



**BOARD OF DIRECTORS
MARCH 9, 2018**

ACTION REQUESTED: INFORMATION

REGIONAL HOUSING NEEDS ASSESSMENT

File Number 3100200

Introduction

The Regional Housing Needs Assessment (RHNA) process for the sixth housing element cycle (January 1, 2021 – December 31, 2028) is being prepared in conjunction with the development of San Diego Forward: The 2019-2050 Regional Plan (2019 Regional Plan). Senate Bill 375 (SB 375) (Steinberg, 2008) calls for the RHNA process to be coordinated and integrated with the 2019 Regional Plan.

The RHNA process has three main components:

- RHNA Determination – In consultation with SANDAG, the California Department of Housing and Community Development (HCD) determines the regional housing needs for each housing cycle, known as the RHNA Determination. The RHNA Determination includes a total number of housing units that the region needs to plan for, broken down into four income categories: very-low-, low-, moderate-, and above-moderate-income. The RHNA Determination is based upon the California Department of Finance population estimates, SANDAG regional growth forecast, headship and vacancy rates, housing overcrowding rate, and household size.
- RHNA Plan – In collaboration with the 19 local jurisdictions and stakeholders, SANDAG is responsible for formulating a methodology for allocating a share of the RHNA Determination to each city and the County of San Diego in four income categories. The result of this process is the RHNA Plan.
- RHNA – The RHNA is each local government’s regional housing needs allocation, which is required to be addressed in local housing elements.

Discussion

Consultation and Review

Pursuant to Government Code Sections 65584(b) and 65584.01(c), HCD is required to consult with SANDAG to create the RHNA Determination.

As discussed with the Board of Directors on December 15, 2017, SANDAG will use the Department of Finance population projection as the source of the total population for the upcoming Regional Growth Forecast. The same population projection will be used for the 2019 Regional Plan and RHNA process. As such, SANDAG review and consultation with HCD likely will focus on the other



DRAFT TIMELINE FOR PREPARING THE REGIONAL HOUSING NEEDS ASSESSMENT FOR THE SIXTH HOUSING ELEMENT CYCLE

March 2018

Anticipated Date	Anticipated Action
Spring 2018	SANDAG consults with the California Department of Housing and Community Development (HCD) on the Regional Housing Needs Assessment (RHNA) Determination
Spring 2018	HCD provides RHNA Determination for the San Diego region
May 2018 through February 2019	<ul style="list-style-type: none">SANDAG develops the RHNA Plan (methodology and allocations) with Regional Planning Technical Working Group, stakeholders, the Regional Planning Committee, and the SANDAG Board of DirectorsSANDAG prepares Draft RHNA for incorporation into the Draft San Diego Forward: The 2019-2050 Regional Plan (2019 Regional Plan)
February – April 2019	SANDAG releases the Draft 2019 Regional Plan (combined Draft Regional Transportation Plan, Sustainable Communities Strategy, and RHNA)
October 2019	SANDAG adopts the Final 2019 Regional Plan
April 2021	Housing elements due by local jurisdictions (18 months after the adoption of the 2019 Regional Plan)