Regional Housing Needs Assessment
Who’s Involved?

- Board of Directors
- Regional Planning Committee
- Regional Planning Technical Working Group
- Regional Housing Working Group
Senate Bill 375

Key Provisions:

- Regional targets for greenhouse gas (GHG) emissions be established
- Regional planning agencies create Sustainable Communities Strategy (SCS)
- If GHG targets are not met, an Alternative Planning Strategy (APS) be prepared
- RHNA and RTP processes be synchronized
- Enhanced public involvement
- Expanded environmental analysis
Sustainable Communities Strategy

- Required by SB 375
- New element of the RTP
- Must show how GHG targets would be achieved through land use plans, infrastructure and transportation measures
- Must address sensitive resource protection
- Must be consistent with RHNA
- If GHG targets are not met, an APS must be prepared
SCS Components

- Development pattern
- Transportation network
- Transportation demand management (TDM)
- Transportation system management (TSM)
SB 375 and Housing Element Law

- Planning for housing and transportation synchronized - RTP and RHNA
- Housing elements due 18 months after RTP adopted
- Eight-year housing element cycle
- Consistency with Sustainable Communities Strategy (SCS)
SCS and Housing

- SCS must identify areas in the region with sufficient capacity to house all economic segments of the population for the timeframe of the RTP (to 2050)
- SCS must also identify areas in the region sufficient to house an 8 year projection of the regional housing needs (RHNA)
- Determinations must use the most recent planning assumptions, local general plans, other factors
SCS and Greenhouse Gas Reduction Targets

- SCS will be integral part of RTP
- Demonstrate how development patterns and the transportation network, policies, and programs can meet GHG targets set by CARB
- SCS will encourage more compact development patterns that can be served by transit and provide more transportation and housing choices
Past Housing Element Cycles

San Diego Region

- 1986 – 1991 (First Cycle)
- 1991 – 1996 (Second Cycle)
- 1999 – 2004 (Third Cycle)
- 2005 – 2010 (Fourth Cycle)
- 2013 – 2020 (Fifth Cycle) (SB 375 and 575)
RHNA Objectives from Housing Element Law (added in 2004)

- Increasing supply and mix of housing types, tenure, and affordability
- Promoting infill development and socio-economic equity, protection of environmental and agricultural resources, and encouragement of efficient development patterns
- Promoting jobs/housing balance
- Alleviating over-concentration households, i.e. promoting balanced communities
RCP Housing Chapter

- **Goal:** Provide a variety of affordable and quality housing choices for people of all income levels...

- **Policy Objective:** Increase the supply of and variety of housing choices, especially higher density multifamily housing...
RCP Housing Chapter

- Recommended Actions:
  - Identify and rezone appropriate sites for entry-level houses, multifamily and mixed use housing, close to public transportation, employment, and other services.
  - Identify and develop appropriate underutilized sites for housing, such as older strip commercial centers.
Housing Element
Regional Roles and Responsibilities

- Consultation with HCD to determine the region’s housing needs
- Allocation of regional share by jurisdiction
- Allocation of jurisdiction share by income category
Allocation by Income Category

- Very low – 23 percent
- Low – 17 percent
- Moderate – 19 percent
- Above moderate – 41 percent
2010 Household Income Limits
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**
  120 percent and above area median income

**AMI** = Area Median Income
Housing Element
Local Roles and Responsibilities

- Update housing element every eight years
- Identify adequate sites to accommodate overall share of the region’s housing needs
- Identify adequate sites at 30 du/ac for lower income housing
Potential Sites for Lower & Moderate Income Housing
2050 Regional Growth Forecast
2010 – 2020 RHNA Planning Period

- 127,000 housing units (11 years)
- Lower income: 40 percent or 50,800 housing units
Employment and Residential Lands Inventory

- 80 percent of new residential development will be multifamily homes
- 80 percent of new residential development will be located in redevelopment/infill areas
Residential Comparison

Comparison of Residential Product by MPO (Percent Change from 2005-2035)

- MTC/ABAG RTP Land Use
- SCAG RTP Land Use
- SANDAG RTP Land Use
- SACOG RTP Land Use

- Small Lot SF DU (<5,500 sq. ft.)
- Attached DU
- Low Density DU
2050 Regional Growth Forecast

30+ du/ac Housing Capacity

Regional Total: 213,540
RHNA Allocation Factors

- Jobs and housing relationship
- Opportunities and constraints to developing housing
  - Lack of sewer/water service capacity
  - Vacant/redevelopment/infill land availability
  - Land protected from development
  - County policies to preserve agricultural land
- Distribution of household growth in RTP and maximizing transportation infrastructure
RHNA Allocation Factors

- Market demand for housing
- Agreements between county and cities to direct growth toward incorporated areas
- Units “at risk” of converting to market rate units
- High housing cost burdens
- Housing needs of farm workers
- Housing needs generated by CSU or UC campuses
- Other factors adopted by SANDAG
Opportunities

- Smart Growth Concept Map adopted
- 2050 Regional Growth Forecast identifies significant increase in multifamily capacity from local general plan amendments
- Unused residential capacity from last cycle
- Improve links between transportation and land use and make better use of investments in our transit system – SB 375, Urban Area Transit Strategy
RHNA Schedule

- **September 2010** – State determines regional housing needs
- **June – December 2010** – Develop methodology for distributing regional housing need to local jurisdictions
- **February 2011** – Draft RHNA for distribution
- **July 2011** – SANDAG Board adoption of final RHNA
- **January 2013** – Housing Elements due within 18 months of RTP adoption
## New Housing Units by Income Category

### 1/1/03 – 12/31/09

**2009 RCP Performance Monitoring Report**

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Very Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total for All Categories</th>
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<tbody>
<tr>
<td>Total Housing Units Produced</td>
<td>3,972</td>
<td>4,021</td>
<td>3,512</td>
<td>64,616</td>
<td>76,121</td>
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<tr>
<td>RHNA Goal</td>
<td>24,143</td>
<td>18,348</td>
<td>20,280</td>
<td>44,530</td>
<td>107,301</td>
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<tr>
<td>Percent of Goal Produced</td>
<td>16%</td>
<td>22%</td>
<td>17%</td>
<td>145%</td>
<td>71%</td>
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<tr>
<td>Units Left To Permit</td>
<td>20,171</td>
<td>14,327</td>
<td>16,768</td>
<td>-20,086</td>
<td>31,180</td>
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