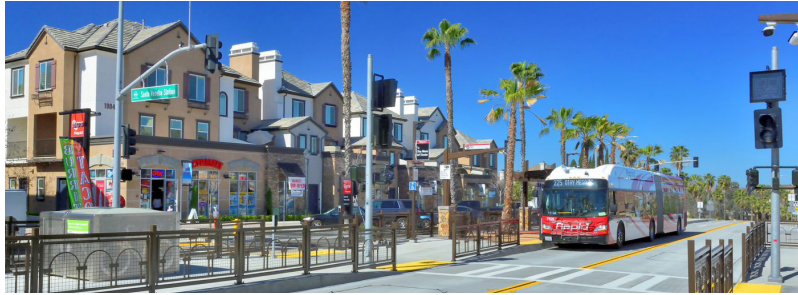


5TH CYCLE REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) FACT SHEET



2019 Household Income Categories for a Family of Four

Very Low Income =
\$53,500 or less

Low Income =
\$53,501 - \$85,600

Moderate Income =
\$85,601 – \$103,550

Above Moderate Income =
\$103,551 or more

The Regional Housing Needs Assessment (RHNA) is a state mandated process that quantifies existing and future housing needs within a region and requires local governments to plan for enough housing to meet the region's need. The San Diego Association of Governments (SANDAG) is responsible for overseeing the RHNA process for the San Diego region. The RHNA process has four main components:

- » RHNA Determination – The California Department of Housing and Community Development (HCD), in consultation with SANDAG, calculates a regionwide housing need determination based on projections about headship, vacancy rates, household size, and other factors. The housing need is divided into four income categories: very low, low, moderate, and above moderate.
- » RHNA Plan Methodology – SANDAG and the 19 jurisdictions in the region (18 cities and the County of San Diego) prepare a methodology that distributes the RHNA Determination to each jurisdiction while furthering state objectives and factors.
- » RHNA Plan Allocation – Using the methodology, the RHNA Plan includes an allocation of housing units to each jurisdiction in four income categories.
- » Housing Element Updates – Each jurisdiction updates the housing element in its general plan to accommodate the RHNA Plan allocation.

Senate Bill 375 requires consistency between the RHNA Plan 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.

5th Cycle

The RHNA Determination for the 5th Housing Element Cycle required the San Diego region to plan for 161,980 housing units during the period between January 1, 2013 and December 31, 2020. The development of the 5th Cycle RHNA Plan took place over a 12-month period during numerous public meetings conducted by the Regional Planning Technical Working Group, Regional Planning Committee, and SANDAG Board of Directors.

The 5th Cycle RHNA Plan was approved by the Board in October 2011 and incorporated into San Diego Forward: The Regional Plan in October 2015.

The 5th Cycle RHNA Plan distributes housing in accordance with the land use pattern in the 2050 Regional Transportation Plan and SCS and 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.

Each jurisdiction has updated the housing element in its general plan and continues to implement the 5th Cycle RHNA Plan.

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



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Regionwide Distribution of RHNA Determination by Income Category

