Regional Housing Needs Assessment

Who’s Involved?
- Regional Planning Technical Working Group
- Regional Housing Working Group
- Regional Planning Committee
- Board of Directors
Government Code Section 65580 declares:

“The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.”
History of Housing Element Law

- 1965 – General plans required
- 1969 – Housing elements made mandatory
- 1971 – HCD prepared Housing Element Guidelines
- 1977 – H.E. Guidelines extensively revised to require increased detail
- 1980 – H.E. Guidelines codified and comprehensive amendments made

More History

- Originally the RHNA process was reimbursed by state; In mid-1990s Commission on State Mandates decided costs were not eligible
- Recognition that providing for affordable housing was not only a zoning issue but a financial issue
- Developers complained that multifamily zoning was scarce in many communities
- Over years many changes have been made to housing element law, but the fundamental principles of the law have not changed
SB 375 and Housing Element Law

- Planning for housing and transportation synchronized - RTP and RHNA
- Housing elements due 18 months after RTP adopted
- 8 year housing element cycle
- Consistency with Sustainable Communities Strategy

SCS and Housing

- SCS must identify areas in the region with sufficient capacity to house all economic segments of the population for the timeframe of the RTP (to 2050)
- SCS must also identify areas in the region sufficient to house an 8 year projection of the regional housing needs (RHNA)
- Determinations must use the most recent planning assumptions, local general plans, and other factors
**SCS and Greenhouse Gas Reduction Targets**

- SCS will be integral part of RTP
- Demonstrate how development patterns and the transportation network, policies, and programs can work together to meet GHG targets set by Air Resources Board
- SCS will encourage more compact development patterns that can be served by transit and provide more transportation and housing choices
Past Housing Element Cycles

San Diego Region

- 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 Objectives from Housing Element Law (added in 2004)

- Increasing supply and mix of housing types, tenure and affordability
- Promoting infill development and socioeconomic equity, protection of environmental and agricultural resources and encouragement of efficient development patterns
- Promoting jobs/housing balance
- Alleviating overconcentration households, i.e. promoting balanced communities
RCP Housing Chapter

Goal: Provide a variety of affordable and quality housing choices for people of all income levels…

Policy Objective: Increase the supply of and variety of housing choices, especially higher density multifamily housing…

Recommended Actions:

- Identify and rezone appropriate sites for entry-level houses, multifamily and mixed use housing, close to public transportation, employment, and other services

- Identify and develop appropriate underutilized sites for housing, such as older strip commercial centers
Housing Element
Regional Roles and Responsibilities

- Consultation with California Department of Housing and Community Development (HCD) to determine the region’s share of the state’s housing need
- Allocation of regional share by jurisdiction
- Allocation of jurisdiction share by income category

Allocation by Income Category

- Very Low – 23 percent
- Low – 17 percent
- Moderate – 19 percent
- Above moderate – 41 percent
**2009 Income Limits**

- **Very Low Income**
  0-50 percent area median income - $41,300

- **Low Income**
  50-80 percent area median income - $66,100

- **Moderate Income**
  80-120 percent area median income - $89,900

- **Above Moderate**
  120 percent and above area median income

- **AMI for a family of four** - $74,900

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**Housing Element**

**Local Roles and Responsibilities**

- Update housing element every 8 years
- Identify adequate sites to accommodate their overall share of the region’s housing needs
- Identify adequate sites at 30 du/ac for lower income housing
Potential Sites for Lower & Moderate Income Housing

- Smart Growth Opportunity Areas
- Transit stations/major bus routes
- Downtown and other redevelopment areas
- Older shopping centers and strip commercial areas
- Accessory units in single family neighborhoods

Tools for Producing Lower & Moderate Income Housing

- Density bonus programs
- Inclusionary housing ordinances
- Accessory unit ordinances
- Acquisition/rehabilitation of rental units
- Homebuyer assistance programs
- Local housing trust funds and other local, state, and federal funding sources
Board Approved: Allocation by Jurisdiction
2005-2010 Cycle

- Used SANDAG forecast to allocate 89,000 units of the 107,301
- Allocated 18,000 unit remainder based on share of employment growth between 2000-2010
2050 Regional Growth Forecast

Housing Projection for 2010 – 2020 RHNA Planning Period

127,000 units (11 years)
Lower income: 40% or 50,800 units

HCD RHNA Determination – June 2010

San Diego Region 2050 20+du/ac Housing Capacity
Allocation Factors by Jurisdiction
Current Housing Element Law

- Jobs and housing relationship
- Opportunities and constraints to develop additional housing
  - Lack of sewer/water service capacity
  - Vacant/redevelopment/infill land availability
  - Land protected from development
  - County policies to preserve agricultural land
- Distribution of household growth assumed in RTP and maximization of transportation infrastructure

Allocation Factors by Jurisdiction
Current Housing Element Law

- Market demand for housing
- Agreements between county and cities to direct growth toward incorporated areas
- Units “at risk” of converting to market rate units
- High housing cost burdens
- Housing needs of farmworkers
- Housing needs generated by CSU or UC campuses
- Other factors adopted by the council of governments (e.g. growth forecast inputs)
Other Factors?

- Subregional allocations
- Rural vs. urban areas
- Jobs-housing fit
- Transportation and housing costs
- Reducing GHG emissions

Opportunities

- Smart Growth Concept Map adopted
- 2050 Regional Growth Forecast identifies significant increase in multifamily capacity from local general plan amendments
- Unused residential capacity from last cycle
- Improve links between transportation and land use and make better use of investments in our transit system – SB 375, Urban Area Transit Strategy
Share of New Housing Units by Income Category
1/1/03 – 12/31/09

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Very Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total for all Categories</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Housing Units Produced</td>
<td>3,972</td>
<td>4,011</td>
<td>3,512</td>
<td>66.6%</td>
<td>76,124</td>
</tr>
<tr>
<td>RHNA Goal</td>
<td>24,143</td>
<td>116,146</td>
<td>20,150</td>
<td>44,239</td>
<td>107,501</td>
</tr>
<tr>
<td>Percent of Goal Produced</td>
<td>16%</td>
<td>22%</td>
<td>17%</td>
<td>145%</td>
<td>71%</td>
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<tr>
<td>Units Left for Distribution</td>
<td>20,171</td>
<td>14,127</td>
<td>19,709</td>
<td>&lt;90,000</td>
<td>31,103</td>
</tr>
</tbody>
</table>

Source: Data compiled from building permits issued by local jurisdictions in the San Diego region

RHNA Schedule

- State consults with SANDAG – 26 months or more before housing elements due
- State determines regional housing needs – At least two years before housing element due date (January 2010 – December 2020)
- Confirm factors to develop methodology to distribute regional housing need
- Develop proposed methodology for distributing regional housing need to local jurisdictions – At least two years before housing element due date
- Draft RHNA for Distribution – At least 18 months before housing element due date
- Public review period – 60 days
- SANDAG Board adoption of final RHNA – One year before housing element due date
- Housing Elements due – Per SB 375 and SB 575: Within 18 months following RTP adoption (January 2013)
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