



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

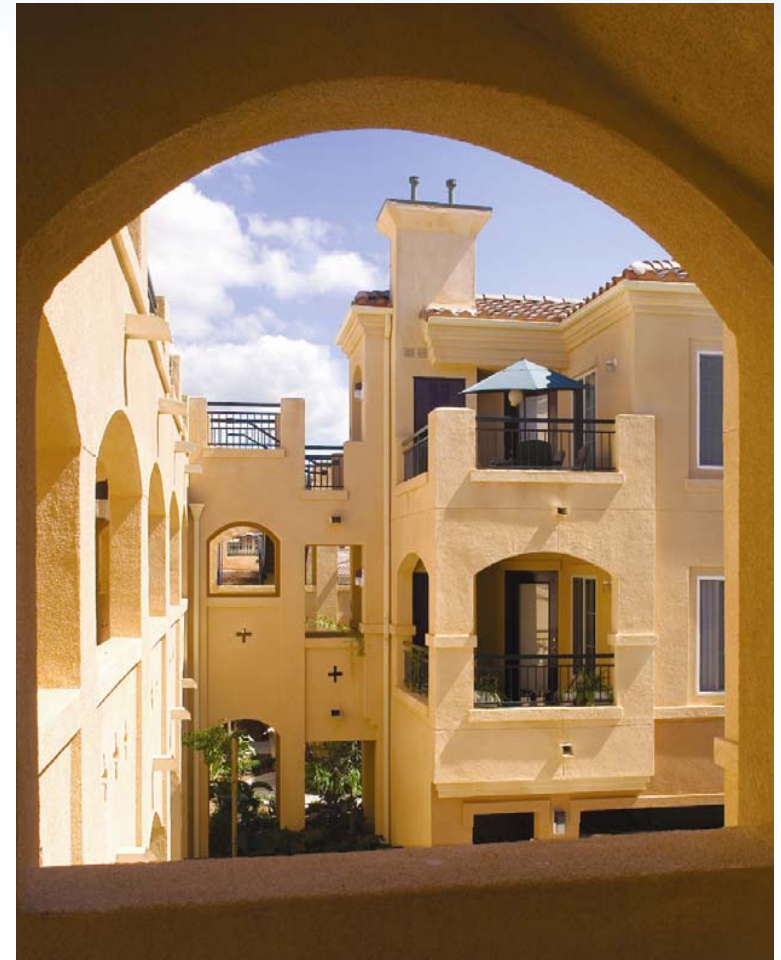
- **Goal:** Provide a variety of affordable and quality housing choices for people of all income levels...
- **Policy Objective:** Increase the supply of and variety of housing choices, especially higher density multifamily housing...





