REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)
FACT SHEET

2010 Household Income Limits for a Family of Four

Very Low Income =
0 – 50 percent AMI ($39,250)

Low Income =
50 – 80 percent AMI ($62,800)

Moderate Income =
80 – 120 percent AMI ($90,600)

Above Moderate Income =
120+ percent AMI

AMI = Area Median Income

AMI for a family of four in 2010 is $75,500

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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 regionwide 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.

The RHNA process for the eight-year, fifth housing element cycle (January 1, 2013 – December 31, 2020) is being conducted in conjunction with the development of the 2050 Regional Transportation Plan (RTP) and its Sustainable Communities Strategy (SCS) in accordance with Senate Bill (SB) 375 (Steinberg).

RHNA/SCS Consistency

SB 375 requires consistency between the RHNA and the development pattern of the 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 regionwide housing need for the housing element cycle is based on projections from the California Department of Finance and the SANDAG 2050 Regional Growth Forecast, and on assumptions about the formation rates for new households, vacancy rates, household size, and demolitions, and data from the U.S. Census.

RHNA Methodology and Allocation

The Draft RHNA Methodology and Allocation accepted for distribution and comment by the SANDAG Board of Directors on May 27, 2011, for a 60-day public review, is based on the land use pattern in the 2050 RTP and SCS and the 2050 Regional Growth Forecast, which reflects the region's local general and community plans. These plans indicate that approximately 80 percent of our projected new housing will be multifamily, and 83 percent of our housing in 2050 will be located within a half-mile of high frequency (15 minute headways) transit service. The Draft RHNA Methodology and Allocation distributes housing in accordance with the four RHNA objectives in state law: by 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, and protecting our rural areas, open space, and habitat lands.

RHNA Process and Public Involvement

SANDAG worked with the region's planning directors (Regional Planning Technical Working Group) and Regional Housing Working Group to develop the Draft RHNA Methodology and Allocation to distribute

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

the regionwide housing need to the 18 cities and County of San Diego in the four income categories. The development of the Draft RHNA Methodology and Allocation 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 and to comment on the Draft RHNA Methodology and Allocation, visit **www.sandag.org/rhna. Public comments will be accepted through July 28, 2011.**

Draft RHNA Methodology and Allocation*

	11-Year RHNA	RHNA Allocation by Income Category					Estim. Existing Plan Capacity
		Very Low	Low	Moderate	Above Moderate	VL + Low**	20+ du/ac
Carlsbad	4,999	912	693	1,062	2,332	1,605	1,605
Chula Vista	12,861	3,209	2,439	2,257	4,956	5,648	21,899
Coronado	50	13	9	9	19	22	270
Del Mar	61	7	5	15	34	12	12
El Cajon	5,805	1,448	1,101	1,019	2,237	2,549	13,225
Encinitas	2,353	587	446	413	907	1,033	1,293
Escondido	4,175	1,042	791	733	1,609	1,833	2,582
Imperial Beach	254	63	48	45	98	111	1,784
La Mesa	1,722	430	326	302	664	756	6,498
Lemon Grove	309	77	59	54	119	136	828
National City	1,863	465	353	327	718	818	18,200
Oceanside	6,210	1,549	1,178	1,090	2,393	2,727	4,751
Poway	1,253	201	152	282	618	353	353
San Diego	88,096	21,977	16,703	15,462	33,954	38,680	158,273
San Marcos	4,183	1,043	793	734	1,613	1,836	2,931
Santee	3,660	914	694	642	1,410	1,608	1,650
Solana Beach	340	85	65	59	131	150	262
Vista	1,374	343	260	241	530	603	1,731
Unincorporated	22,412	2,085	1,585	5,864	12,878	3,670	3,670
11-Year RHNA Totals		36,450	27,700	30,610	67,220	64,150	241,817
		22.5%	17.1%	18.9%	41.5%	39.6%	

*Table 2b. Lower Income Capacity Option. This table excerpted from the May 27, 2011 RHNA Board Report.

**Allocation proposal is based on estimated existing plan capacity, or regional allocation, whichever is lower in jurisdictions where estimated existing plan capacity is exceeded.