

# **PRELIMINARY METHODOLOGY**

## **For the Evaluation and Prioritization of Sites**

Date: June 7, 2007

- Step 1 -- **Review all site worksheets (site categories E through H). Do first drafts of page 15, “Initial Findings By Steering Committee Members”.** This includes:
- What are the most important factors to consider in ranking the site?
  - Should the site be considered further?
  - For those sites to be considered further:
    - What is an initial overall ranking of the site based on all factors and potential for housing through June 2013 (high, medium, low, uncertain)
    - What planning requirements would be important to make this site acceptable for housing?
    - What should be the preliminary number (or range) of units and density for this site?
- Concurrently:**
- Review site analyses for categories A through D which will be treated simpler, not in full worksheets.
  - As soon as available: Review housing needs analysis. Consider the proportions of different types of units that should be planned within the targets of housing numbers.
- Step 2 -- **Community Workshop #2.** Receive feedback on site evaluations and initial findings.
- Step 3 -- **Do first draft of a “package” of sites, while generally tracking unit counts.**
- What are possible strategies for packaging the sites?
  - Which strategies do we want to use to group the potential housing sites?
  - What general combination of Committee-preferred sites generally meets the RHNA requirements? What general combination of Committee-preferred sites meets the 1% growth policy? What general combination of Committee-preferred sites should be considered for housing beyond 2013?
- Step 4 -- **For those sites being considered further: Refine the drafts of the “Initial Findings” on page 15 of the site worksheets, as needed. Do first drafts of page 16, “Specific Determinations By Steering Committee Members.”** Page 16 includes:
- Housing needs to be accommodated.
  - Potential housing types and densities, and other land uses.
  - Potential development time frame.
  - Major plan, policy or program commitments needed. (These would be incorporated into amendments to General Plan.)
- Step 5 -- **Refine strategy for packaging housing sites.**
- How do potential combination of sites provide for local housing needs, as projected in the housing needs analysis?
  - What is the overall basis for packaging sites in order to meet the City’s housing needs until 2013? What is the overall basis for packaging sites to meet longer-term housing needs?
- Step 6 -- **Final recommendations by Steering Committee.**
- How do the potential sites meet the housing targets and housing needs?
  - What actions are needed to implement this housing plan?

**Enclosed:** Updated Working List of Potential Housing Sites