

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



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The San Diego Association of Governments (SANDAG) has begun the Regional Housing Needs Assessment (RHNA) process for the eight-year, sixth housing cycle element (June 30, 2020 to April 15, 2029). It is being conducted in conjunction with the development of the San Diego Forward: The 2019-2050 Regional Plan. SANDAG is required by California state law to undertake the RHNA process prior to each housing element cycle for the 19 local jurisdictions in the San Diego region -- the 18 cities and County of San Diego.

RHNA Determination

In July 2018, SANDAG received the RHNA Determination from HCD, projecting the number of housing units needed in the region during the sixth housing element cycle. The housing units were divided into four income categories.

Income Category	Housing Unit Need	Percent
Very Low	42,332	24.70%
Low	26,627	15.50%
Moderate	29,734	17.30%
Above Moderate	72,992	42.50%
Total Housing Units	171,685	100%

RHNA Plan

SANDAG is developing the RHNA Plan to distribute the RHNA Determination housing units to each local jurisdiction. State law requires SANDAG to further certain objectives through the RHNA Plan methodology but

does not require any particular weighting of the objectives. The objectives include promoting infill development, providing a mix of housing types, improving the job/housing relationship, and equitably distributing housing units.

On September 14, 2018, the SANDAG Board of Directors provided direction on the most important factors to be considered in the distribution. Board members mentioned the following:

- » The 2011 RHNA allocation should not be used in the new RHNA Plan.
- » Jurisdictions that exclude areas for development should not be given a lower number of housing units.
- » Multiple cities may be close to a job center. This should be considered in the RHNA Plan to reduce vehicle miles traveled.
- » Built out cities should take more housing so distant areas in the County do not need more housing.
- » Distribution fairness should be considered in the RHNA Plan. Imbalance would create impacts on the region.
- » The region should avoid overconcentrating low income housing in areas with high share of low-income households.
- » Places with higher-income jobs may not need low-income housing nearby.
- » The location of low-income jobs should be tracked to determine where housing near jobs is needed.

Several methodology options will be developed for consideration in the RHNA Plan.

RHNA Process and Public Involvement

Based on Board direction, the Regional Planning Technical Working Group (the region's planning directors), with public

stakeholder input, will be responsible for providing input from a technical perspective on the methodology options to allocate housing units. The Board of Directors has asked that an ad hoc working group be assembled, which along with the Regional Planning Committee, will provide policy direction to refine the methodology options. The Board of Directors ultimately will approve the RHNA Plan.

Timeline

Anticipated Date	Anticipated Action	Complete
Spring 2018	SANDAG consults with the California Department of Housing and Community Development (HCD) on the RHNA Determination	
Summer 2018	HCD provides RHNA Determination for the San Diego region	
September 2018 – July 2019	SANDAG, local planning directors, stakeholders, Regional Planning Committee, and Board of Directors Ad Hoc Working Group prepare Draft RHNA Plan for adoption and public review	
October 2019	SANDAG Board of Directors adopts RHNA Plan for planning purposes	
April 2021	Housing elements by local jurisdictions due (18 months after the adoption of RHNA Plan)	

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