



**REGIONAL PLANNING COMMITTEE
NOVEMBER 3, 2017**

ACTION REQUESTED: INFORMATION

DRAFT 2017 REGIONAL HOUSING PROGRESS REPORT

File Number 3100400

Introduction

The 2017 Regional Housing Progress Report is an update to the Regional Housing Progress Report 2003-2013, and it serves two purposes. First, the report is used to calculate the points each jurisdiction would receive in accordance with SANDAG Board Policy No. 033; Implementation Guidelines for SANDAG Regional Housing Needs Assessment Funding Incentives, as applicants to SANDAG competitive discretionary grant programs. Second, the report provides an overview of housing permitting over the past 14 years for each jurisdiction, including the progress made on the Regional Housing Needs Assessment Plan (RHNA) housing goals for very-low, low-, moderate-, and above-moderate units.

Discussion

Over the past year, the Regional Planning and Transportation Committees have provided input on various components of the upcoming call for projects for the fourth cycle of the *TransNet* Smart Growth Incentive Program (SGIP) and Active Transportation Grant Program (ATGP), including two new grant subprograms for climate action planning and complete streets policies. Both of these grant programs include scoring criteria focused specifically on the planning and production of affordable housing.

Board Policy No. 033

Board Policy No. 033 ties the allocation of funding through the SGIP and ATGP to each jurisdiction's efforts to plan for and produce lower-income housing. In particular, this Board policy requires that up to 25 percent of the total points in each grant program will be given to jurisdictions meeting the following four criteria (each assigned a value of one-fourth of the total incentive points):

- Greater RHNA Share Taken
- Regional Share of Cumulative Total of Lower-Income Units Produced
- Total Number of Affordable Housing Units
- Percent of Lower-Income Households

The points for the Board Policy No. 033 criteria have been calculated for each individual jurisdiction for both the SGIP and ATGP and are provided in Appendices B1, B2, and B3 of the *2017 Regional Housing Progress Report*. This information is provided in advance of the release of the call for projects so that jurisdictions may review and provide feedback.

RHNA Progress

To track the progress of housing permitting, preservation, and rehabilitation, SANDAG requested the 2016 Annual Housing Progress Reports submitted from each city and the County of San Diego to the California Department of Housing and Community Development (HCD), which were due to HCD by April 2017. The results were added to the 2017 Regional Housing Progress Report in the form of a dashboard containing each jurisdiction's housing statistics since 2003. The dashboards are included in the 2017 Regional Housing Progress Report as Appendix C.

After collecting the data, SANDAG staff calculated the total number of housing units permitted in the region during the latest RHNA cycle (2010 to 2020). As of 2016, over the past seven years, 50,714 housing units have been permitted in the region, including 2,868 very-low-income units, 3,746 low-income units, and 2,075 moderate-income units. The totals represent 31.3 percent of the housing units goal in the latest RHNA plan; 62.5 percent of the above-moderate-income units, 6.8 percent of the moderate-income units, and 10.3 percent of the very-low- and low-income units allocated in the RHNA plan have been permitted through 2016.

The region will not have a full accounting of the percentages reached in each category until 2021, at the conclusion of the RHNA cycle. To date, the data shows most housing permitted in the region is for above-moderate-income households, while less housing for very-low, low-, and moderate-income households has been permitted.

Regional Planning Technical Working Group Comments

The 2017 Regional Housing Progress Report was presented as an information item at the October 12, 2017, meeting of the Regional Planning Technical Working Group (TWG). Members of the TWG commented on the need for the report to include an explanation of the role of local government in housing production, noting that economic factors, such as the down turn in the economy in 2008, play a role in determining whether RHNA goals can be met. SANDAG staff will include this language in the final version of the document.

Next Steps

Many local jurisdictions are taking steps and providing resources to support affordable housing development. SANDAG will compile a list of resources and programs developed by local jurisdictions to incentivize and promote more housing development. SANDAG also will continue to work with local jurisdictions to support state grant applications, provide local *TransNet* grant funds that reward the planning and production of affordable housing, and monitor housing development in the region.

The 2017 Regional Housing Progress Report is available for public review. The final version will be presented to the Board of Directors before the end of the year. The calls for projects for the SGIP and ATGP are scheduled to be considered for release by the Regional Planning Committee, Transportation Committee, and Board of Directors in December 2017, with grant awards anticipated to be announced in the summer of 2018.

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Attachment: 1. Draft 2017 Regional Housing Progress Report

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SEPTEMBER 2017

Regional Housing

Progress Report

2017



Draft



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Purpose

2017 Regional Housing Progress Report

The *2017 Regional Housing Progress Report* serves two purposes. First, the report is used to meet the requirements set forth in the San Diego Association of Governments (SANDAG) [Board Policy No. 033: Implementation Guidelines for SANDAG Regional Housing Needs Assessment Funding Incentives](#). Board Policy No. 033 provides specific provisions regarding the calculation of points for SANDAG competitive discretionary funding for local jurisdiction plans and projects. Incentives are provided in relation to local jurisdiction housing element compliance and factors related to the planning and production of lower income housing. Section 4.2 of Board Policy No. 033 requires every local jurisdiction in the San Diego region to submit its Housing Element Annual Progress Report to be eligible for its incentive points, and requires SANDAG to prepare an annual Regional Housing Progress Report. This report provides information that will be used in evaluating applications for SANDAG funding programs that are subject to Board Policy No. 033. The housing data collected from each jurisdiction will be used in the calculation of Board Policy No. 033 incentive points for the SANDAG grant programs for the [TransNet Smart Growth Incentive Program \(SGIP\)](#) and [TransNet Active Transportation Grant Program \(ATGP\)](#). The fourth call for projects for the program will be issued in December 2017.

