


# RHNA Allocation Methodology Workshop

RHNA Subcommittee Workshop | May 24, 2019



## Draft Methodology Framework

171,685 units

Equity Adjustment

Transit – 65%

Jobs – 35%

Rail & Rapid

High Frequency Transit or Major Transit Stops

Total Jobs or Civilian Jobs

Jobs-Housing Adjustment

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## Major Transit Stops

- Definition:
  - The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
  
- Method:
  - Count the number of major transit stops per jurisdiction and find total
  - Divide total major transit stops in a jurisdiction by the total major transit stops in the region to determine a jurisdiction's percentage of regional major transit network
  - Apply percentage to units for major transit category

## Major Transit Stops

Jurisdiction	Percent	
	Major Transit Stops	Major Transit Stops
Carlsbad	0	0.00%
Chula Vista	18	12.86%
Coronado	0	0.00%
Del Mar	0	0.00%
El Cajon	0	0.00%
Encinitas	0	0.00%
Escondido	0	0.00%
Imperial Beach	6	4.29%
La Mesa	0	0.00%
Lemon Grove	0	0.00%
National City	15	10.71%
Oceanside	0	0.00%
Poway	0	0.00%
San Diego	101	72.14%
San Marcos	0	0.00%
Santee	0	0.00%
Solana Beach	0	0.00%
Unincorporated	0	0.00%
Vista	0	0.00%
<b>Region</b>	<b>140</b>	<b>100%</b>

Source: SANDAG transportation model, current year transit network

## Jobs/Housing Adjustment

- Definition:
  - The relationship between the total number of jobs and total number of housing units within a given jurisdiction, represented as a ratio
  
- Method:
  - Adjust a jurisdiction's share of regional jobs based on a jurisdiction's jobs-housing ratio
  - Apply adjusted percentage to units for jobs category

## Jobs/Housing

	Total Jobs	Percent Total Jobs	Existing Housing Units	Jobs-Housing (J-H) Ratio	Adjustment	Adjusted Share of Jobs-based Housing Allocation
Carlsbad	76,779	4.64%	46,356	1.66	+	5.02%
Chula Vista	72,403	4.37%	82,842	0.87	-	2.50%
Coronado	27,594	1.67%	9,577	2.88	+	3.14%
Del Mar	4,484	0.27%	2,611	1.72	+	0.30%
El Cajon	45,468	2.75%	36,012	1.26	-	2.27%
Encinitas	27,871	1.68%	26,053	1.07	-	1.18%
Escondido	55,059	3.32%	48,583	1.13	-	2.46%
Imperial Beach	4,936	0.30%	9,756	0.51	-	0.10%
La Mesa	29,773	1.80%	25,986	1.15	-	1.35%
Lemon Grove	7,492	0.45%	9,032	0.83	-	0.25%
National City	37,497	2.26%	16,625	2.26	+	3.34%
Oceanside	45,178	2.73%	66,200	0.68	-	1.22%
Poway	36,349	2.19%	16,606	2.19	+	3.14%
San Diego	921,054	55.62%	532,195	1.73	+	62.95%
San Marcos	40,964	2.47%	30,559	1.34	-	2.17%
Santee	18,634	1.13%	20,525	0.91	-	0.67%
Solana Beach	9,151	0.55%	6,497	1.41	+	0.51%
Unincorporated	154,686	9.34%	174,397	0.89	-	5.42%
Vista	40,629	2.45%	32,233	1.26	-	2.02%
<b>Region</b>	<b>1,656,001</b>	<b>100%</b>	<b>1,192,645</b>	<b>1.39</b>		<b>100%</b>

Source: SANDAG Employment and Population and Housing Estimates and/or SANDAG 2019 Regional Growth Forecast

## Equity Adjustment

The regional housing needs allocation plan shall further all of the following objectives:

- Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category.
- Affirmatively furthering fair housing.

## Equity Adjustment

	Very Low	24.7%	Low	15.5%	Moderate	17.3%	Above Mod.	42.5%
Carlsbad	16.3%	+	10.8%	+	13.8%	+	59.1%	-
Chula Vista	25.0%	-	15.4%	+	17.5%	-	42.0%	+
Coronado	16.8%	+	12.3%	+	16.1%	+	54.9%	-
Del Mar	19.0%	+	4.5%	+	11.0%	+	65.5%	-
El Cajon	37.8%	-	17.5%	-	17.0%	+	27.7%	+
Encinitas	18.1%	+	9.2%	+	13.4%	+	59.3%	-
Escondido	30.7%	-	18.2%	-	18.2%	-	32.8%	+
Imperial Beach	31.9%	-	23.3%	-	19.1%	-	25.7%	+
La Mesa	26.8%	-	18.8%	-	19.4%	-	35.0%	+
Lemon Grove	27.4%	-	19.4%	-	20.4%	-	32.8%	+
National City	40.6%	-	20.6%	-	17.9%	-	20.9%	+
Oceanside	26.3%	-	18.5%	-	18.4%	-	36.9%	+
Poway	15.3%	+	10.6%	+	14.4%	+	59.6%	-
San Diego	24.3%	+	15.4%	+	16.9%	+	43.5%	-
San Marcos	26.5%	-	14.5%	+	17.3%	+	41.8%	+
Santee	17.9%	+	14.4%	+	18.9%	-	48.8%	-
Solana Beach	15.4%	+	12.1%	+	14.9%	+	57.7%	-
Unincorporated	22.5%	+	16.6%	-	17.3%	+	43.6%	-
Vista	29.4%	-	18.8%	-	20.0%	-	31.8%	+

Source: 2012-2016 American Community Survey 5-Year Household Income In the Past 12 Months; B19001