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

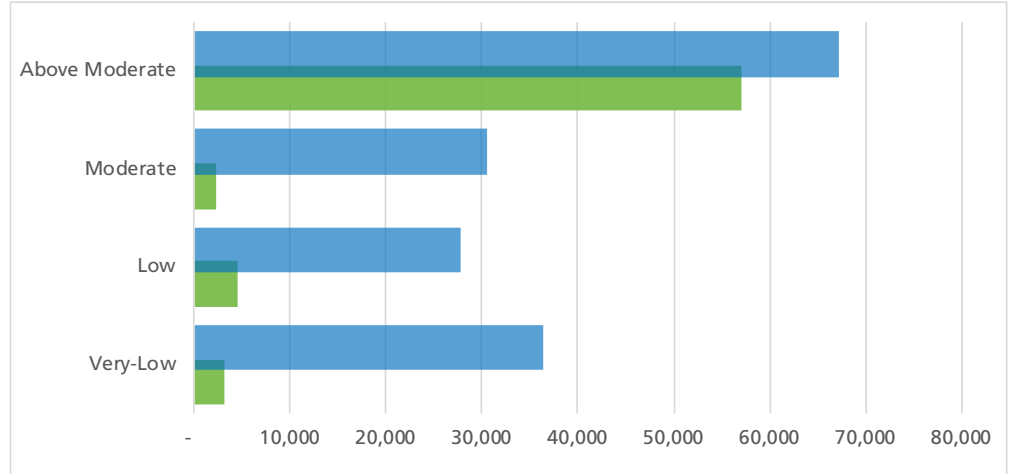
Income categories	%	units
Very low	22.5%	36,450
Low	17.1%	27,700
Moderate	18.9%	30,610
Above moderate	41.5%	67,220
TOTAL		161,980



Final RHNA Methodology and Allocation
Regional Housing Needs Assessment for 5th Housing Element Cycle (2010–2020)

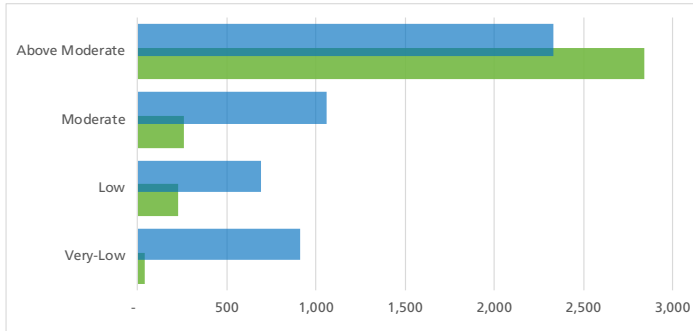
■ RHNA Allocation
■ Permits Issued (2010–2018)