Second, the report provides an overview of housing permitting and construction over the past 14 years. The information provided in this report includes the number of housing units permitted in the very-low, low, moderate, and above-moderate income categories in the San Diego region and by jurisdiction between January 1, 2003, and December 31, 2016, as well as data from the Regional Affordable Housing Inventory prepared by the San Diego Housing Federation. The report compares the number of housing units permitted in relation to [2010-2020 Regional Housing Needs Assessment Plan \(RHNA\)](#) housing goals.

Background

Housing in the San Diego Region

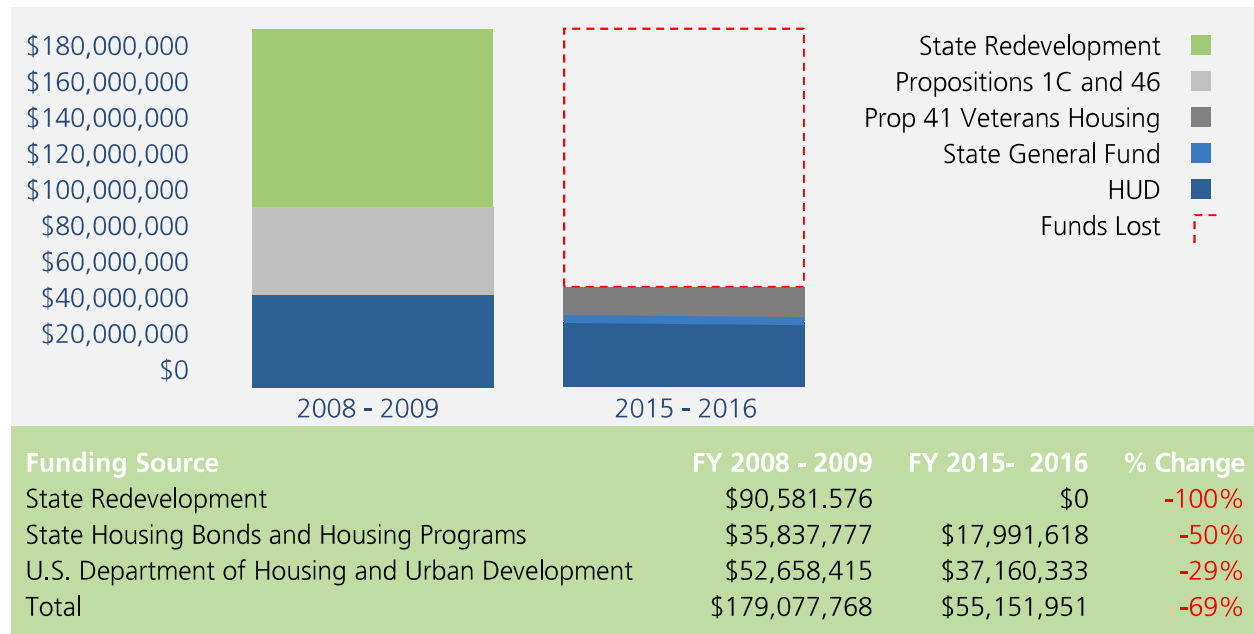
Housing development in the San Diego region has continued its slow recovery. While the region has seen growth in permits issued for above moderate income housing units in the past several years, the region has not seen a substantial increase in the permitting or construction of housing affordable to very-low, low, and moderate income households. The lack of affordable housing development has had a detrimental effect on the ability of San Diego residents to purchase or rent a home. More than 70 percent of San Diegans cannot currently afford a median priced home¹, and over the last several years, rent prices have increased at a pace significantly higher than wage increases.²

Locating and allocating funding for affordable housing development continues to be an issue. As shown in Figure 1, the loss of State of California Redevelopment funds and the conclusion of State Bond programs have accounted for a large portion of the loss of funding for housing construction in the San Diego region.² These funding sources were a driver of affordable housing construction, and without them, affordable housing development has not recovered to at the same pace as the rest of the housing market.

¹ [Addressing the Housing Affordability Crisis in San Diego and Beyond](#), San Diego Housing Commission, November 2015

² [San Diego County Renters in Crisis: A Call for Action](#), California Housing Partnership and San Diego Housing Federation, May 2017

Figure 1
San Diego County Lost 69% of State and Federal Funding for Housing Production and Preservation
From FY 2008-09 to FY 2015-16



Source: California Housing Partnership Corporation analysis of 2008-2009 annual Department of Housing and Community Development (HCD) Redevelopment Housing Activities Report; 2008-2009 and 2015-2016 annual HCD Financial Assistance Programs Reports; Department of Housing and Urban Development Office of Community Planning and Development Appropriations Budget data for fiscal years 2009 and 2016.

In an effort to offset this loss, the State of California created the [Affordable Housing and Sustainable Communities](#) program to provide grants and loans for compact, transit-oriented affordable housing development and related infrastructure that reduce greenhouse gas (GHG) emissions. Through two rounds of funding the State has awarded over \$440 million for housing and transportation projects. Recent state legislation has attempted to identify a continuous funding source for affordable housing and provide streamlined review and permitting processes for affordable housing development.

Additionally, SANDAG grant programs support local jurisdictions' efforts to meet the region's affordable housing needs. Implementation of projects funded by the *TransNet* SGIP, in particular, are intended to help catalyze affordable housing production; provide more housing and transportation choices; create more compact, walkable, and bicycle-friendly communities that are accessible by public transportation; and help the region meet the GHG reduction targets set in [San Diego Forward: The Regional Plan](#). In addition, both the SGIP and ATGP are subject to SANDAG Board Policy No. 033, which rewards the planning and production of affordable housing.

