

SAN DIEGO  
CHOICE  
SUPPLY  
AFFORDABLE  
COMMUNITY  
HOUSING  
OPPORTUNITIES

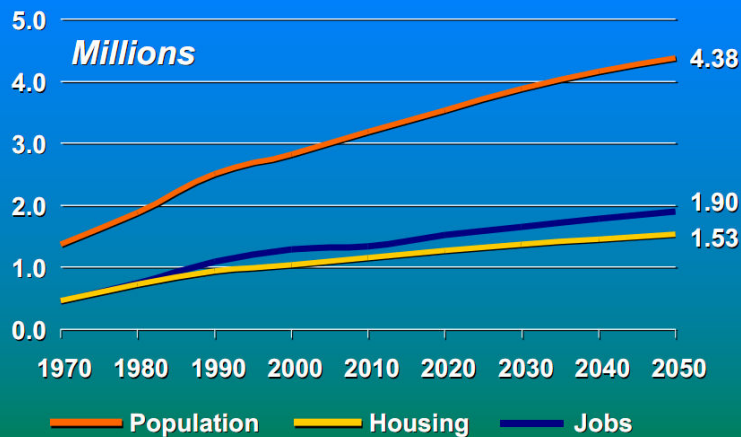
# Our Region. Our Future.

## RHNA Regional Housing Needs Assessment

RHNA projections based on housing needs



### Regional Results: Population, Jobs, Housing



## Past Housing Element Cycles

- 1986 – 1991 (First Cycle)
- 1991 – 1996 (Second Cycle)
- 1999 – 2004 (Third Cycle)
- 2005 – 2010 (Fourth Cycle)
- 2013 – 2020 (Fifth Cycle) (SB 375 and 575)



## RHNA plan must be consistent with:

- Increasing housing supply (including affordability) in all cities.
- Promote infill development.
- Promote relationship between jobs and housing.
- Allocate a lower portion of housing need when a jurisdiction has a disproportionately high share of households in that income category.



## Government Code 65583.2

- Densities appropriate to accommodate housing
- 30 units per acre for low and very low income categories.



## Last RHNA cycle, Encinitas had a housing needs requirement:

Encinitas		
- Very low	392	
- Low	299	
<b>Subtotal:</b>		<b>691</b>
- Moderate	324	
- Above Moderate	697	
 RHNA 7 year total: (244 units/year)		 1,712

## HCD's Regionwide Distribution of Total Housing

<u>Income Categories</u>	<u>%</u>	<u>Units</u>
Very low	22.5%	36,450
Low	17.1%	27,700
Moderate	18.9%	30,610
Above-Moderate	41.5%	67,220
<b>Total</b>		<b>161,980</b>



## AB 1233 (2005)

State law regarding past low- and very-low income units carry over due to lack of housing element.

<b>Encinitas carryover:</b>		<b>901 units</b>
- Very low	333	
- Low	263	
	<b>Subtotal:</b>	<b>596</b>
- Moderate	305	
- Above Mod.	0	
	<b>Total:</b>	<b>901</b>

## Example: If HCD's Regionwide distribution was equally distributed:

Total new units 161,980 (Region)

Encinitas:

- Very low	(22.5%)	577	
- Low	(17.1%)	439	
<b>Subtotal:</b>			<b>1,016</b>
- Moderate	(18.9%)	418	
- Above Mod.	(41.5%)	918	
	RHNA 11 year (213 units per year)		2,352

## Estimated land use capacity based on SANDAG's projections

Encinitas:

<u>Density Range</u>	<u>Inventory</u>
0-9	1,579
10-19	843
20-29	896
30+	391
<b>20-30+</b>	<b>1,287</b>