SAN DIEGO REGION TOTALS

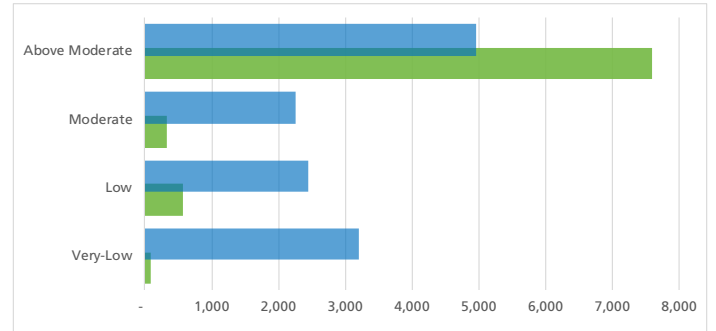


By Jurisdiction

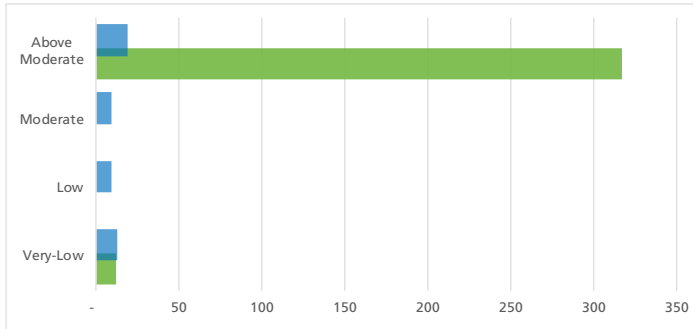
CARLSBAD



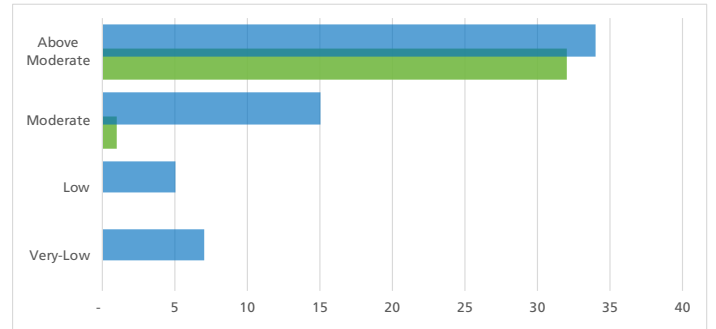
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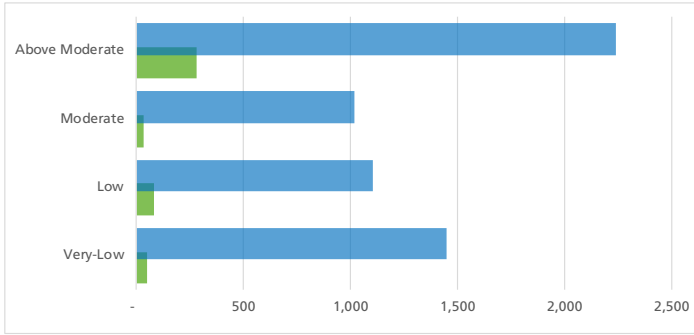
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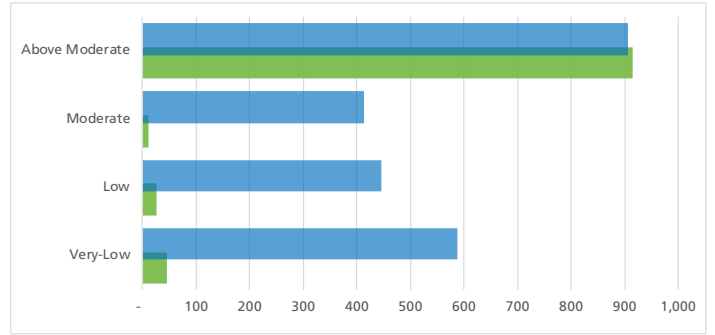
DEL MAR



