



**REGIONAL HOUSING NEEDS ASSESSMENT AND
UPCOMING HOUSING ELEMENT CYCLE**

Introduction

The Regional Housing Needs Assessment (RHNA) is mandated by state housing element law as part of the periodic process of updating local housing elements of the land use authorities' General Plans.

SANDAG is beginning the RHNA for the next housing element cycle (sixth cycle). This report provides an overview of the process undertaken by SANDAG prior to each housing element cycle.

Attached is the timeline for the RHNA process.

Discussion

Regional Housing Needs Assessment Process

The RHNA process includes three 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, the SANDAG regional growth forecast, headship and vacancy rates, 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.

Regional Housing Needs Assessment Objectives

State housing element law (Government Code Section 65584 (d)) states that the RHNA shall be consistent with the four following objectives:

1. Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in all jurisdictions receiving an allocation of units for low- and very-low-income households.
2. Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.
3. Promoting an improved intraregional relationship between jobs and housing.
4. Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census.

Integrating the Regional Housing Needs Assessment and Regional Plan

Senate Bill 375 (Steinberg), The Sustainable Communities and Climate Protection Act of 2008, requires coordination of housing planning with the Regional Plan and Sustainable Communities Strategy (SCS). It requires that the RHNA be consistent with the development pattern of the SCS in the Regional Plan and that the SCS show how, through coordinated land use and transportation planning, the region will meet greenhouse gas reduction targets set by the California Air Resources Board.

Next Steps

Staff is beginning the consultation process with HCD on the RHNA Determination and will provide periodic updates to the Regional Planning Technical Working Group and to the Regional Planning Committee. Once the RHNA Determination is received, SANDAG will begin work on the RHNA methodology in collaboration with local jurisdictions and stakeholders.

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Attachment: 1. Draft Timeline for Preparing the RHNA for the Sixth Housing Element Cycle

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

May 2017

Anticipated Date	Anticipated Action
Fall 2017	SANDAG releases Series 14 Regional Growth Forecast and consults with the California Department of Housing and Community Development (HCD) on the Regional Housing Needs Assessment (RHNA) Determination
December 2017	HCD provides RHNA Determination for the San Diego region
January through December 2018	<ul style="list-style-type: none"> • SANDAG develops the RHNA Plan (methodology and allocations) with Regional Planning Technical Working Group, stakeholders, Regional Planning Committee, and SANDAG Board of Directors • SANDAG prepares Draft RHNA for incorporation into Draft Regional Plan
February – April 2019	SANDAG releases Draft Regional Plan (combined Draft Regional Transportation Plan, Sustainable Communities Strategy, and RHNA)
September/October 2019	SANDAG adopts Final Regional Plan
March/April 2021	Housing elements due by local jurisdictions (18 months after the adoption of the Regional Plan)