

over 200 units in both 2019 and 2020. The City estimates that at least 125 ADUs per year will be permitted in the sixth cycle, or 1,000 units total. Of these, based on City surveys (discussed in Program 1C), 250 ADUs are estimated to be affordable to lower income households, 300 ADUs to be affordable to moderate income households, and the remaining 450 ADUs to be affordable to above moderate-income households, providing substantial additional capacity to meet the City's RHNA. The estimated 250 ADUs affordable to lower income households will result in a total buffer of at least 858 units, over 100 percent of the City's 838-unit RHNA obligation.

The City has also identified those sites identified to meet the very low and low-income RHNA need listed in **Table 2-5** and shown on **Figure 2-1**, the Housing Strategy Map; and further described in Appendix C.

TABLE 2-5: SITES AVAILABLE TO MEET 2021-2029 VERY LOW AND LOW INCOME RHNA				
Site Number	Site Name	Gross Acreage	Net Acreage	Unit Yield
<i>Vacant Sites</i>				
02	Cannon Property (Piraeus)	6.93	6.93	208
05	Encinitas Blvd & Quail Gardens Sites	4.91	4.78	143
06a	Armstrong Parcels	1.92	1.06	31
08a	Rancho Santa Fe Parcels	1.75	1.45	36
AD1	Sage Canyon Parcel	5.23	2.40	60
AD2a	Baldwin & Sons Properties	3.14	2.98	74
AD2b	Baldwin & Sons Properties	6.66	4.86	121
<i>Subtotal</i>		30.54	24.46	673
<i>Non-vacant Sites</i>				
01	Greek Church Parcel	2.50	2.00	60
07	Jackel Properties	2.97	2.97	33 ¹
08b	Rancho Santa Fe Parcels	4.88	4.57	113
12	Sunshine Gardens Parcels	3.39	3.39	84
AD2c	Baldwin & Sons Properties	1.79	1.21	30
AD8	Vulcan & La Costa	2.00	2.00	50
AD9	Seacoast Church	4.45	1.41	42
AD11	Manchester Avenue West Sites	1.67	1.67	50
AD14	Harrison Sites	1.91	1.91	25 ¹
AD31	Meyer Proposal	6.62	6.52	195
<i>Subtotal</i>		32.18	27.65	682
Total		62.72 acres	52.11 acres	1,355 units
1. Unit Yield anticipates that this site will be developed for mixed-use.				