

City of Encinitas
Affordable Housing Task Force Site Prioritization
10/22/2024

Site Selection Scoring Rubric

Criteria	Low - No Points	Medium - Half Points	High- Full Points	Maximum Score	Comments
Opportunity	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 very low/low income category	Project includes at least 50% very low/low income category and is approximately 45 units	Project meets or exceeds the greatest need/optimum unit mix in terms of affordability, unit size, for rent/for sale; project is at least 45 units and is 100% affordable for very low/low income category	25	No. of Units, acreage, mix of very low, low, moderate
Land Contribution	Privately owned land or significant financial barriers e.g., land at fair market value, relocation costs, environmental	Land contribution through partnership with a nonprofit org or faith-based organization	Land contribution through donation or city owned land	10	
Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines	Project does not meet Housing Element 2.2, General Plan, or HCD guidelines	Project meets some of the Housing Element 2.2, General Plan, or HCD guidelines	Project meets and/or exceeds the Housing Element 2.2, General Plan, or HCD guidelines	15	Reference 6th Cycle Housing Element 2021-2029, Section 2
Proximity to services, transportation	Project does not meet proximity guidelines	Project is either proximate to transportation or services	Project is walkable to services and transportation	20	Proximity defined as 1/4 mile walking distance
Challenges	Project has many significant challenges	Project has some significant challenges	Project has manageable challenges	20	Challenges can include environmental and physical constraints (e.g access, including fire, grading, steep slopes, hydrology, environmental issues, geotechnical, etc.) loss of open space, relocation due to existing use, safety regarding ingress/egress, lack of site infrastructure, requires upzoning/Prop A vote, lack of site control, community 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	10	Factors to consider include site control (city owned and/or third party owner interest), upzoning/Prop A vote required
TOTAL				100	

