

Regional Housing Needs Assessment (RHNA) Compliance Tracker				
	Very low/low income	Moderate income	Above moderate income	Total
RHNA allocation (2021-2029)	838	308	408	1554
Projected ADU construction	250	300	450	1000
Projected moderate income	0	274	0	274
RHNA "projection period"	91	49	502	642
Housing Element sites with units entitled or under construction	350	0	1352	1702
Non-Housing Element sites with affordable unit entitled or under construction (excluding ADU)	28	2	120	150
Remaining units required to meet RHNA	119	-317	-2016	-2214

Regional Housing Needs Assessment (RHNA) Compliance Tracker Explanation Sheet

<p>RHNA allocation (6th Cycle: 2021-2029)</p>	<p>The San Diego Association of Governments (SANDAG) and the California Department of Housing and Community Development (HCD) completed a regional housing needs assessment (RHNA) for the 6th Cycle Housing Element, which determined the existing and future housing needs for the City of Encinitas. The number of residential housing units for each income category (the “RHNA allocation”) shown in the tracker are required to be built, or under construction, by the end of the 6th Cycle.</p> <p><i>Source: Housing Element Policy Program: Section 1, 1.3.3, pg. 1-3</i></p>
<p>Projected ADU construction</p>	<p>The Housing Element discusses the City’s flexible accessory dwelling unit (ADU) development standards and incentive program. Based on the City’s history of ADU production and affordability rates, the number of residential units shown in the tracker are the anticipated number of ADUs by income level that will be built, or under construction, by the end of the 6th Cycle.</p> <p><i>Source: Appendix B, Housing Profile Report: 12.1, pg. B-129</i></p>
<p>Projected moderate income</p>	<p>The Housing Element indicates that available market studies for the San Diego region found that properties developed with a primarily commercial land use that have mixed-use zoning, such as what is allowed in the Downtown and North 101 Specific Plan areas, are more likely to redevelop as a mixed-use residential project. The density, development standards, and site conditions of these sites support moderate-income housing as they encourage “affordability by design” in that the City limits the average unit size for development projects which leads to a variety of unit sizes in development projects. The number of residential units shown in the tracker anticipates that the moderate-income units will be built, or under construction, by the end of the 6th cycle.</p> <p><i>Source: Housing Element Policy Program: Section 1, Program 2B, pg. 1-25</i></p>
<p>RHNA “projection period”</p>	<p>The “projection period” is the time between Housing Element cycles for which the regional housing need is being calculated. In San Diego County, the projection period spans a six-month period that began on June 30, 2020, and ended December 31, 2020. The residential units shown in the tracker represent the number of units that have been permitted or entitled during the projection period. These units are credited toward the applicable 6th Cycle income category.</p> <p><i>Source: Housing Element Policy Program: Section 1, Program 1A, pg. 1-13</i></p>
<p>Housing Element sites with units entitled, under construction, or constructed*</p>	<p>This indicates the number of residential units, by income category, for projects that are on sites identified as Housing Element sites and have received entitlement, are under construction, or have been constructed.</p>

* The number of units provided in the tracker table for Housing Element and Non-Housing Element sites represent a projected number of units, as the number of units shown account for housing projects that have been entitled, under construction, or constructed. According to the California Department of Housing and Community Development (HCD), housing units do not count towards RHNA until building permits are issued. The most accurate number of units and statuses of housing projects are captured in the Annual Progress Report (APR) that is sent to HCD yearly.

Non-Housing Element sites with unit entitled, under construction, or constructed* (excluding ADU)	This indicates the number of residential units, by income category, for projects that are <i>not</i> on sites identified as Housing Element sites and have received entitlement, are under construction, or have been constructed.
Remaining units required to meet RHNA	This is the subtracts the units in each of the above categories from the RHNA allocation. It indicates the remaining number of residential units for each income category that need to be provided to achieve the RHNA allocation for the 6 th Cycle Housing Element. A negative number demonstrates that this income category has already been met and that there is a surplus.

* The number of units provided in the tracker table for Housing Element and Non-Housing Element sites represent a projected number of units, as the number of units shown account for housing projects that have been entitled, under construction, or constructed. According to the California Department of Housing and Community Development (HCD), housing units do not count towards RHNA until building permits are issued. The most accurate number of units and statuses of housing projects are captured in the Annual Progress Report (APR) that is sent to HCD yearly.