

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) FACT SHEET



2017 Household Income Limits for a Family of Four

Very Low Income =
0 – 50 percent AMI (\$45,450)

Low Income =
50 – 80 percent AMI (\$72,750)

Moderate Income =
80 – 120 percent AMI
(\$95,150)

Above Moderate Income =
120+ percent AMI

AMI = Area Median Income
AMI for a family of four in 2017
is \$79,300

The San Diego Association of Governments (SANDAG), in consultation with the California Department of Housing and Community Development (HCD), is required by California state law to undertake a Regional Housing Needs Assessment (RHNA) prior to each housing element cycle for the 19 local jurisdictions in the San Diego region -- the 18 cities and County of San Diego. The RHNA process has three main components:

- » RHNA Determination – HCD region-wide housing need determination in four income categories: very low, low, moderate, and above moderate for the housing element cycle;
- » RHNA Plan – SANDAG plan to distribute the RHNA Determination to the local jurisdictions in four income categories; and
- » RHNA Allocation – each jurisdiction’s housing need assessment in four income categories for use in updating local housing elements.

In early 2018, SANDAG began the RHNA process for the eight-year, sixth housing element cycle (June 30, 2020 to April 15, 2029). It is being conducted in conjunction with the development of San Diego Forward: The 2019-2050 Regional Plan.

The RHNA process for the fifth housing element cycle (January 1, 2013–December 31, 2020) concluded with the SANDAG Board adoption of San Diego Forward: The Regional Plan in October 2015. Local jurisdictions continue to implement the RHNA Plan from the fifth cycle through their local housing elements.

RHNA/SCS Consistency

SB 375 requires consistency between the RHNA and the development pattern of the

Sustainable Communities Strategy (SCS). It also requires that the SCS land use pattern, and therefore the RHNA, assist the region in meeting the greenhouse gas (GHG) reduction targets set by the California Air Resources Board (CARB).

RHNA Determination

The overall region-wide housing need for the housing element cycle is based on projections from the California Department of Finance, the SANDAG 2050 Regional Growth Forecast, and on assumptions about the formation rates for new households, vacancy rates, household size, demolitions, and data from the U.S. Census.

RHNA Methodology and Allocation

The RHNA Methodology and Allocation that was adopted by the SANDAG Board of Directors on October 28, 2011, and included in the RHNA Plan, is based on the land use pattern in the 2050 RTP and SCS, which reflects the region’s local general and community plans. These plans indicate that about 80 percent of our projected new housing growth will be multifamily, and about 90 percent of all new housing growth will be located within a half-mile of high frequency (15 minute headways) transit service. The RHNA Plan distributes housing in accordance with the four RHNA objectives in state law:

- » reflecting the region’s commitment to planning for housing for all income levels in all jurisdictions
- » balancing jobs and housing
- » focusing development in our urban areas
- » protecting our rural areas, open space, and habitat lands.

(Continued on reverse)



401 B Street, Suite 800
San Diego, CA 92101
(619) 699-1900
Fax (619) 699-1905
sandag.org



Regionwide Distribution of RHNA Determination by Income Category

January 1, 2010 – December 31, 2020 (RHNA Projection Period)

Income Categories	%	units
Very Low	22.5%	36,450
Low	17.1%	27,700
Moderate	18.9%	30,610
Above Moderate	41.5%	67,220
Total		161,980

Final RHNA Methodology and Allocation

Jurisdiction	11-Year RHNA	Regional Housing Needs Assessment for Fifth Housing Element Cycle (2010-2020)					Estim. Existing Plan Capacity	
		Very Low	Low	Moderate	Above Moderate	VL + Low	Units Permitted (2010-2017)	20+ du/ac
Carlsbad	4,999	912	693	1,062	2,332	1,605	3,123	1,605
Chula Vista	12,861	3,209	2,439	2,257	4,956	5,648	6,983	21,899
Coronado	50	12	9	9	19	22	314	870
Del Mar	61	7	5	15	34	12	6	12
El Cajon	5,805	1,448	1,101	1,019	2,237	2,549	322	13,225
Encinitas	2,353	587	446	413	907	1,033	801	1,293
Escondido	4,175	1,042	791	733	1,609	1,833	1,325	2,582
Imperial Beach	254	63	48	45	98	111	332	1,784
La Mesa	1,722	430	326	302	664	756	1,013	6,498
Lemon Grove	309	77	59	54	119	136	409	828
National City	1,863	465	353	327	718	818	569	18,200
Oceanside	6,210	1,549	1,178	1,090	2,393	2,727	1,056	4,751
Poway	1,253	201	152	282	618	353	244	353
San Diego	88,096	21,977	16,703	15,462	33,954	38,680	33,159	158,273
San Marcos	4,183	1,043	793	734	1,613	1,836	3,430	2,931
Santee	3,660	914	694	642	1,410	1,608	836	1,621
Solana Beach	340	85	65	59	131	150	44	262
Vista	1,374	343	260	241	530	603	1,683	1,731
Unincorporated	22,412	2,085	1,585	5,864	12,878	3,670	4,412	3,670
Region	161,980	36,450	27,700	30,610	67,220	64,150	60,061	
11-Year RHNA Totals		36,450	27,700	30,610	67,220	64,150	161,980	
		22.5%	17.1%	18.9%	41.5%		37.1%	

RHNA Process and Public Involvement

SANDAG works with the Regional Planning Technical Working Group (the region's planning directors) to develop the RHNA Methodology and Allocation to distribute the region-wide housing need to the 18 cities and County of San Diego in the four income categories. The development of the RHNA Methodology and Allocation and RHNA Plan for the fifth cycle took place over a 12-month period during numerous public meetings conducted by the working groups, Regional Planning Committee, and SANDAG Board of Directors.

To read more about the RHNA, visit: sandag.org/rhna.