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Rank	Average of Task Force Members Scores	Median of Task Force Members Scores	Total Group Score	Site Name	APN	Address	Lot Size (estimated acres & dimensions)	Existing Land Use	Ownership	Zoning	Zoning Overlay	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)	Notes
1	76.8	77.5	77.5	Public Works Site	2581122800	160 Calle Magdalena	4.41 acres (570 ft. x 185 ft.)	City Public Works Yard	City of Encinitas	General Commercial	Coastal Zone, Hillside/Inland Bluff, Scenic/Visual Corridor and Special Study	25	10	7.5	20	10	5	Site would allow for clustered or other innovative housing design to allow adequate open space. No adjacent residential development to coordinate adjacent open space. Costly to relocate Public Works facility and no identified location where Public Works yard and facility could be relocated; upzoning required but no adjacent single-family housing
2	72.7	72.5	67.5	NCTD Parking + City Hall	2581902300, 2581902600, 2580904300	25 E. D Street and 505 S. Vulcan Avenue	1.74 acres (NCTD), 4.3 acres (NCTD), 5.21 acres (City Hall)	Parking Lot, Transit Center, City Hall	NCTD and City of Encinitas	Transit Corridor, Transit Corridor, and Civic Center	Coastal Zone and Specific Plan (Downtown)	25	5	7.5	20	10	0	
3	67.0	67.5	60	NCTD Parking	2581902600, 2581902700	N/A	13.35 acres (70 ft. x 410 ft.)	Parking Lot	North County Transit District Development Board	Transportation Corridor	Coastal Zone, Specific Study, and Specific Plan	25	5	0	20	10	0	Site would allow for clusters or other innovative housing design and provide adequate open space. No adjacent residential development without crossing tracks and Vulcan Ave. to coordinate open space with .
4	66.8	67.5	55	City Hall	2580904300	505 and 516 S Vulcan Ave	5.21 acres (410 ft. x 390 ft.)	City Hall Site	City of Encinitas	Civic Center	Coastal Zone and Specific Plan	12.5	10	7.5	20	0	5	Site would allow for clusters or other innovative housing design and provide adequate open space. Existing residential development does not have open space to coordinate with.
5	64.1	62.5	72.5	Seacoast Community Church	258-241-10-00	1050 Regal Rd.	4.35 acres (irregular shape)	Faith-Based Organization	Seacoast Community Church	Residential 30	Coastal Zone, Scenic/Visual Corridor and Special Study	25	5	7.5	20	10	5	Site would allow for clusters or other innovative housing design and provide adequate open space. Existing residential development does not have open space to coordinate with.
6	59.5	62.5	52.5	County Burn Site	2591213600, 2591213700	175 Shields Ave and 137 N. El Camino Real	12.49 acres (840 ft. x 550 ft.)	Car Storage and Solana Center for Environmental Innovation	County of San Diego	Public/ Semi-public	Cultural/Natural Resource	25	0	7.5	20	0	0	No connection to open space. Site would allow for clustered or other innovative housing design if site is remediated. Existing residential development does not have open space to coordinate with.
7	62.1	60	60	Pacific View Art Center	2581512200	380 and 390 W. F Street, 608 Third Street	2.82 acres (280 ft. x 380 ft.)	Art Center	City of Encinitas	Public/ Semi-public	Coastal Zone, Coastal Appeal, Specific Plan (Downtown), and Special Study	12.5	10	7.5	20	10	0	Undeveloped land on site and could create adequate open space areas. Existing residential development does not have open space to coordinate with; however site is within walking distance (1 block) to beach. Under state law, could be used for artist housing if Encinitas designates a cultural arts district. Need to re-evaluate score of "Opportunity" since the parcel is small and likely will not yield 45+ units. Also, this parcel is in the Coastal Commission appeal zone. And any project would likely require Prop A vote.
8	36.9	57.5	57.5	L-7 Quail Gardens	2570111700	634 Quail Gardens Dr	9.46 acres (460 ft. x 360 ft.)	Vacant	City of Encinitas	Rural Residential 1	Coastal Zone and Special Study	25	10	7.5	0	10	5	Connection to open space on western parcel and could connect to the existing trails on Leichtag site. Potentially could coordinate new open space areas with existing residential. Wetland onsite which will limit development of this portion of the site. Need to re-evaluate score of "Challenges" because Task Force opinions differ on what challenges exist and how to weight those e.g., community opposition
9	50.5	50	50	Developed Area of Oakcrest Park	2593201000	1140 Oakcrest Park Dr.	3 acres (parking lot area)	Park and Senior Community Center	City of Encinitas	Ecological Reserve, Open Space, Park	Coastal Zone and Special Study	12.5	5	7.5	10	10	5	At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space.
10	38.0	45	45	Cottonwood Creek Park	2580902000 (developed), 2563402600, 2580902800	95 N. Vulcan Ave	Wetland/along I-5 = 9.03 acres Wetland = .97 acres Developed park = 8.17 acres Total= 18.17 acres	Park	City of Encinitas	Public/ Semi-public	Coastal Zone, Hillside/Inland Bluff, Scenic/Visual Corridor, Cultural/Natural Resources.	12.5	5	7.5	20	0	0	At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space. Wetland onsite that would severely limit development of northern parcels.
11	39.2	40	72.5	Self-Realization Fellowship	2582941300, 2583161700, 2583161800, 2583230900, 2600213200, 2583162000, 2582941700, 2582940300, 2600733100, 2600220100, 2583240700, 2600100600, 2600530400	1111, 1119, 1121,1135,1140 1143 Third Street, 1105, 1133, 1139, 1153 Second, 138 and 215 W. K Street, 1150 and 1276 S. Coast Highway 101, 1281 Summit Ave	34.41 acres (Multiple parcels and irregular shape) NOTE: Task Force focused on Parcel 2600733100 located at 1281 Summit Avenue (5 acres)	Faith-Based Organization	Self-Realization Fellowship Church	Public/ Semi-public and Residential 3	Coastal Zone, Coastal Appeal, Coastal Bluff, Cultural/Natural Resources, and Special Study.	25	5	7.5	20	10	5	Lots of land and many acres of vacant land without steep slope. Site would allow for clusters or other innovative housing design and adequate open space. Existing residential development does not have open space to coordinate with. General Plan envisions a specific plan for SRF. May require Prop A vote. Land donation may carry deed restrictions