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

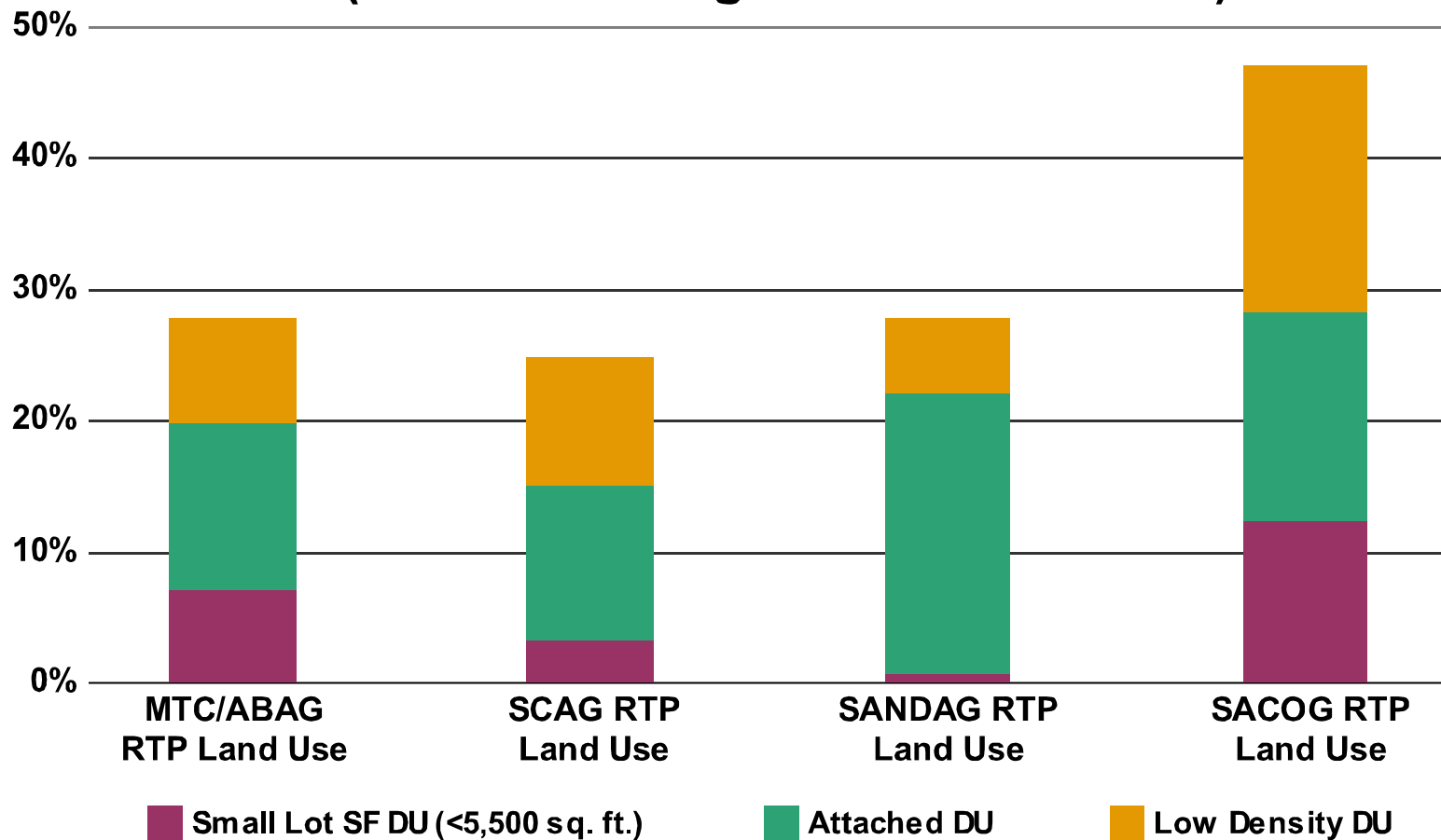
- 80 percent of new residential development will be multifamily homes
- 80 percent of new residential development will be located in redevelopment/infill areas





Residential Comparison

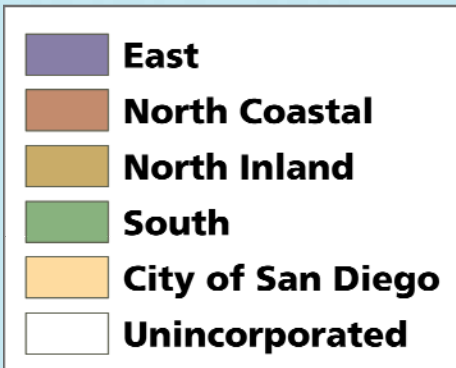
Comparison of Residential Product by MPO
(Percent Change from 2005-2035)