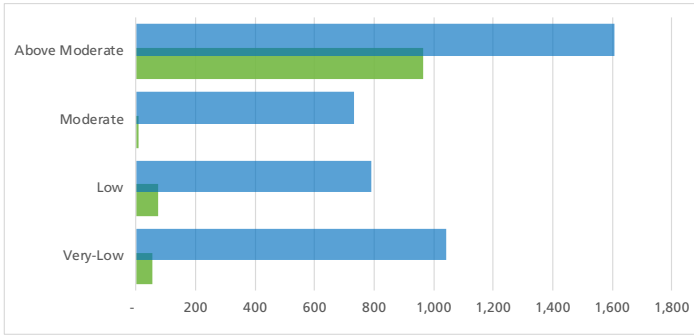
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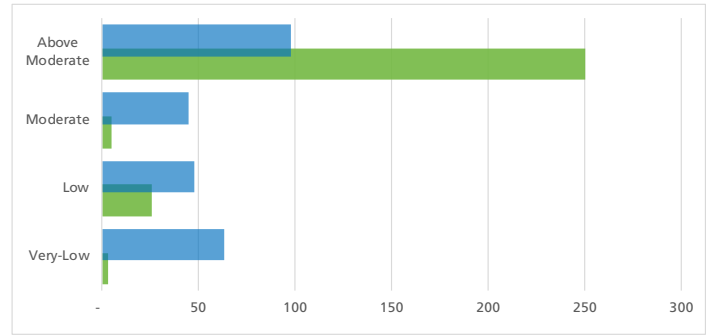
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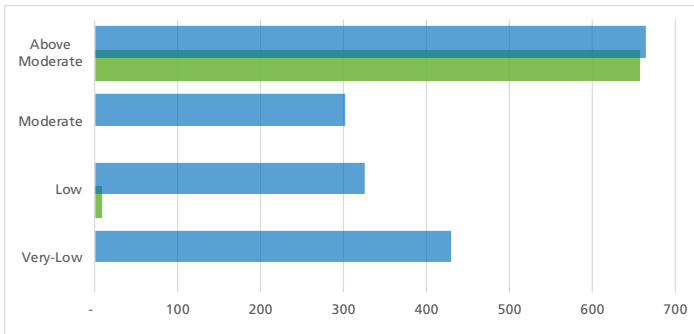
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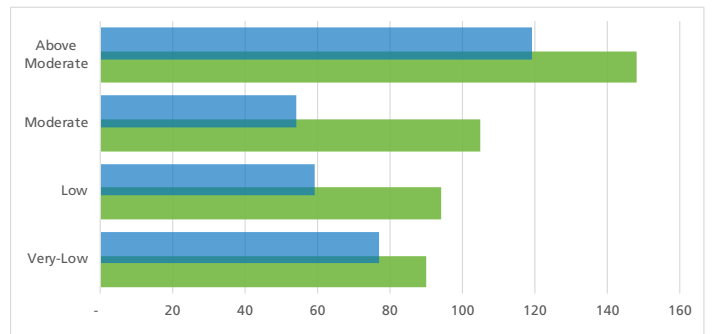
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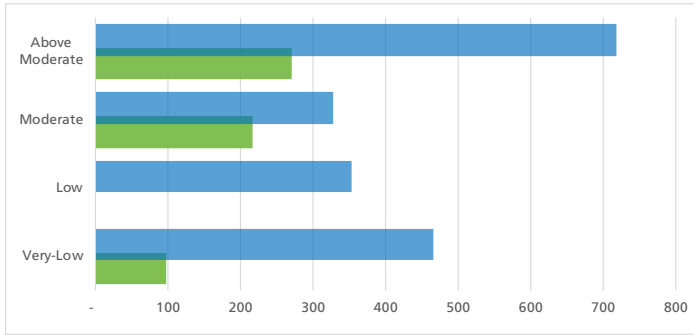
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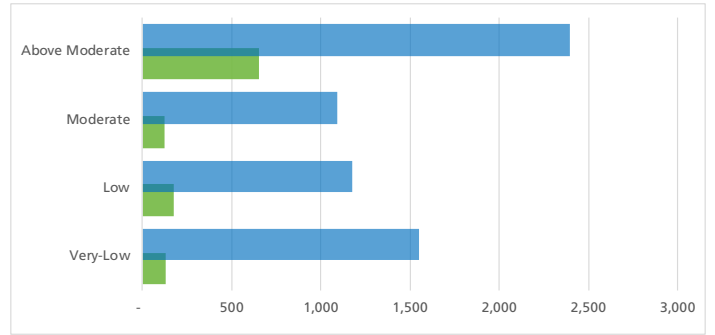
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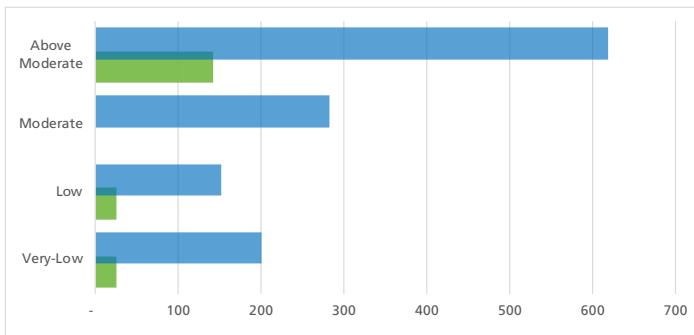
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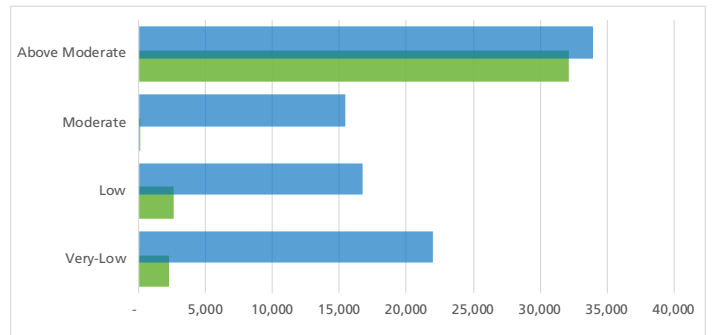
OCEANSIDE



