

## Attachment 1

### Housing Unit Number Options

| Tested Art. 34 HU Numbers              | How Many Art. 34 HU? | 2019 Housing Element (6th Cycle)                     | and Considerations for 6th Cycle                                                                                                                                              | 7th Cycle Housing Element (begins summer 2027)                                                                                                                                            | General Plan & Considerations                                                                                                                                                                                                                                                          |
|----------------------------------------|----------------------|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Scenario A<br>2.5% of 2019 existing HU | 872                  | Adequate for 2019 HE VLI & LI RHNA of 574 HU.        | Assuming 100% utilization* of Art. 34 authorization during 6th cycle, results in a balance of 298 Art. 34 units at end of 6th cycle. 6th cycle RHNA is 66% of the Art. 34 HU. | Insufficient number of units for the 6th and 7th cycle planning periods combined.                                                                                                         | The GP planned for 1,721 HU for all income categories, tenures, and HU types (Appendix T). These Art. 34 housing unit values are consistent with the General Plan's evaluated of levels of development associated to population increases and the corollary changes in housing demand. |
| Scenario B<br>1.5% of 2019 existing HU | 523                  | Almost adequate for 2019 HE VLI & LI RHNA of 574 HU. | Short 51 Art. 34 HU for the 6th cycle planning period. The 6th cycle RHNA is 110% of the Art. 34 HU.                                                                          | Begin planning period with a deficit; insufficient number of units for the planning period.                                                                                               |                                                                                                                                                                                                                                                                                        |
| Scenario C                             | 175                  | Insufficient for 2019 HE VLI & LI RHNA of 574 HU.    | This Art. 34 HU value is nearly 400 HU short of 6th cycle RHNA. It represents only 30 percent of the 6th cycle VLI and LI RHNA.                                               | Begin planning period with a significant deficit; insufficient number of units for the planning period.                                                                                   |                                                                                                                                                                                                                                                                                        |
| Scenario D                             | 525                  | Almost adequate for 2019 HE VLI & LI RHNA of 574 HU. | Similar to Scenario B, short 49 Art. 34 HU for 6th cycle planning period. The 6th cycle RHNA is 109% of the Art 34 HU.                                                        | Begin planning period with a deficit; insufficient number of units for the planning period.                                                                                               |                                                                                                                                                                                                                                                                                        |
| Scenario E                             | 870                  | Adequate for 2019 HE VLI & LI RHNA of 574 HU.        | Like Scenario A, the 6th cycle RHNA makes up 66% of this Art. 34 value. With 100% utilization of Art. 34, will end 6th cycle with 296 Art. 34 HU remaining.                   | Insufficient number of units for the 6th and 7th cycle planning periods combined.                                                                                                         |                                                                                                                                                                                                                                                                                        |
| Scenario F                             | 1,700                | Adequate for 2019 HE VLI & LI RHNA of 574 HU.        | The 6th cycle RHNA is 34% of this Art 34 HU value. With 100% utilization of during the 6th cycle, will end with a balance of 1,126 HU.                                        | This is the only scenario that is anticipated to have a sufficient number of units for the 6th and 7th cycle planning periods combined, even should the 7th cycle VLI & LI RHNA increase. |                                                                                                                                                                                                                                                                                        |

\* "100% utilization" equals: How Many Art 34 HU – [minus] 6th CYCLE VLI & LI RHNA. 100% utilization means all VLI and LI housing units constructed will utilize Art. 34 HU and that they will be affordable only by using Article 34. It does not account for ADUs or even SFR that are estimated to be affordable to these income categories by design (aka, small footprint).