In response to the ongoing housing issues, local governments are amending their regulatory processes to encourage more affordable housing development in their cities. Streamlined approval processes, density bonus allowances, new funding opportunities, secondary unit development, and other actions are meant to allow for more housing construction and assist in improving housing options throughout the region.

SANDAG Board Policy No. 033

SANDAG Board Policy No. 033 (Appendix A), was initially approved by the SANDAG Board of Directors in April 2006 and amended in 2008, 2012, and November 2015. The policy contains four criteria used in the evaluation of applications submitted for SGIP and ATGP funding (and other competitive grant funds allocated to local jurisdictions) related to each jurisdiction's efforts to plan for and produce lower income housing. The Board Policy No. 033 incentive points account for 25 percent of the total points available in the funding programs. The scoring criteria in Board Policy No. 033 describe in detail how the incentive points are calculated. Each criterion is assigned a value of one-fourth of the total incentive points. The four criteria are:

- **Greater RHNA Share Taken** – Jurisdictions with an assigned Lower-Income RHNA percentage higher than the regional average of lower income households shall be eligible to receive these points based on the following percentages.
 - Jurisdictions at or above 39.6 percent (the regional average) are eligible for the points in this criterion
 - Jurisdictions below 39.6 percent are not eligible for any points in this criterion
- **Regional Share of Cumulative Total of Lower-Income Units Produced** – Number of lower-income units produced over the most recent five-year period (January 1, 2012 - December 31, 2016, for the current/upcoming calls for projects) as a percentage share of the regional total lower-income housing units produced.
- **Total Number of Affordable Housing Units** – The actual number of total Affordable Housing Units as a percentage of Total Housing Unit Estimates in each jurisdiction. The total affordable housing units will be taken from the most current version of the Affordable Housing Inventory as prepared by the San Diego Housing Federation based on information provided to the SDHF by the 19 jurisdictions.
- **Percent of Lower Income Households** – Percent of lower (very low and low) income households based on the 2010 Census (or most recent American Community Survey [ACS] data).

To be eligible to receive the RHNA funding incentive points for the competitive funding programs in the following calendar year, Section 4.2 of Board Policy No. 033 requires every local jurisdiction in the San Diego region to complete and submit its Housing Element Annual Progress Report to SANDAG. This report is required by state law to be submitted to the [California Department of Housing and Community Development](#) (HCD) on April 1 of each year, and contains information and data on New Housing Units Permitted in all four incomes. The jurisdiction also must have received a letter of compliance for their housing element from HCD to be considered eligible for the RHNA funding incentive points. Jurisdictions whose housing elements are incomplete or out of compliance may compete for funds subject to Board Policy No. 033, but are not eligible to receive any Board Policy No. 033 points (25 % of the total points associated with grant programs subject to Board Policy No. 033).

The housing data in this report was collected for use in the evaluation of grant applications in the fourth cycle of competitive grant funding for the *TransNet* SGIP and ATGP. The data will also be used to inform the Housing section of the Regional Plan Performance Monitoring Report, expected to be completed in 2018.

Regional Housing Data Collection

Requests to Local Jurisdictions for Housing Data

In May 2017, SANDAG sent requests to each of the 19 local jurisdictions in the San Diego region for the following housing data for calendar years 2014, 2015, and 2016:

- **New Building Permits Issued** - Building permits issued for new very low, low, moderate, and above-moderate income housing units. This information is found in Table B of the state Housing Element Annual Progress Report.
- **Acquisition/Rehabilitation Units** - Units acquired, rehabilitated, and deed-restricted for very low and/or low income households.
- **Preserved At-Risk Units** - Preserved units “at-risk” of conversion to market rate uses that are deed-restricted to very low and low income households.

Methodology

The *2017 Regional Housing Progress Report* updates the previous *Regional Housing Progress Report 2003-2013*. To update the previous report, data were compiled for New Building Permits Issued and Acquisition/Rehabilitation Units for the local jurisdictions in the San Diego region between January 1, 2014, and December 31, 2016 (three calendar years). Each local jurisdiction supplied these data in their Housing Element Annual Progress Reports, along with supplemental information regarding Acquisition/Rehabilitation Units and Preserved At-Risk Units. The revised criteria in Board Policy No. 033 allows for one full unit of credit for the net increase in Acquisition/Rehabilitation Units and Preserved At-Risk Units in the calculation of incentive points.

The *2017 Regional Housing Progress Report* includes housing data collected by SANDAG from January 1, 2003, through December 31, 2016, and provides an update on the regional progress toward the first seven years of the fifth RHNA projection period (January 1, 2010 to December 31, 2020).

Data collected by SANDAG for new building permits issued is consistent with the figures provided in the Housing Element Annual Progress Reports sent to HCD. However, data collected by SANDAG for Acquisition/Rehabilitation and Preserved At-Risk Units is only for the purposes of Board Policy No. 033 calculations for the SANDAG grant programs.

For the purposes of calculating Board Policy No. 033 incentive points, SANDAG collected the following housing data from local jurisdictions:

- New Building Permits Issued (deed-restricted only)
- Acquisition/Rehabilitation Units (deed-restricted)
- Preserved At-Risk Units (deed-restricted)

The housing data were then entered and used to calculate Board Policy No. 033 incentive points for the four criteria for the ATGP (using a 200 point scale) and SGIP (using a 300 point scale for capital projects and a 200 point scale for planning projects). The resulting calculations show the allocation of Board Policy No. 033 incentive points for each jurisdiction for both programs. The calculations shown in Appendix B1, B2, and B3 are weighted based on the thresholds and banding prescribed for each criterion, and assumes a 50 point scale (25% of a possible 200 points for the ATGP and SGIP planning projects) and a 75 point scale (25% of a possible 300 points for the SGIP capital projects).

