

AFFORDABLE HOUSING TASK FORCE RECOMMENDATIONS REGARDING HOUSING NEED AND HOUSING GOALS

On April 3, 2003, the Affordable Housing Task Force unanimously adopted the following recommendations regarding housing need and housing goals for San Diego. The Task Force recognized that it is unrealistic to completely address the overall housing need during the next 10 years. Therefore they adopted a goal for 10 year housing production which falls short of the need but would still make a significant dent in the problem.

1. The overall need for new housing units for San Diego for the period 2003-2013 is 113,696 of which 81,421 is the ten year future need and 32,275 is an existing deficit stemming from past underproduction. These are figures from a study of San Diego's housing needs done by Professor Andrew Allen of the University of San Diego. These figures assume that housing need is based equally on anticipated population growth and on anticipated job growth.
2. The overall new housing production goal for San Diego for the period 2003-2013 adopted by the Task Force is 84,147 which includes an assumption that San Diego should provide 44% of regional need. This figure was calculated by adding the highest of three different ten year need estimates from the California Department of Housing and Community Development (HCD) to an estimate of the existing deficit prepared by Professor Allen.
3. The overall new housing production goal is broken out by individual segments of the population based on area median income (AMI). This break out is in accordance with SANDAG projections of future housing needs in San Diego. 21% of the goal (17,671 units) should be for very low and extremely low income households (50% or less of AMI), 17% of the goal (14,305 units) should be for low income units (50-80% of AMI), 19% of the goal (15,987 units) should be for moderate income units (80-120% of AMI) and the remaining 43% of the goal (36,183 units) should be for above moderate income units (120%+ of AMI).