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12	33.0	40	45	Beach Chapel	2595608300	510 S. El Camino Real	2.85 acres (370 ft. x 320 ft.)	Faith-Based Organization	Pacific Southwest District of the Wesleyan Church Trust	Residential 3	Coastal Zone and Special Study	12.5	5	7.5	10	10	0	Limited open space on site. Site would allow for clustered or other innovative housing design; no adjacent residential to coordinate adjacent open space.
13	32.5	40	50	Saint John Church	2593110700, 2593110600, 2593111000, 2593111100, 2593110100, 2593100400	945, 1001 and 1003 Encinitas Blvd and 520 and 580 Balour Dr.	13.59 acres (Multiple parcels and irregular shape). NOTE: we considered just SE corner parcel in rubric scoring	Faith-Based Organization	Saint John the Evangelist Catholic Parish Encinitas in Encinitas	Rural Residential 2 and Residential 3	Coastal Zone, Hillside/Inland Bluff, and Special Study	12.5	5	7.5	10	10	5	Site does have limited undeveloped open space on site. Site would allow for clustered or other innovative housing design; no adjacent residential to coordinate adjacent open space. Some ingress/egress concern.
14	25.9	32.5	35	Oakcrest Middle School	2591810100, 2593200400	675 Balour Dr. and 1221 Encinitas Blvd.	14.48 acres (610 ft. x 1280 ft.)	School	San Dieguito Union High School District	Public/ Semi-public	Coastal Zone	12.5	5	7.5	10	0	0	Site is at a school with passive open space; no programmed space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space. There are underground storage tank. Will require school interest and school board approval
15	28.9	25	25	MiraCosta College San Elijo Campus	2611506800, 2611506000	3333 and 3371 Manchester Ave.	42.05 (1,200 ft. x 1,500 ft.)	School	MiraCosta Community College District	Public/ Semi-public	Coastal Zone, Coastal Appeal Jurisdiction, Scenic/Visual Corridor, Special Study	12.5	5	7.5	0	0	0	Can provide a connection to open space and has some open space on site. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design including additional open space on site. However, college has previously stated they are not interested in affordable housing development because they have developed to max footprint of what's allowed in coastal zone
16	17.3	22.5	22.5	Orpheus Park	2563010500	482 Orpheus Ave.	3.14 (470 ft. x 200 ft.)	Park	City of Encinitas	Ecological Reserve, Open Space, Park	Coastal Zone	0	5	7.5	10	0	0	At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space.
17	16.6	17.5	17.5	St. Andrew Church	2591102700	890 Balour Dr.	2.27 acres (310 ft. x 290 ft.)	Faith-Based Organization	Episcopal Church of St Andrew the Apostle	Residential 5	Coastal Zone	0	0	7.5	10	0	0	Limited open space on site. Site would allow for clustered or other innovative housing design; no adjacent residential to coordinate adjacent open space.
18	15.0	10	10	"Purple Z"	2161101400, 2165001400, 2161104200	N/A	41.73 acres (Multiple parcels and irregular shape)	Vacant and Open Space Easement	City of Encinitas	Rural Residential 1	Coastal Zone Hillside/Inland Bluff, Cultural/Natural Resources, and Special Study	0	10	0	0	0	0	Extensive steep slopes on site; extensive native (protected habitat) and wetland onsite
19	13.2	0	0	Leichtag Foundation	2561720500, 2563306200, 2563306300, 2561720600	800 and 810 Ecke Ranch Rd and 421, 441, 495, 521, 543, 555, 567, 581 Saxony Rd	67.86 acres (1,900 ft. x 1300 ft.)	Agriculture, Commercial and Residential	LF Encinitas Properties LLC	Encinitas Ranch Specific Plan- Agriculture	Coastal Zone, Cultural/Natural Resources, and Specific Plan (Encinitas Ranch)							Extensive open space and trails on site. Lots of undeveloped land and site would allow for clusters or other innovative housing design. Existing residential development does not have open space to coordinate with. If L-7 is developed as residential, coordination of open space could occur. Would require upzoning vote because zoned ag in perpetuity. Also not sure there is interest in affordable housing development. Therefore decision made by Task Force to remove from consideration at this time.
20	8.4	0	0	Indian Head Canyon	2545736400	N/A	3.17 acres (415 ft. x 145 ft.)	Vacant and Open Space Easement	City of Encinitas	Residential 3	Coastal Zone, Hillside/Inland Bluff, Cultural/Natural Resource, and Special Study	0	0	0	0	0	0	Steep slope, sensitive native (protected habitat) onsite. Municipal code prohibits development slopes over 25-40%.