The point scale used for each grant is subject to change, based on the adopted guidelines for the ATGP and SGIP. If the point scale changes, SANDAG will update this document to reflect the current point scale.

Progress Made Towards RHNA Goals

As shown in Table A, a total of 50,712 building permits for new housing units were issued in the region between January 1, 2010 – December 31, 2016 (seven years of the 11-year RHNA projection period [January 1, 2010 – December 31, 2020] for the fifth housing element cycle), including 2,868 very-low income, 3,746 low income, 2,075 moderate income, and 42,025 above-moderate income housing units.

Fifth Housing Element Cycle

Table A

Share of New Housing Units by Income Category, January 1, 2010 - December 31, 2016 (7 years)

Income Level	Very-Low	Low	Moderate	Above-Moderate	Total for all Categories
Total Housing Units Permitted	2,868	3,746	2,075	42,025	50,714
RHNA Goal (5th Cycle)	36,450	27,700	30,610	67,220	161,980
Percent of Goal Produced	7.9%	13.5%	6.8%	62.5%	31.3%
Units Left to Permit	33,582	23,954	28,535	25,195	111,266

Source: Data compiled from building permits issued by the local jurisdictions in the San Diego region. Permitted units include deed-restricted and non-deed-restricted units as reported by each jurisdiction.

Based on the [2010 – 2020 Regional Housing Needs Assessment Plan](#) adopted by the SANDAG Board of Directors in October 2011, the region has achieved 7.9 percent of the very-low income, 13.5 percent of the low income, 6.8 percent of the moderate income, and 62.5 percent of the above moderate income regional housing needs established for the 11-year RHNA projection period. The data collected through December 31, 2016, reflects only the first seven years (31.3%) of the 11-year RHNA cycle. The region will not have a full accounting of the percentages reached in each category until 2020 at the conclusion of the RHNA cycle. To date, although the data show satisfactory progress is being made in the above-moderate income housing category, housing for very-low, low, and moderate income households continues to trail behind.

Figures 2 and 3 chart the total number of units permitted in the region since 2003 by income level.

Figure 2

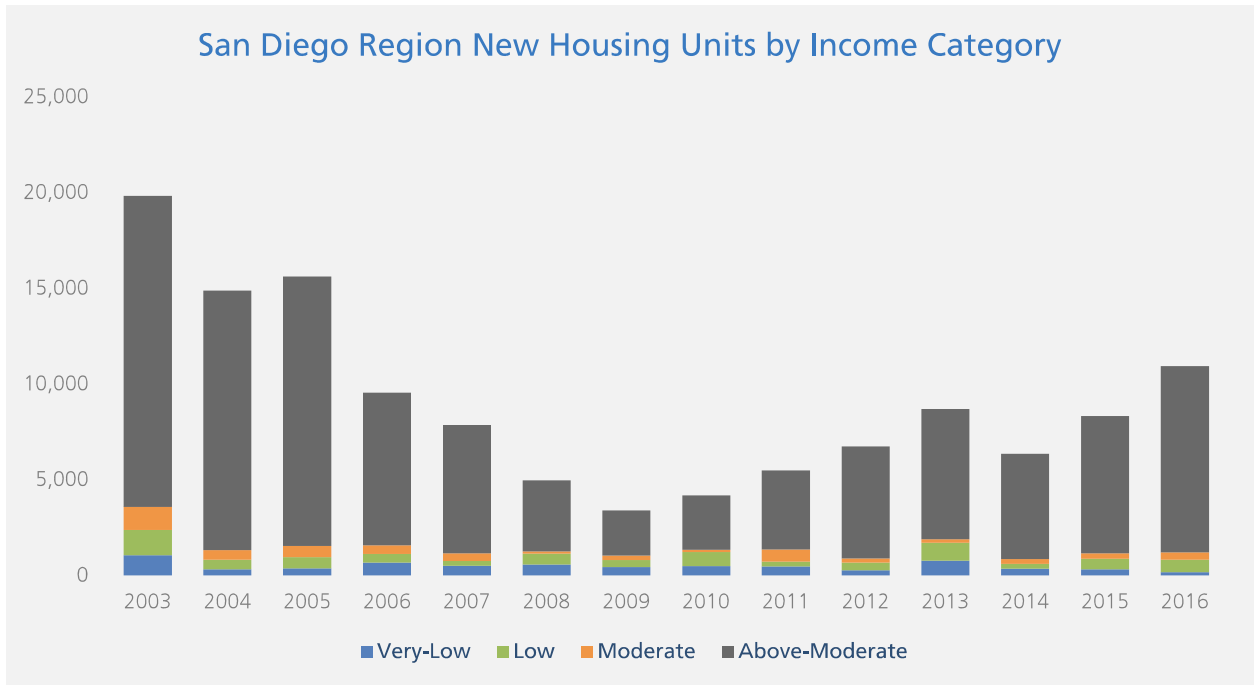
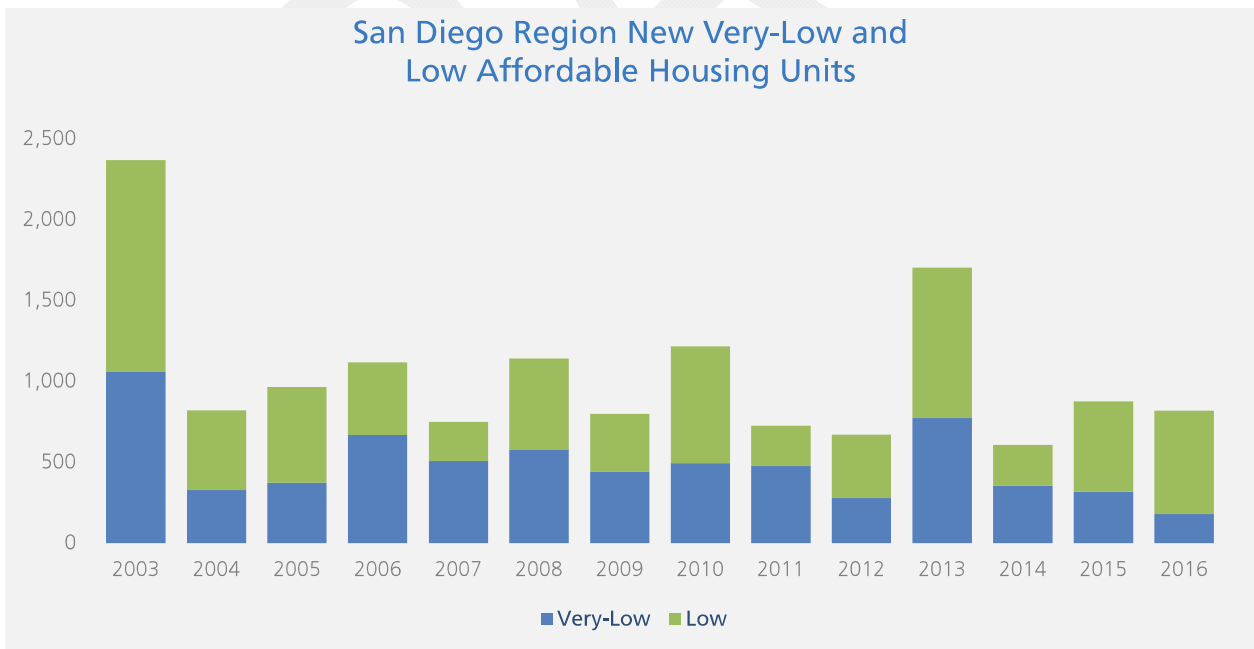