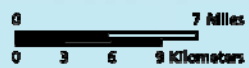
2050 Regional Growth Forecast

30+ du/ac
Housing Capacity

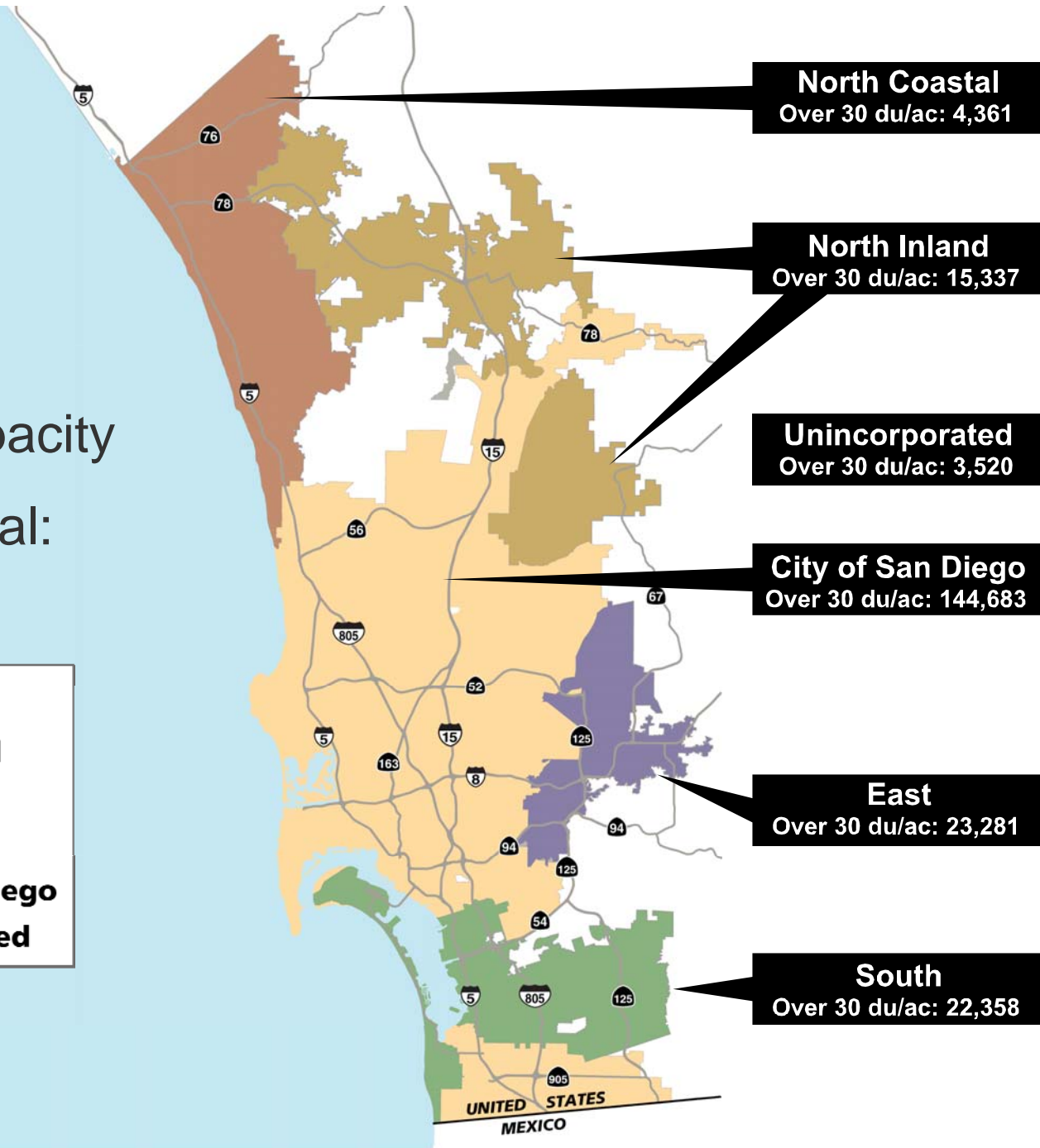
Regional Total:
213,540



May 2010



Source: 2050 Regional Growth Forecast



UNITED STATES
MEXICO



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



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New Housing Units by Income Category

1/1/03 – 12/31/09

2009 RCP Performance Monitoring Report

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