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3	67.0	67.5	60	NCTD Parking	2581902600, 2581902700	N/A	13.35 acres (70 ft. x 410 ft.)	Parking Lot	North County Transit District Development Board	Transportation Corridor	Coastal Zone, Specific Study, and Specific Plan	25	5	0	20	10	0	Site would allow for clusters or other innovative housing design and provide adequate open space. No adjacent residential without crossing tracks and Vulcan Ave. to coordinate open space with .
4	66.8	67.5	55	City Hall	2580904300	505 and 516 S Vulcan Ave	5.21 acres (410 ft. x 390 ft.)	City Hall Site	City of Encinitas	Civic Center	Coastal Zone and Specific Plan	12.5	10	7.5	20	0	5	Site would allow for clusters or other innovative housing design and provide adequate open space. Existing residential development does not have open space to coordinate with.
5	64.1	62.5	72.5	Seacoast Community Church	258-241-10-00	1050 Regal Rd.	4.35 acres (irregular shape)	Faith-Based Organization	Seacoast Community Church	Residential 30	Coastal Zone, Scenic/Visual Corridor and Special Study	25	5	7.5	20	10	5	Site would allow for clusters or other innovative housing design and provide adequate open space. Existing residential development does not have open space to coordinate with.
6	62.1	60	60	Pacific View Art Center	2581512200	380 and 390 W. F Street, 608 Third Street	2.82 acres (280 ft. x 380 ft.)	Art Center	City of Encinitas	Public/ Semi-public	Coastal Zone, Coastal Appeal, Specific Plan (Downtown), and Special Study	12.5	10	7.5	20	10	0	Undeveloped land on site and could create adequate open space areas. Existing residential development does not have open space to coordinate with; however site is within walking distance (1 block) to beach. Under state law, could be used for artist housing if Encinitas designates a cultural arts district. Need to re-evaluate score of "Opportunity" since the parcel is small and likely will not yield 45+ units. Also, this parcel is in the Coastal Commission appeal zone. And any project would likely require Prop A vote.
7	59.5	62.5	52.5	County Burn Site	2591213600, 2591213700	175 Shields Ave and 137 N. El Camino Real	12.49 acres (840 ft. x 550 ft.)	Car Storage and Solana Center for Environmental Innovation	County of San Diego	Public/ Semi-public	Cultural/Natural Resource	25	0	7.5	20	0	0	No connection to open space. Site would allow for clustered or other innovative housing design if site is remediated. Existing residential development does not have open space to coordinate with.
8	50.5	50	50	Developed Area of Oakcrest Park	2593201000	1140 Oakcrest Park Dr.	3 acres (parking lot area)	Park and Senior Community Center	City of Encinitas	Ecological Reserve, Open Space, Park	Coastal Zone and Special Study	12.5	5	7.5	10	10	5	At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space.
9	39.2	40	72.5	Self-Realization Fellowship	2582941300, 2583161700, 2583161800, 2583230900, 2600213200, 2583162000, 2582941700, 2582940300, 2600733100, 2600220100, 2583240700, 2600100600, 2600530400	1111, 1119, 1121, 1135, 1140 1143 Third Street, 1105, 1133, 1139, 1153 Second, 138 and 215 W. K Street, 1150 and 1276 S. Coast Highway 101, 1281 Summit Ave	34.41 acres (Multiple parcels and irregular shape) NOTE: Task Force focused on Parcel 2600733100 located at 1281 Summit Avenue (5 acres)	Faith-Based Organization	Self-Realization Fellowship Church	Public/ Semi-public and Residential 3	Coastal Zone, Coastal Appeal, Coastal Bluff, Cultural/Natural Resources, and Special Study.	25	5	7.5	20	10	5	General Plan envisions a specific plan for SRF. May require Prop A vote. Land donation may carry deed restrictions
10	38.0	45	45	Cottonwood Creek Park	2580902000 (developed), 2563402600, 2580902800	95 N. Vulcan Ave	Wetland/along I-5 = 9.03 acres Wetland = .97 acres Developed park = 8.17 acres Total= 18.17 acres	Park	City of Encinitas	Public/ Semi-public	Coastal Zone, Hillside/Inland Bluff, Scenic/Visual Corridor, Cultural/Natural Resources.	12.5	5	7.5	20	0	0	At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space. Wetland onsite that would severely limit development of northern parcels.
11	36.9	57.5	57.5	L-7 Quail Gardens	2570111700	634 Quail Gardens Dr	9.46 acres (460 ft. x 360 ft.)	Vacant	City of Encinitas	Rural Residential 1	Coastal Zone and Special Study	25	10	7.5	0	10	5	Connection to open space on western parcel and could connect to the existing trails on Leichtag site. Potentially could coordinate new open space areas with existing residential. Wetland onsite which will limit development of this portion of the site. Need to re-evaluate score of "Challenges" because Task Force opinions differ on what challenges exist and how to weight those e.g., community opposition

