

(R-90-1452)

RESOLUTION NUMBER R- 275507

ADOPTED ON APR 17 1990

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO, CALIFORNIA, ADOPTING THE REGIONAL HOUSING NEEDS STATEMENT ESTABLISHED BY THE SAN DIEGO ASSOCIATION OF GOVERNMENTS.

WHEREAS, The City of San Diego and the San Diego Association of Governments adopted the existing Regional Housing Needs Statement for the period 1985 to 1990, which recommended the regional share and "fair share" of housing needs; and

WHEREAS, the existing Regional Housing Needs Statement relied upon the 1980 Census, Series 6 Regional Growth Forecasts, and other information available at that time; and

WHEREAS, the effective period of the Regional Housing Needs Statement (1985-1990) is about to lapse and the jurisdictions in the San Diego Region are submitting revised housing elements for review and comment by the State Department of Housing and Community Development; and

WHEREAS, the state housing law requires each jurisdiction to identify its share of the region's housing need as part of its housing element and to avoid the concentration of lower income households; and

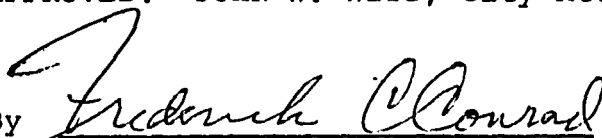
WHEREAS, the San Diego Association of Governments has proposed revisions to the Regional Housing Needs Statement for 1991-1996 which uses updates to the 1980 Census, Series 7 Regional Growth Forecasts, and other information currently available; and

WHEREAS, the adoption of the revised Regional Housing Needs Statement would provide a step in a locally developed method of addressing housing needs of all households; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. The above recitations are true and correct.
2. The City of San Diego recognizes the Regional Housing Needs Statement as set forth in Exhibit "A" attached hereto for use in The City of San Diego housing element revisions.
3. The City of San Diego hereby adopts its regional share of 43,802 units and its "fair share" of 42.9 percent and a five-year goal to assist 9,316 lower income households.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

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Table 1

**Regional Share By Jurisdiction
Regional Housing Needs Statement
San Diego Region
1/89 - 7/96**

Jurisdiction	Allocation Factor	Total Regional Share (1/89 to 7/96)	5-Year Regional Share (7/91 to 7/96)	Income Distribution (Growth Only)			
				Very Low 23%	Low 17%	Moderate 21%	All Other 39%
Carlsbad	5.8	9,409	6,273	1,443	1,066	1,317	2,447
Chula Vista	3.3	5,354	3,569	821	607	749	1,392
Coronado	0.6	973	649	149	110	136	254
Del Mar	0.3	487	325	75	55	68	127
El Cajon	1.9	3,082	2,055	473	349	432	801
Encinitas	1.3	2,109	1,406	323	239	295	549
Escondido	6.2	10,058	6,705	1,542	1,140	1,408	2,615
Imperial Beach	0.2	324	216	50	37	45	84
La Mesa	1.3	2,109	1,406	323	239	295	549
Lemon Grove	0.7	1,136	757	174	129	159	295
National City	1.0	1,622	1,081	249	184	227	421
Oceanside	6.9	11,194	7,463	1,716	1,269	1,567	2,911
Poway	2.3	3,731	2,487	572	423	522	970
San Diego	40.5	65,703	43,802	10,074	7,446	9,198	17,084
San Marcos	3.4	5,516	3,677	846	625	772	1,434
Santee	1.8	2,920	1,947	448	331	409	759
Solana Beach	0.4	649	433	100	74	91	168
Vista	3.6	5,840	3,893	895	662	818	1,518
Unincorporated	19.1	30,986	20,657	4,751	3,512	4,338	8,056
Regional Total	(1)	(162,229) (2)	(108,801) (3)	(25,024) (4)	(18,497) (5)	(22,846) (6)	(42,434) (7)

Column 1: From Table 57 (Column 5)

Column 2: Column 1 Percent x Control Total Housing Needs 162,229 (See text Regional Share)

Column 3: (Column 2) x (5 Years + 7.5 Years)

Columns 4/5/6/7: Column 3 Needs x .23 (Col. 4), .17 (Col. 5), .21 (Col. 6), and Balance (Col. 7)

Source: SANDAG Regional Housing Needs Statement Tables and Series 7 Regional Growth Forecast

Table 2

Fair Share Jurisdiction
Regional Housing Needs Statement
San Diego Region
1991 - 1996