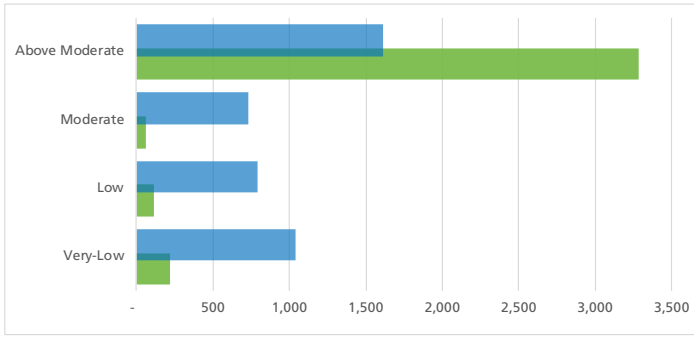
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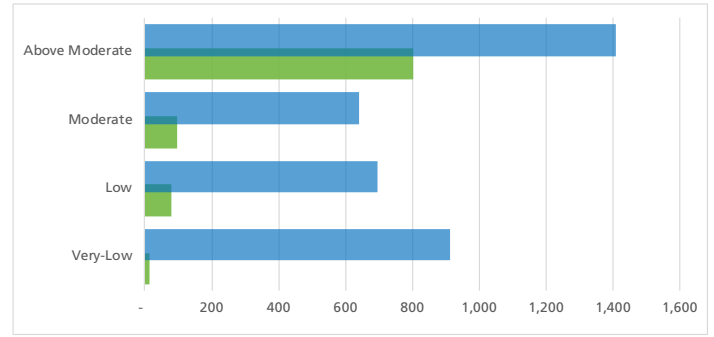
SAN DIEGO



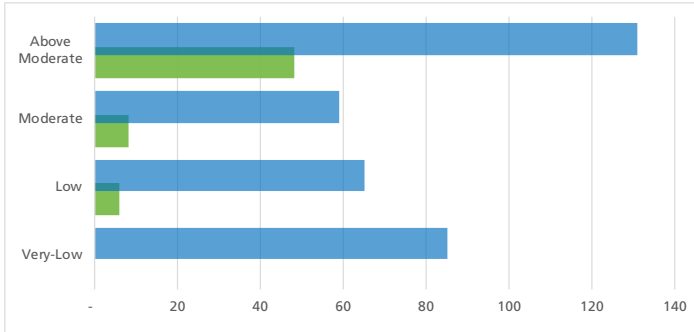
SAN MARCOS



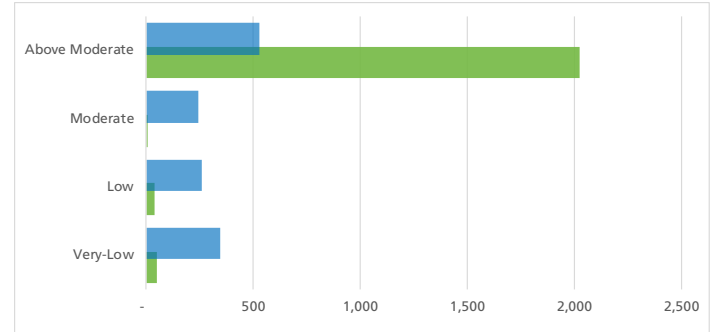
SANTEE



SOLANA BEACH



VISTA



UNINCORPORATED