Rank	Average of Task Force Members Scores	Median of Task Force Members Scores	Total Group Score	Site Name	APN	Address	Lot Size (estimated acres & dimensions)	Existing Land Use	Ownership	Zoning	Zoning Overlay	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)	Notes
12	33.0	40	45	Beach Chapel	2595608300	510 S. El Camino Real	2.85 acres (370 ft. x 320 ft.)	Faith-Based Organization	Pacific Southwest District of the Wesleyan Church Trust	Residential 3	Coastal Zone and Special Study	12.5	5	7.5	10	10	0	Limited open space on site. Site would allow for clustered or other innovative housing design; no adjacent residential to coordinate adjacent open space.
13	32.5	40	50	Saint John Church	2593110700, 2593110600, 2593111000, 2593111100, 2593110100, 2593100400	945, 1001 and 1003 Encinitas Blvd and 520 and 580 Balour Dr.	13.59 acres (Multiple parcels and irregular shape). NOTE: we considered just SE corner parcel in rubric scoring	Faith-Based Organization	Saint John the Evangelist Catholic Parish Encinitas in Encinitas	Rural Residential 2 and Residential 3	Coastal Zone, Hillside/Inland Bluff, and Special Study	12.5	5	7.5	10	10	5	Site does have limited undeveloped open space on site. Site would allow for clustered or other innovative housing design; no adjacent residential to coordinate adjacent open space. Some ingress/egress concern.
14	28.9	25	25	MiraCosta College San Elijo Campus	2611506800, 2611506000	3333 and 3371 Manchester Ave.	42.05 (1,200 ft. x 1,500 ft.)	School	MiraCosta Community College District	Public/ Semi-public	Coastal Zone, Coastal Appeal Jurisdiction, Scenic/Visual Corridor, Special Study	12.5	5	7.5	0	0	0	Can provide a connection to open space and has some open space on site. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design including additional open space on site. However, college has previously stated they are not interested in affordable housing development because they have developed to max footprint of what's allowed in coastal zone
15	25.9	32.5	35	Oakcrest Middle School	2591810100, 2593200400	675 Balour Dr. and 1221 Encinitas Blvd.	14.48 acres (610 ft. x 1280 ft.)	School	San Dieguito Union High School District	Public/ Semi-public	Coastal Zone	12.5	5	7.5	10	0	0	Site is at a school with passive open space; no programmed space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space. There are underground storage tank. Will require school interest and school board approval
16	17.3	22.5	22.5	Orpheus Park	2563010500	482 Orpheus Ave.	3.14 (470 ft. x 200 ft.)	Park	City of Encinitas	Ecological Reserve, Open Space, Park	Coastal Zone	0	5	7.5	10	0	0	At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space.
17	16.6	17.5	17.5	St. Andrew Church	2591102700	890 Balour Dr.	2.27 acres (310 ft. x 290 ft.)	Faith-Based Organization	Episcopal Church of St Andrew the Apostle	Residential 5	Coastal Zone	0	0	7.5	10	0	0	Limited open space on site. Site would allow for clustered or other innovative housing design; no adjacent residential to coordinate adjacent open space.
18	15.0	10	10	"Purple Z"	2161101400, 2165001400, 2161104200	N/A	41.73 acres (Multiple parcels and irregular shape)	Vacant and Open Space Easement	City of Encinitas	Rural Residential 1	Coastal Zone Hillside/Inland Bluff, Cultural/Natural Resources, and Special Study	0	10	0	0	0	0	Extensive steep slopes on site; extensive native (protected habitat) and wetland onsite
19	13.2	0	0	Leichtag Foundation	2561720500, 2563306200, 2563306300, 2561720600	800 and 810 Ecke Ranch Rd and 421, 441, 495, 521, 543, 555, 567, 581 Saxony Rd	67.86 acres (1,900 ft. x 1300 ft.)	Agriculture, Commercial and Residential	LF Encinitas Properties LLC	Encinitas Ranch Specific Plan- Agriculture	Coastal Zone, Cultural/Natural Resources, and Specific Plan (Encinitas Ranch)							Extensive open space and trails on site. Lots of undeveloped land and site would allow for clusters or other innovative housing design. Existing residential development does not have open space to coordinate with. If L-7 is developed as residential, coordination of open space could occur. Would require upzoning vote because zoned ag in perpetuity. Also not sure there is interest in affordable housing development. Therefore decision made by Task Force to remove from consideration at this time.
20	8.4	0	0	Indian Head Canyon	2545736400	N/A	3.17 acres (415 ft. x 145 ft.)	Vacant and Open Space Easement	City of Encinitas	Residential 3	Coastal Zone, Hillside/Inland Bluff, Cultural/Natural Resource, and Special Study	0	0	0	0	0	0	Steep slope, sensitive native (protected habitat) onsite. Municipal code prohibits development slopes over 25-40%.

* Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

Task Force Member Allison Blackwell								
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
	50	Developed Area of Oakcrest Park	12.5	5	7.5	10	10	5
	35	Oakcrest Middle School	12.5	5	7.5	10	0	0
	25	MiraCosta College San Elijo Campus	12.5	5	7.5	0	0	0
	22.5	Orpheus Park	0	5	7.5	10	0	0
	50	Saint John Church	12.5	5	7.5	10	10	5
	17.5	St. Andrew Church	0	0	7.5	10	0	0
	0	Leichtag Foundation						
	55	Beach Chapel	12.5	5	7.5	20	10	0
	10	"Purple Z"	0	10	0	0	0	0
	45	Cottonwood Creek Park	12.5	5	7.5	20	0	0
	72.5	Self-Realization	25	5	7.5	20	10	5
	60	Pacific View Art Center	12.5	10	7.5	20	10	0
	57.5	L-7 Quail Gardens	25	10	7.5	0	10	5
	77.5	Public Works Site	25	10	7.5	20	10	5
	0	Indian Head Canyon	0	0	0	0	0	0
	67.5	NCTD Parking	25	5	7.5	20	10	0
	72.5	City Hall	25	10	7.5	20	10	0
	82.5	Seacoast Community Church	25	5	7.5	20	20	5
	57.5	County Burn Site	25	5	7.5	20	0	0
	67.5	NCTD + City Hall	25	5	7.5	20	10	0

* Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

Task Force Member Bob Kent								
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
	45	Developed Area of Oakcrest Park	12.5	5	7.5	20	0	0
	32.5	Oakcrest Middle School	0	5	7.5	20	0	0
	35	MiraCosta College San Elijo Campus	12.5	5	7.5	0	10	0
	22.5	Orpheus Park	0	5	7.5	10	0	0
	40	Saint John Church	12.5	0	7.5	20	0	0
	17.5	St. Andrew Church	0	0	7.5	10	0	0
	0	Leichtag Foundation						
	40	Beach Chapel	12.5	0	7.5	20	0	0
	0	"Purple Z"	0	0	0	0	0	0
	45	Cottonwood Creek Park	12.5	5	7.5	20	0	0
	40	Self-Realization Fellowship	12.5	0	7.5	20	0	0
	50	Pacific View Art Center	12.5	10	7.5	20	0	0
	62.5	L-7 Quail Gardens	25	10	7.5	0	10	10
	67.5	Public Works Site	25	10	7.5	20	0	5
	0	Indian Head Canyon	0	0	0	0	0	0
	55	NCTD Parking	12.5	5	7.5	20	10	0
	50	City Hall	12.5	10	7.5	20	0	0
	55	Seacoast Community Church	12.5	5	7.5	20	10	0
	45	County Burn Site	12.5	5	7.5	20	0	0
	55	NCTD + City Hall	12.5	5	7.5	20	10	0

* Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

Task Force Member Dan Vaughn								
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
	60	Developed Area of Oakcrest Park	12.5	10	7.5	20	10	0
	32.5	Oakcrest Middle School	0	5	7.5	20	0	0
	57.5	MiraCosta College San Elijo Campus	25	5	7.5	10	10	0
	27.5	Orpheus Park	0	10	7.5	10	0	0
	17.5	Saint John Church	0	0	7.5	10	0	0
	17.5	St. Andrew Church	0	0	7.5	10	0	0
	0	Leichtag Foundation						
	27.5	Beach Chapel	0	0	7.5	10	10	0
	30	"Purple Z"	12.5	10	7.5	0	0	0
	50	Cottonwood Creek Park	12.5	10	7.5	20	0	0
	40	Self-Realization Fellowship	12.5	0	7.5	20	0	0
	60	Pacific View Art Center	12.5	10	7.5	20	10	0
	67.5	L-7 Quail Gardens	25	10	7.5	10	10	5
	60	Public Works Site	12.5	10	7.5	20	10	0
	17.5	Indian Head Canyon	0	10	7.5	0	0	0
	67.5	NCTD Parking	25	5	7.5	20	10	0
	60	City Hall	12.5	10	7.5	20	10	0
	62.5	Seacoast Community Church	25	0	7.5	10	10	10
	62.5	County Burn Site	25	10	7.5	20	0	0
	72.5	NCTD + City Hall	25	10	7.5	20	10	0

* Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

Task Force Member Dennis Kaden								
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
	60	Developed Area of Oakcrest Park	12.5	5	7.5	10	20	5
	0	Oakcrest Middle School	0	0	0	0	0	0
	0	MiraCosta College San Elijo Campus	0	0	0	0	0	0
	0	Orpheus Park	0	0	0	0	0	0
	7.5	Saint John Church	0	0	7.5	0	0	0
	0	St. Andrew Church	0	0	0	0	0	0
	0	Leichtag Foundation						
	0	Beach Chapel	0	0	0	0	0	0
	0	"Purple Z"	0	0	0	0	0	0
	62.5	Cottonwood Creek Park	25	10	7.5	20	0	0
	0	Self-Realization Fellowship	0	0	0	0	0	0
	55	Pacific View Art Center	12.5	5	7.5	10	10	10
	7.5	L-7 Quail Gardens	0	0	7.5	0	0	0
	77.5	Public Works Site	25	10	7.5	20	10	5
	0	Indian Head Canyon	0	0	0	0	0	0
	55	NCTD Parking	12.5	10	7.5	10	10	5
	55	City Hall	12.5	10	7.5	10	10	5
	60	Seacoast Community Church	12.5	5	7.5	20	10	5
	82.5	County Burn Site	25	10	7.5	20	10	10
	55	NCTD + City Hall	12.5	10	7.5	10	10	5

* Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

Task Force Member Richard Stern								
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
	60	Developed Area of Oakcrest Park	12.5	5	7.5	20	10	5
	60	Oakcrest Middle School	12.5	5	7.5	20	10	5
	67.5	MiraCosta College San Elijo Campus	25	10	7.5	10	10	5
	17.5	Orpheus Park	0	0	7.5	10	0	0
	55	Saint John Church	12.5	5	7.5	15	10	5
	55	St. Andrew Church	12.5	5	7.5	15	10	5
	77.5	Leichtag Foundation	25	10	7.5	20	10	5
	60	Beach Chapel	12.5	5	7.5	20	10	5
	35	"Purple Z"	25	10	0	0	0	0
	57.5	Cottonwood Creek Park	25	5	7.5	20	0	0
	72.5	Self-Realization Fellowship	25	5	7.5	20	10	5
	92.5	Pacific View Art Center	25	10	7.5	20	20	10
	32.5	L-7 Quail Gardens	12.5	10	0	0	0	10
	82.5	Public Works Site	25	10	7.5	20	10	10
	55	Indian Head Canyon	25	10	0	0	10	10
	72.5	NCTD Parking	25	5	7.5	20	10	5
	92.5	City Hall	25	10	7.5	20	20	10
	72.5	Seacoast Community Church	25	5	7.5	20	10	5
	62.5	County Burn Site	25	5	7.5	20	0	5
	87.5	NCTD + City Hall	25	10	7.5	20	20	5

* Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

Task Force Member Elena Thompson								
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
	7.5	Developed Area of Oakcrest Park	0	0	7.5	0	0	0
	7.5	Oakcrest Middle School	0	0	7.5	0	0	0
	7.5	MiraCosta College San Elijo Campus	0	0	7.5	0	0	0
	7.5	Orpheus Park	0	0	7.5	0	0	0
	7.5	Saint John Church	0	0	7.5	0	0	0
	7.5	St. Andrew Church	0	0	7.5	0	0	0
	0	Leichtag Foundation						
	7.5	Beach Chapel	0	0	7.5	0	0	0
	0	"Purple Z"	0	0	0	0	0	0
	7.5	Cottonwood Creek Park	0	0	7.5	0	0	0
	7.5	Self-Realization Fellowship	0	0	7.5	0	0	0
	82.5	Pacific View Art Center	25	10	7.5	20	10	10
	7.5	L-7 Quail Gardens	0	0	7.5	0	0	0
	82.5	Public Works Site	25	10	7.5	20	10	10
	0	Indian Head Canyon	0	0	0	0	0	0
	82.5	NCTD Parking	25	10	7.5	20	10	10
	67.5	City Hall	0	10	7.5	20	20	10
	45	Seacoast Community Church	12.5	0	7.5	10	10	5
	82.5	County Burn Site	25	10	7.5	20	10	10
	82.5	NCTD + City Hall	25	10	7.5	20	20	0

* Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

Task Force Member Felicia Gamez-Weinbaum								
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
	50	Developed Area of Oakcrest Park	12.5	5	7.5	10	10	5
	22.5	Oakcrest Middle School	0	0	7.5	0	10	5
	30	MiraCosta College San Elijo Campus	12.5	0	7.5	10	0	0
	17.5	Orpheus Park	0	10	7.5	0	0	0
	17.5	Saint John Church	0	0	7.5	10	0	0
	7.5	St. Andrew Church	0	0	7.5	0	0	0
	0	Leichtag Foundation	0	0	0	0	0	0
	7.5	Beach Chapel	0	0	7.5	0	0	0
	0	"Purple Z"	0	0	0	0	0	0
	7.5	Cottonwood Creek Park	0	0	7.5	0	0	0
	7.5	Self-Realization Fellowship	0	0	7.5	0	0	0
	55	Pacific View Art Center	12.5	10	7.5	10	10	5
	17.5	L-7 Quail Gardens	0	10	7.5	0	0	0
	87.5	Public Works Site	25	10	7.5	20	20	5
	0	Indian Head Canyon	0	0	0	0	0	0
	77.5	NCTD Parking	25	10	7.5	20	10	5
	67.5	City Hall	25	10	7.5	10	10	5
	45	Seacoast Community Church	12.5	0	7.5	10	10	5
	77.5	County Burn Site	25	10	7.5	20	10	5
	87.5	NCTD + City Hall	25	10	7.5	20	20	5

* Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

Task Force Member George Wielechowski								
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
	50	Developed Area of Oakcrest Park	12.5	5	7.5	10	10	5
	17.5	Oakcrest Middle School	0	0	7.5	10	0	0
	37.5	MiraCosta College San Elijo Campus	25	5	7.5	0	0	0
	22.5	Orpheus Park	0	5	7.5	10	0	0
	55	Saint John Church	12.5	5	7.5	10	10	10
	17.5	St. Andrew Church	0	0	7.5	10	0	0
	67.5	Leichtag Foundation	25	5	7.5	10	10	10
	47.5	Beach Chapel	0	5	7.5	20	10	5
	20	"Purple Z"	0	10	0	10	0	0
	45	Cottonwood Creek Park	12.5	5	7.5	20	0	0
	77.5	Self-Realization Fellowship	25	5	7.5	20	10	10
	77.5	Pacific View Art Center	25	10	7.5	20	10	5
	67.5	L-7 Quail Gardens	25	10	7.5	10	10	5
	72.5	Public Works Site	25	10	7.5	20	10	0
	20	Indian Head Canyon	0	10	0	5	5	0
	77.5	NCTD Parking	25	10	7.5	20	15	0
	62.5	City Hall	25	10	7.5	20	0	0
	82.5	Seacoast Community Church	25	10	7.5	20	10	10
	62.5	County Burn Site	25	10	7.5	20	0	0
	72.5	NCTD + City Hall	25	10	7.5	20	10	0

* Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

Task Force Member Karen Koblentz								
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
	50	Developed Area of Oakcrest Park	12.5	5	7.5	10	10	5
	35	Oakcrest Middle School	12.5	5	7.5	10	0	0
	25	MiraCosta College San Elijo Campus	12.5	5	7.5	0	0	0
	22.5	Orpheus Park	0	5	7.5	10	0	0
	50	Saint John Church	12.5	5	7.5	10	10	5
	17.5	St. Andrew Church	0	0	7.5	10	0	0
	0	Leichtag Foundation						
	55	Beach Chapel	12.5	5	7.5	20	10	0
	10	"Purple Z"	0	10	0	0	0	0
	45	Cottonwood Creek Park	12.5	5	7.5	20	0	0
	72.5	Self-Realization Fellowship	25	5	7.5	20	10	5
	60	Pacific View Art Center	12.5	10	7.5	20	10	0
	57.5	L-7 Quail Gardens	25	10	7.5	0	10	5
	77.5	Public Works Site	25	10	7.5	20	10	5
	0	Indian Head Canyon	0	0	0	0	0	0
	60	NCTD Parking	12.5	5	7.5	20	10	5
	65	City Hall	12.5	5	7.5	20	10	10
	50	Seacoast Community Church	12.5	5	7.5	10	10	5
	57.5	County Burn Site	25	5	7.5	20	0	0
	77.5	NCTD + City Hall	25	5	7.5	20	10	10

* Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

Task Force Member Richard Soloman								
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
	72.5	Developed Area of Oakcrest Park	25	10	7.5	10	10	10
	7.5	Oakcrest Middle School	0	0	7.5	0	0	0
	7.5	MiraCosta College San Elijo Campus	0	0	7.5	0	0	0
	7.5	Orpheus Park	0	0	7.5	0	0	0
	7.5	Saint John Church	0	0	7.5	0	0	0
	7.5	St. Andrew Church	0	0	7.5	0	0	0
	0	Leichtag Foundation						
	7.5	Beach Chapel	0	0	7.5	0	0	0
	50	"Purple Z"	25	10	0	10	0	5
	7.5	Cottonwood Creek Park	0	0	7.5	0	0	0
	7.5	Self-Realization Fellowship	0	0	7.5	0	0	0
	92.5	Pacific View Art Center	25	10	7.5	20	20	10
	7.5	L-7 Quail Gardens	0	0	7.5	0	0	0
	82.5	Public Works Site	25	10	7.5	20	10	10
	0	Indian Head Canyon	0	0	0	0	0	0
	55	NCTD Parking	12.5	0	7.5	20	10	5
	70	City Hall	12.5	10	7.5	20	10	10
	67.5	Seacoast Community Church	25	5	7.5	10	10	10
	7.5	County Burn Site	0	0	7.5	0	0	0
	77.5	NCTD + City Hall	25	10	7.5	20	10	5

* Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

Task Force Member Tony Kranz								
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
	50	Developed Area of Oakcrest Park	12.5	5	7.5	10	10	5
	35	Oakcrest Middle School	12.5	5	7.5	10	0	0
	25	MiraCosta College San Elijo Campus	12.5	5	7.5	0	0	0
	22.5	Orpheus Park	0	5	7.5	10	0	0
	50	Saint John Church	12.5	5	7.5	10	10	5
	17.5	St. Andrew Church	0	0	7.5	10	0	0
	0	Leichtag Foundation						
	55	Beach Chapel	12.5	5	7.5	20	10	0
	10	"Purple Z"	0	10	0	0	0	0
	45	Cottonwood Creek Park	12.5	5	7.5	20	0	0
	72.5	Self-Realization Fellowship	25	5	7.5	20	10	5
	60	Pacific View Art Center	12.5	10	7.5	20	10	0
	57.5	L-7 Quail Gardens	25	10	7.5	0	10	5
	77.5	Public Works Site	25	10	7.5	20	10	5
	0	Indian Head Canyon	0	0	0	0	0	0
	67.5	NCTD Parking	25	5	7.5	20	10	0
	72.5	City Hall	25	10	7.5	20	10	0
	82.5	Seacoast Community Church	25	5	7.5	20	20	5
	57.5	County Burn Site	25	5	7.5	20	0	0
	65	NCTD + City Hall	12.5	10	7.5	20	10	5