<u>Jurisdiction</u>	<u>Existing "Fair Share" (Percent)</u>	<u>Existing "Fair Share" (Households)</u>	<u>Growth "Fair Share" (Percent)</u>	<u>Growth "Fair Share" (Households)</u>	<u>Total "Fair Share" (Percent)</u>	<u>Total "Fair Share" (Households)</u>	<u>Five-Year Goals</u>
Carlsbad	5.1	8,227	6.2	773	5.2	9,000	1,125
Chula Vista	4.9	7,905	4.5	561	4.9	8,466	1,058
Coronado	1.2	1,936	1.1	137	1.2	2,073	259
Del Mar	0.3	484	0.3	37	0.3	521	65
El Cajon	2.2	3,549	1.7	212	2.2	3,761	470
Encinitas	2.5	4,033	2.2	274	2.5	4,307	538
Escondido	3.9	6,291	3.8	474	3.9	6,765	846
Imperial Beach	0.2	323	0.1	12	0.2	335	42
La Mesa	2.1	3,388	1.8	224	2.1	3,612	452
Lemon Grove	0.8	1,291	0.8	100	0.8	1,391	174
National City	0.2	323	-0.3	(-37)	0.2	298	37
Oceanside	4.4	7,098	5.1	636	4.4	7,734	967
Poway	2.6	4,194	2.6	324	2.6	4,518	565
San Diego	43.0	69,368	41.4	5,161	42.9	74,529	9,316
San Marcos	2.4	3,872	2.8	349	2.4	4,221	528
Santee	3.0	4,840	3.2	399	3.0	5,239	655
Solana Beach	0.9	1,452	0.8	100	0.9	1,552	194
Vista	2.1	3,388	2.2	274	2.1	3,662	458
Unincorporated	18.2	29,360	19.8	2,468	18.3	31,828	3,979
Regional Total	(1)	(161,320) (2)	(3)	(12,467) (4)	(5)	(173,787) (6)	(21,728) (7)

Column 1: From Table 59, Column 6

Column 2: Column 1 x Control Total: 161,320 (From Existing Need For All Housing Assistance Plans in San Diego Region)

Column 3: From Table 60

Column 4: Column 3 x Control Total: 12,467 (Existing Need (161,320) ÷ Existing Occupied 876,717 = (.184) x Household Growth 1989 to 1995 (81,306) x 5 Years ÷ 6 Years for 5 Year Total = 67,755).

Column 5: Column 2 + Column 4 ÷ Regional Total: 173,787 (161,320 + 12,467)

Column 6: Column 2 + Column 4

Column 7: Column 6 x 2.5% Per Year (Good Faith Effort)

Source: SANDAG Housing Needs Statement Tables

San Diego Association of Governments
BOARD OF DIRECTORS

November 17, 1989

AGENDA REPORT No.: **R-85**

REGIONAL HOUSING NEEDS STATEMENT

Introduction

California state law requires the San Diego Association of Governments (SANDAG) to prepare, once every five years, the Regional Housing Needs Statement for use in local housing elements. The Regional Housing Needs Statement identifies each jurisdiction's share of the region's total need for new housing units (regional share) and the need for assistance for lower-income households ("fair share"). The Housing Needs Statement is based upon the approved Regional Growth Forecasts.

Local housing element revisions, according to state requirements, are due by July 1, 1991.

It is my

RECOMMENDATION

that the Board of Directors of the San Diego Association of Governments accept the Regional Housing Needs Statement for distribution to local, state, and federal agencies and local housing interest groups for review and comment.

Discussion

Jurisdictions, in responding to state law, must include in their housing elements their share of the regional need for new housing units and their share of lower income households, both existing and new, who need assistance (fair share). Once the needs are assessed and local policies established, the jurisdictions develop housing programs to meet the existing and projected housing needs of households of all income groups.

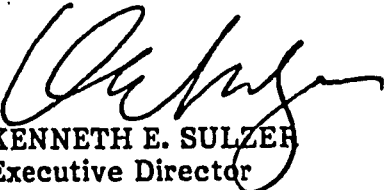
The Regional Housing Needs Statement (RHNS) contains a thorough analysis of the region's housing. However, two important categories of need are emphasized in the RHNS and the attached tables identify these needs for each jurisdiction.

- Regional Share - The regional share identifies the number of new housing units that each jurisdiction should provide. These numbers are divided into four income groups: very low (income not exceeding 50% of the region's median income), low (income between 50% and 80%), moderate (80% to 120%), and above moderate (more than 120%). Table 1 identifies the housing needs that each jurisdiction must address in their revised housing elements. (Table 1 attached.)

Recommendation of SANDAG Staff
Attachment 3

R- 275507

- **Fair Share** - Fair share identifies the number of existing and new lower income households that each jurisdiction should assist for the five-year period of the housing element. The distribution of these needs must by law avoid further concentration of lower income households in those jurisdictions with relatively high proportions of such households. Fair share requirements are identified through application of the regional housing allocation formula which was first adopted by SANDAG in 1979 and updated in 1984. (Table 2 attached.)



KENNETH E. SULZER
Executive Director

Attachments

R- 275507

Attachment 3

APR 17 1990

Passed and adopted by the Council of The City of San Diego on....., by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Bernhardt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By *Maureen G. McLean*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-275507** Adopted **APR 17 1990**

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