

No Net Loss Calculator

The No Net Loss Calculator was developed to assist identify if there is surplus capacity in the Housing Element inventory or a deficit, which would indicate a no net loss issue.

Summary Tab



Purpose

This summary tab will identify if there is surplus capacity in the Housing Element inventory or a deficit, which would indicate a no net loss issue. This summary tab autopopulates based on the information entered in the other tabs.

Instructions

1. Enter the RHNA in Row 2. For tracking purposes, combine the very low- and low-income RHNA into the one "Lower" income category (Column B).
2. The remaining rows will autopopulate with information added into the other tabs.

***Tip:** To begin, enter the capacity numbers in the Sites Inventory tab, Planned Projects tab, and ADU tab exactly as it was in the Housing Element. Make sure that the total capacity and the surplus/deficit numbers in Rows 9 and 10 match those identified in the Housing Element. Troubleshoot if they don't match. Once they match, then you can start identifying development activity on these sites.

1. Sites Inventory Tab



Purpose

This tab is used to track residential development activity on sites included in the Housing Element inventory.

Instructions

1. Add the list of vacant and underutilized parcels in the Housing Element sites inventory.
2. Enter the number of units counted in the Housing Element to columns B-D. Note: Column E (Total Capacity) will autopopulate. Make sure the numbers match those identified in the Housing Element and once input, do not edit columns B-E.
3. Set the Site Status (Column F) to "available" for sites that do not have an approved development.
4. As development projects are approved on Housing Element sites, enter the number of approved housing units in columns G-I (Column J will autopopulate).
5. Change the status to "Pending Project" for projects that are entitled but have not yet been built or "Completed Project" for projects that have been issued building permits.
6. The difference between the inventoried capacity and the approved number of units will autocalculate in Columns K-N, showing you the net loss or gain in unit capacity by income level.

2. Planned Projects



Purpose

This tab is only used to track residential development projects that were counted in the Housing Element and credited toward the RHNA. Do not add new projects to this list that were not already credited toward the RHNA in the Housing Element.

Instructions

1. Add the list of planned and approved projects that was included in the Housing Element and credited toward the RHNA.
2. Enter the number of units counted in the Housing Element to columns D-F. Make sure the numbers match those identified in the Housing Element and once inputted, do not edit columns D-F as entitlements change.
3. Enter the number of units currently entitled for each project. This should be the same as the number of units counted in the Housing Element unless the entitlement was modified to add or reduce the number of units. If the entitlement was modified from what was counted in the Housing Element, columns M-P will autopopulate to calculate the difference.
4. Identify the status of the project as "Pending Project" for projects that have not yet been built or "Completed Project" for projects that have been issued building permits.

3. Development on Other Sites



Purpose

This tab is used to track residential development that is approved on sites that were not in the Housing Element sites inventory.

Instructions

1. As development applications are approved on sites that are not in the Housing Element sites inventory, enter the information in each row.
2. Identify the site status as "Pending Project" for developments that are approved/entitled but not yet constructed.
3. Update the site status to "Completed Project" once the development has pulled building permits.
4. Make sure to update this tab if applicants modify their projects to include fewer or more housing units.

4. Sites Inventory Tab



Purpose

This tab is used to track sites that are rezoned to address a shortfall or a no net loss issue and have been added to the Housing Element sites inventory.

Instructions

1. Add sites that are rezoned to address a RHNA shortfall or a no net loss issue.
2. Enter capacity numbers into columns B-D.
3. Identify the site status as "available" to signify that there is not a development application for the site.
4. As development applications are received on the site, update the site status to "Pending Project" and enter the number of units approved in columns G-I. This will autopopulate columns K-N with the net change in units relative to the capacity.
3. Update the site status to "Completed Project" once the development has pulled building permits.
4. Make sure to update this tab if applicants modify their projects to include fewer or more housing units.

5. ADUs



Purpose

This tab tracks ADU production and will calculate any ADUs built that are in excess of the original ADU projection counted in the Housing Element.

Instructions

1. Enter the ADU projection from the Housing Element into Row 3.
2. Each year as the APR is completed, enter the total ADUs permitted by income level, as reported in the APR.
3. If at any point the total ADU production exceeds the total projection, Row 16 will calculate the number of ADUs in excess of the original projection and credit that toward the RHNA.

Considerations

If your jurisdiction's Housing Element contains an ADU monitoring program with a commitment to modify the ADU projection and address the net loss of capacity, you may need to update the ADU projection in Row 3.