Figure 3



Source: Data compiled from building permits issued by the local jurisdictions in the San Diego region. Permitted units include deed-restricted and non-deed-restricted units as reported by each jurisdiction.

Regional Housing Dashboard

A Regional Housing Dashboard was developed for each of the 19 local jurisdictions and for the San Diego region as a whole. Each Dashboard, included in Appendix C, is a snapshot compilation of all housing data collected from 2003 to 2016, covering a 14-year period.

The housing data compiled over this period spans two distinct timeframes:

- **Seven years** (January 1, 2010 – December 31, 2016) of the 11-year Fifth RHNA Projection Period of the Housing Element Cycle (January 1, 2010 – December 31, 2020)
- **Five years** (January 1, 2012 – December 31, 2016) used for the SANDAG Board Policy No. 033 calculations for Cycle 4 of the *TransNet* SGIP and ATGP.
- Each Dashboard features the following data:
- **Housing Units Permitted:** Deed and non-deed restricted housing units permitted from 2003 to 2016 for very low, low, moderate, and above-moderate income households
- **Acquisition/Rehabilitation:** Acquisition deed restricted units for very-low and low income households from 2003 to 2016; Preserved At-Risk deed-restricted units for very-low and low income households from 2009 to 2016
- **SDHF Affordable Housing Inventory:** Summary includes total rent-restricted and total price-restricted affordable (very-low and low income) housing units with the addition of units permitted and units acquired/rehabilitated/rent restricted during calendar years 2012 through 2016
- **Final RHNA allocations and units permitted:** For the fifth RHNA projection periods

San Diego Housing Federation Affordable Housing Inventory

The SDHF Affordable Housing Inventory determined the total number of rent or price restricted affordable housing units in each jurisdiction, both rental and for sale. The inventory is based on information provided by each of the 19 local jurisdictions in the following categories:

- **Total Rent-restricted Affordable Housing Units in jurisdiction**
- **Total Price-restricted (for sale) Affordable Housing Units in jurisdiction**

In July 2011, the SDHF sent correspondence to all local jurisdictions requesting information for affordable housing unit data. The information collected from each jurisdiction included: city, name of development, address of development, contract information, number of bedrooms, name of the developer/owner/sponsor, total units, number of restricted units, inclusionary status, funding source, and type of clientele (family, disabled, and/or senior). SDHF then obtained the following information for each jurisdiction through the SANDAG profile warehouse:

- **Median household income (HHI) (2010)**
- **Number of households below median HHI**

From this data, the SDHF determined the number of affordable housing units per 1,000 households that fell below the median household income, and compared those figures to an inventory prepared in 2009. The information SDHF Affordable Housing Inventory has been updated in this report to add new affordable units

permitted during 2012 through 2016 for very-low and low income households and units acquired/rehabilitated and rent restricted during those same years.

The SDHF affordable housing inventory summary, included as Appendix D, reflects the price and rent restricted units for each jurisdiction as of December 2011. For the purposes of calculating Board Policy No. 033 incentive points, the total affordable housing units in each jurisdiction as a percentage of total housing unit estimates was used to determine the existing concentration of lower income housing. Board Policy No. 033 provides opportunities for jurisdictions to review this data.

