land, identified funding sources	15	
Supports Housing Element state CD guidelines	Project does not meet Housing Element and HCD guidelines		Project meet some of the Housing Element and HCD guidelines	Project meets and/or exceeds the Housing Element and HCD guidelines	15	
Proximity to services, transportation	Project does not meet proximity guidelines (define)		Project is either proximate (define) to transportation or services	Project is walkable to services and transportation	15	
Challenges	Project has significant challenges, including environmental barriers, relocation, physical constraints, community opposition, no site control		Project has fewer challenges,	Project has manageable challenges	10	Challenges can include environmental barriers, relocation due to existing use. community support/opposition
Readiness/Timeliness	Project is unlikely to begin within 5 years		Project is likely to begin within 3 -4 years	Project is likely to begin within 1-2 years	15	Site control: city owned and/or third party owner interest
Long term sustainability	Not financially and operationally self sustaining		Project may require potential additional funding and/or faces operational challenges for sustainability	Financially and operationally self sustaining	10	financial, physical/operational maintenance
TOTAL					100	

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Site Selection Scoring Example

Rank	Total Score	Site Name	Dimensions	Current Use	Ownership	Zoning	Opportunity (Max Score=20)	Financial Feasibility (Max Score=15)	Supports Housing Element & State Law (Max Score=15)	Proximity to Services, Transportation (Max Score=15)	Challenges (Max Score = 10)	Readiness & Timeliness (Max Score=15)	Long term Sustainability (Max Score=10)
	77.5	Public Works Site	570 ft x 185 ft	City public works yard	City	General Commercial	20	7.5	15	15	0	15	5