

6TH 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

Overview

The Regional Housing Needs Assessment (RHNA) is a state mandated planning 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 and is currently overseeing the 6th Housing Element Cycle RHNA.

RHNA Determination

In July 2018, the California Department of Housing and Community Development (HCD), in consultation with SANDAG, determined that the San Diego region must plan for 171,685 housing units between 2021 and 2029. The housing units are divided into four income categories.

Income Categories	%	Units
Very low	24.7%	42,332
Low	15.5%	26,627
Moderate	17.3%	29,734
Above moderate	42.5%	72,992
TOTAL		171,685

Stakeholder Outreach

SANDAG engaged with the Regional Planning Technical Working Group (the region’s planning directors), housing stakeholders, Regional Planning Committee, and the Board of Directors throughout the RHNA process. In December 2018, the

Board formed the RHNA Subcommittee to provide additional input. The subcommittee of the Board helped develop a methodology to distribute the regional housing need among the 19 jurisdictions – the 18 cities and the County of San Diego. Collectively, SANDAG held over 20 outreach meetings between March 2018 and September 2019.

RHNA Methodology

The draft methodology distributes housing units based on each jurisdiction’s share of regional transit services and employment. Additionally, the methodology protects against the overconcentration of housing in one income category (e.g. low income) in a jurisdiction that has a disproportionate share of households in that income category. The methodology furthers objectives in state law that seek to promote infill development, improve the jobs/housing relationship, reduce greenhouse gas emissions, and equitably distribute housing units.

Next Steps

The Board approved a draft methodology and submitted it for review by HCD on September 6, 2019. HCD found that the methodology furthers the five statutory objectives in state law. The final methodology and draft allocation was approved by the Board on November 22, 2019. Adoption of a final allocation is anticipated in 2020. Each jurisdiction must update the housing elements in its general plan by April 2021.

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

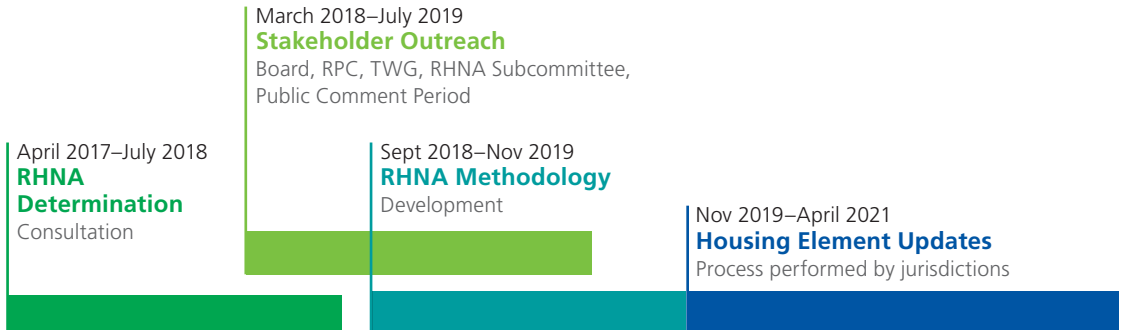
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401 B Street, Suite 800
San Diego, CA 92101
(619) 699-1900
Fax (619) 699-1905
sandag.org



**6th Cycle Regional Housing Needs Assessment (RHNA)
Process Timeline**



2017	2018	2019	2020	2021
April Consultation kick-off	July RHNA Determination approved	February First meeting of RHNA Subcommittee	Adoption of Final RHNA Allocation	Updated Housing Elements due
	December RHNA Subcommittee established	April TWG Workshop		
	TWG Workshop	July Draft Methodology released for public review		
		September Public Hearing		
		Approval of Draft Methodology & Submittal for HCD Review		
		November Adoption of Final RHNA Methodology		
		Release of Draft Allocation		