Conclusion

Resource for the Region

The purpose of this report is to serve as a resource for the region with respect to the number of housing units permitted in the region and in each local jurisdiction in the very-low, low, moderate, and above-moderate income categories during the past 14 (2003-2016). It also provides data from the local jurisdictions regarding the net increase in the number of existing housing units that were acquired, rehabilitated, and deed restricted for very-low and low income households, as well as the number of “at-risk” affordable housing units preserved from becoming market rate units. Additionally, the inventory provided by the SDHF in this report and updated with 2012 through 2016 data from local jurisdictions includes the total number of price and rent restricted affordable housing units by jurisdiction as of December 31, 2016.

The San Diego region is two thirds through the fifth housing element cycle, extending to the year 2020. Based on the information provided by the local jurisdictions in the region, this report shows that 8.9 percent of the RHNA goals for very-low, low, and moderate income units have been produced to date during the fifth housing element cycle.

In the first part of the past decade, state housing bond funds and redevelopment funds helped create new lower income housing units and the acquisition, rehabilitation, and rent restriction of existing housing units for lower income households. With the expenditure of state housing bond money complete, the elimination of redevelopment agencies and their housing set-aside funds, and the generally accepted need for financial subsidies and/or regulatory measures to construct very-low and low income units, the region should consider new ways to generate funding for the production of housing for families and individuals whose incomes fall into these categories. Identifying ways to increase the construction of moderate income housing should also be explored.

Many local jurisdictions are taking steps and providing resources to support affordable housing development. In future versions of this report, SANDAG will compile a list of resources and programs developed by local jurisdictions to incentivize and promote more housing development. SANDAG will continue to work with local jurisdictions to support applications to the AHSC program, provide local *TransNet* grant funds that reward the planning and production of affordable housing, and monitor housing development in the region.

Appendices

- A. SANDAG Board Policy No. 033 (amended November 2015)
- B. Policy No. 033 Calculation Award of Incentive Points for SANDAG Grant Programs
 - B1. TDA/*TransNet* Active Transportation Grant
 - B2. *TransNet* Smart Growth Incentive Program (Capital)
 - B3. *TransNet* Smart Growth Incentive Program (Planning)
 - B4. Board Policy No. 033 Five-Year Housing Permitting Total 2012 – 2016
 - B5. Percent of Low and Very-Low Income Households
- C. Regional Housing Dashboard
 - C1. Carlsbad
 - C2. Chula Vista
 - C3. Coronado
 - C4. Del Mar
 - C5. El Cajon
 - C6. Encinitas
 - C7. Escondido
 - C8. Imperial Beach
 - C9. La Mesa
 - C10. Lemon Grove
 - C11. National City
 - C12. Oceanside
 - C13. Poway
 - C14. City of San Diego
 - C15. San Marcos
 - C16. Santee
 - C17. Solana Beach
 - C18. Vista
 - C19. Unincorporated County of San Diego
 - C20. San Diego Region
- D. San Diego Housing Federation (SDHF) Affordable Housing Inventory Summary



BOARD POLICY No. **033**

IMPLEMENTATION GUIDELINES FOR SANDAG REGIONAL HOUSING NEEDS ASSESSMENT FUNDING INCENTIVES

Purpose

Board Policy No. 033 sets forth specific provisions regarding the allocation by SANDAG of discretionary funding to local agency projects, e.g., the Smart Growth Incentive Program and Active Transportation Grant Program, in relation to local jurisdiction housing element compliance and factors related to lower income housing.

This policy shall be reviewed and evaluated annually or as necessary to determine if amendments are needed. Issues to be considered during the review include but are not limited to the relationship between the Regional Housing Needs Assessment (RHNA) allocation and achievement of SANDAG smart growth goals and new or changed funding sources.

Board Policy No. 033 was initially approved by the SANDAG Board in April 2006, following the adoption of the RHNA for the fourth housing element cycle. The policy was first amended in November 2008. The second set of amendments to Board Policy No. 033 (January 2012) was undertaken following the adoption of the RHNA for the fifth housing element cycle, which occurred on October 28, 2011.

1. "Discretionary funding allocated to local agency projects by SANDAG" shall be defined as: those funds allocated by SANDAG through a competitive process to local jurisdictions only (i.e., cities or the County). These funds are listed in Table 1 (Exhibit 1) and include the *TransNet* Smart Growth Incentive Program and Active Transportation Grant Program (formerly known as the Transportation Development Act (TDA) Non-motorized Program, and *TransNet* Bicycle Program).
2. The following funds are not subject to the provisions of Board Policy No. 033:
 - 2.1 Formula funds allocated by population or number of miles because they are not allocated on a competitive basis.
 - 2.2 Discretionary funds allocated to Caltrans, the two transit agencies (Metropolitan Transit System and North County Transit District), or SANDAG as they are not considered local jurisdictions.
 - 2.3 Funds allocated directly by Caltrans to local jurisdictions because SANDAG is not involved in their allocation.
 - 2.4 Funds that can be allocated to entities other than local jurisdictions (e.g., *TransNet* Environmental Mitigation Program Regional Habitat Conservation Fund and the Senior Transportation Mini-grant Program).

Table 2 (Exhibit 2) provides a more detailed list of funding sources/programs that are not subject to Board Policy No. 033.

