

City of San Diego

General Plan Housing Element Update

What is the Housing Element?

The Housing Element serves as a policy guide to address the comprehensive housing needs of the City. It is one of ten elements of the City of San Diego's General Plan, however it is provided under separate cover due to the need for frequent updates and to facilitate compliance with State reporting requirements.

Why Update the Housing Element?

State law requires that local jurisdictions update their General Plan Housing Elements every 8 years in order to outline the existing and projected housing needs of their community, the barriers or constraints to providing that housing and actions proposed to address these concerns.

Relationship to Other Elements of the General Plan:

The Housing Element must remain consistent with the other elements of the General Plan, incorporating the City of Villages strategy as the key framework. The City of Villages strategy is to focus growth into mixed-use activity centers that are pedestrian friendly, centers of community, and linked to the regional transit system. In conformance with California Senate Bill 375 (2008), this is an important component of the City's effort to reduce local contributions to greenhouse gas emissions because it becomes possible for larger numbers of people to make fewer and shorter auto trips.

What is the Regional Housing Needs Assessment (RHNA)?

In accordance with State law, RHNA goals represent the projected share of regional housing needs for all income groups over the course of each Housing Element cycle.

In the San Diego region, the San Diego Association of Governments (SANDAG) works with each of the 18 cities and the county to conduct the RHNA, based on such factors as: market demand for housing, employment, availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, as well as a variety of other factors.

On October 28, 2011 the SANDAG Board approved the RHNA for the current cycle. The City of San Diego's regional share goal for the 11-year period, January 1, 2010 – December 31, 2020, has been determined by SANDAG to be 88,096. This goal is further broken down by income group as follows:

	Percentage AMI	Share
Very Low-Income	0-50% of AMI	21,977
Low-Income	51-80% of AMI	16,703
Moderate-Income	81-120% of AMI	15,462
Above Moderate-Income	121% + of AMI	33,954

The regional share goal will be met if the City provides sufficient vacant and potentially redevelopable land, zoned for residential use in various density categories, to potentially meet the goals in each income group. It does not mean that San Diego must provide these numbers of housing units in each income category.

For More Information Visit the Housing Element Update Webpage at:

<http://www.sandiego.gov/planning/heu/>

For questions, please contact Brian Schoenfisch, Housing Element Update Project Manager, at

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