MEMORANDUM

DATE: October 10, 2011

TO: Housing Element Task Force

FROM: Lilly Schinsing, Associate Planner

SUBJECT: Site Selection Criteria

State Housing Element law requires a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community. The nine candidate sites were selected as phase one of this task by staff using the vacant and underdeveloped technical study.

- Step 1 (Prior Effort): Staff included vacant parcels listed in the 2006 draft Housing Element. This step lead to the inclusion of candidate parcels V4 (Woodward) and V5 (Butte).
- Step 2 (Vacant Parcels): Pursuant to a conversation with HCD on June 20, 2011, suitable parcels must yield at least 16 units in order to be considered to provide affordable housing at the default density (20 dwelling units per acre). Therefore, Staff included the vacant parcels in the city which could provide at least 16 dwelling units as either currently zoned or under and upzone to R-3 (Multi-family Residential). This step lead to the inclusion of candidate parcel V3 (Rodeo).
- Step 3 (Vacant Parcels): Pursuant to a conversation with HCD on June 20, 2011, there may be an opportunity to conduct a feasibility analysis to demonstrate that the smaller sites can provide affordable housing at a lower density. Therefore, Staff included the vacant parcels in the city which could yield at least 6 units as either currently zoned or under and upzone to R-3 (Multi-family Residential). This step lead to the inclusion of candidate parcels V1 (Sausalito), V2 (800 Block of Bridgeway), and V6 (Ebbtide).
- Step 4 (Underdeveloped Parcels): Staff listed existing buildings that have been vacant for a number of years that may have the potential for reuse or rehabilitation. This step lead to the inclusion of candidate parcels U1 (Valhalla), U2 (Spencer Fire Station) and U3 (1751/1757 Bridgeway). The Spencer Fire Station is no longer used by the City; the 1751/1757 Bridgeway site contains dilapidated residential buildings which have not been inhabited for at least 6 years; and the Valhalla building has been vacant since early 2009 (in addition, the Community Development Department routinely gets inquiries regarding the ability to put mixed commercial and residential uses at the Valhalla site).

Preparation of a site suitability analysis is the second phase in addressing the "adequate sites" requirement. The Task Force's job is to carefully look at each of the sites for its potential to accommodate affordable housing. During the analysis there may be constraints identified that would significantly limit the development of affordable housing. For example, a site with very steep slopes or that contains a historic building might not might not be suitable or appropriate for the development of affordable housing.

There may be sites that have been overlooked. Staff invites the Task Force and the public to suggest any additional sites that may have been overlooked.