3. As new funding sources become available, the Regional Planning Committee (RPC) shall review and make a recommendation to the Board of Directors if these new funding sources should be subject to Board Policy No. 033.
4. To be eligible to apply for future discretionary funding (see examples in Table 1) allocated by SANDAG to local jurisdiction projects, local jurisdictions shall meet the following thresholds:
 - 4.1 Housing Element Compliance: In order to qualify for points under Board Policy No. 033, a jurisdiction must have an adopted Housing Element found to be in compliance by the California Department of Housing and Community Development (HCD) or its equivalent at the time of the funding program's application deadline. No Board Policy No. 033 points will be awarded to projects in jurisdictions that have not received a letter of compliance from HCD prior to the funding program's application deadline. A court-upheld Housing Element qualifies a jurisdiction to receive Board Policy No. 033 points.
 - 4.2 Annual Housing Element Progress Reports: Jurisdictions shall be required to submit an annual report with the information described below in order to be eligible for funding programs for the following calendar year. This annual report shall include the same information that HCD requests in the Annual Housing Element Progress reports required by housing element law, as well as the information described below, and shall be submitted to SANDAG by the deadline in state law, which is April 1 of each year. SANDAG will prepare a report with this information for review by the Regional Planning Technical Working Group, and Regional Planning Committee each year. Funding applications subject to this Policy shall be evaluated based on the annual report for the preceding year that was submitted to SANDAG and HCD.
 - 4.3 The annual report shall provide information regarding the number of building permits issued for new residential construction by income category (very low, low, moderate, and above moderate) using the forms provided by HCD for its Annual Housing Element Progress Report. If the report is submitted for the first time in years two, three, four, or five of the housing element cycle, it shall include the total number of building permits issued for new residential construction by income category during each year of the housing element cycle (including the two and a half years preceding the housing element due date). The annual report also shall indicate how many acquired/rehabilitated/deed restricted units were permitted and how many "at risk" units were preserved during each year.
5. Board Policy No. 033 ties the allocation of funding to four criteria related to each local jurisdiction's efforts to plan for and produce lower income housing through the award of incentive points (a minimum of 25 points out of 100, or 25 percent of the total points in a funding program). Each criterion is assigned a value of one-fourth of the total points. The four criteria are: (1) Greater RHNA Share Taken, (2) Regional Share of Cumulative Total of Lower Income Units Produced, (3) Total Number of Affordable Housing Units, and (4) Percent of Lower Income Households.

5.1 The Scoring Criteria in Exhibit 3 describes in detail how the incentive points are calculated for each of the four criteria.

- Exhibits: 1. Table 1, Discretionary Funding Programs Subject to Board Policy No. 033 (Local Jurisdiction Projects)
2. Table 2, Funding Programs Not Subject to Board Policy No. 033
 3. Scoring Criteria Concerning Calculation of Board Policy No. 033 Incentive Points

Adopted April 2006

Amended November 2008

Amended January 2012

Amended November 2015

EXHIBIT 1

TABLE 1 DISCRETIONARY FUNDING PROGRAMS SUBJECT TO BOARD POLICY NO. 033 (LOCAL JURISDICTION PROJECTS)		
Funding Programs	Total Funding	Timeframe Available
Current		
Federal <ul style="list-style-type: none"> • Transportation Enhancements (TE) Program 	TBD	TBD
State <ul style="list-style-type: none"> • Transportation Development Act (TDA) Article 3- Non-motorized Program 	TBD	TBD
Local <ul style="list-style-type: none"> • <i>TransNet</i> Bicycle, Pedestrian and Neighborhood Safety Program • <i>TransNet</i> Smart Growth Incentive Program 	\$280 M* \$285 M*	2009 to 2048
Local		
Regional Rail Grade Separation Program (Funding source TBD)	TBD	TBD

* In 2002 dollars

EXHIBIT 2

TABLE 2 FUNDING PROGRAMS NOT SUBJECT TO BOARD POLICY NO. 033
Funding Programs
Federal ¹ <ul style="list-style-type: none"> • Regional Surface Transportation Program (RSTP)² • Congestion Mitigation & Air Quality (CMAQ)² • Transportation Enhancement (TE) Program² • Federal Transit Administration (FTA) Urbanized Area Formula Program (Section 5307) • FTA Fixed Guideway Modernization Program (Section 5309 Rail Mod) • FTA Section 5310 Elderly & Disabled Program • FTA New Freedom Program • FTA Job Access and Reverse Commute (JARC) Program
State ² <ul style="list-style-type: none"> • State Transportation Improvement Program (STIP) – Regional Improvement Program (RIP)² • STIP – Interregional Improvement Program (IIP) • State Highway Operation and Protection Program (SHOPP) • TDA Article 4 – General Public Transit Services (Fixed Transit Route Services) • TDA Article 4.5 – Community Transit Service (Accessible Service for the Disabled) • TDA Article 8 – Special Provisions (Express Bus and Ferry Services) • TDA Planning and Administration • State Transit Assistance (STA)
Local <ul style="list-style-type: none"> • <i>TransNet</i> Senior Transportation Mini-grant Program • <i>TransNet</i> Congestion Relief Program – Major Transportation Corridor Improvements <ul style="list-style-type: none"> ○ Highway & transit capital projects ○ Operating support for bus rapid transit (BRT) & rail transit capital improvements • <i>TransNet</i> Congestion Relief Program – Transit System Services Improvements & Related Programs • <i>TransNet</i> Congestion Relief Program – Local System Improvements & Related Programs <ul style="list-style-type: none"> ○ Local Street & Road Program • Environmental Mitigation Program (EMP)² • <i>TransNet</i> Administration and Independent Taxpayer Oversight Committee (ITOC)

¹ There are a variety of federal and state discretionary funding programs allocated directly by Caltrans that provide funding to local jurisdictions (e.g., Highway Bridge Repair & Replacement (HBRR), Safe Routes to School, etc.) Because SANDAG does not have decision-making authority over these funding programs, they would not be subject to the Board Policy No. 033.

² With the exception of the EMP funds, these funds (STIP-RIP, RSTP, CMAQ, TE) are being used to match the *TransNet* Early Action Program (EAP) and other high-priority regional projects. If, however, some portion of these funds were allocated by the SANDAG Board of Directors to local jurisdictions through a competitive process, they would be subject to Board Policy No. 033.

EXHIBIT 3

SCORING CRITERIA

Concerning Calculation of Board Policy No. 033 Incentive Points

The following four criteria, weighted equally, will be used to calculate the incentive points (25 percent of the total points) for each program subject to Board Policy No. 033.

1. **Greater RHNA Share Taken:** Jurisdictions with an assigned Lower Income RHNA percentage that is higher than the regional average of lower income households shall be eligible to receive these points using the following percentages.
 - Jurisdictions at or above 39.6 percent (the regional average) shall be eligible for the total number of points for this criterion
 - Jurisdictions below 39.6 percent shall not be eligible for any points for this criterion
2. **Regional Share of Cumulative Total of Lower-Income* Units Produced:** Jurisdictions shall be eligible to receive up to one-fourth of the total Board Policy No. 033 points awarded based on each jurisdiction's share of the total number of lower-income units produced in the region over the most recent five years using the following percentages:
 - 0 percent share or no units produced (0 points)
 - >0 – 5 percent (1/3 of the points)
 - >5 – 10 percent (2/3 of the points)
 - greater than 10 percent (the total number of points available for this criterion)

Units that are acquired/rehabilitated and deed restricted at affordable levels for lower income households or "at risk" units that are preserved for a period of 30 years or longer shall be included for the purposes of the above calculation at full credit (i.e., one unit each).

*Units will be counted that are deed restricted to lower income households at affordable prices as defined in the instructions for the HCD Annual Housing Element Progress Report. This number will be taken from the "Deed Restricted" rows in HCD Annual Housing Element Progress Report Table B.

3. **Total Number of Affordable Housing Units:** This criterion will be based on the actual number of Lower Income Housing Units** in a jurisdiction as a percentage of the total number of housing units in a jurisdiction. Jurisdictions shall be eligible to receive up to one-fourth of the total Board Policy No. 033 points for this criterion using the following percentages:
 - >0 – 3 percent (1/4 of the points)
 - >3 – 6 percent (1/2 of the points)

- >6 – 10 percent (3/4 of the points)
- Greater than 10 percent (the total number of points available for this criterion)

**This number will be taken from the most current version of the Affordable Housing Inventory as updated by the San Diego Housing Federation, and it will be provided to each local jurisdiction to review for accuracy.

4. Percent of Lower-Income Households: Jurisdictions shall be eligible to receive up to one-fourth of the total Board Policy No. 033 points for this criterion based on the percent of lower-income households residing in each jurisdiction (based on the most recent American Community Survey data) using the following percentages:

- 0 – 40 percent lower-income households (1/3 of the points)
- >40 – 50 percent lower-income households (2/3 of the points)
- >50 percent lower income households (the total number of points available for this criterion)

**SANDAG Board Policy No. 033 Calculation
Award of Incentive Points for the TDA/TransNet Active Transportation Grant Program
(Capital and Non-Capital) - 50 points out of 200
July 2017**

Jurisdiction	Housing Element Compliance Y/N/?	1		2			3				4		Point Totals	
		Greater RHNA Share Taken		Regional Share of Cumulative Lower Income ¹ Units Produced			Existing Concentration of Lower Income Housing				2015 American Community Survey Percent of Very Low and Low Income Households			
		A	B	A	B	C	A	B	C	D	%	Points		
		Assigned Lower Income RHNA Percentage	Points Given for Taking Higher Share	Number of Lower Income Units Produced 1/1/12-12/31/16 (Five years)	Share of Regional Total Lower Income Housing Units	Total Lower Income Housing Inventory ²	Total Housing Unit Estimates 2016 ³	%			Points	%	Points	
Carlsbad	Y	32.0%	0.00	185	2.6%	4.17	46,218	4.8%	2,239	6.25	29.2%	4.17	14.58	Carlsbad
Chula Vista	Y	44.0%	12.50	634	9.0%	8.33	82,024	4.2%	3,435	6.25	40.4%	8.33	35.42	Chula Vista
Coronado	Y	44.0%	12.50	0	0.0%	0.00	9,578	2.0%	189	3.13	29.4%	4.17	19.79	Coronado
Del Mar	Y	20.0%	0.00	0	0.0%	0.00	2,611	0.0%	0	0.00	17.8%	4.17	4.17	Del Mar
El Cajon	Y	44.0%	12.50	79	1.1%	4.17	35,880	3.6%	1,286	6.25	54.5%	12.50	35.42	El Cajon
Encinitas	N	44.0%	12.50	43	0.6%	4.47	25,920	0.7%	175	3.13	27.8%	4.47	23.96	Encinitas
Escondido	Y	44.0%	12.50	206	2.9%	4.17	48,561	3.5%	1,691	6.25	50.3%	12.50	35.42	Escondido
Imperial Beach	Y	44.0%	12.50	29	0.4%	4.17	9,867	1.6%	157	3.13	54.6%	12.50	32.29	Imperial Beach
La Mesa	Y	44.0%	12.50	0	0.0%	0.00	25,915	2.2%	570	3.13	45.9%	8.33	23.96	La Mesa
Lemon Grove	Y	44.0%	12.50	81	1.2%	4.17	8,946	4.3%	384	6.25	47.2%	8.33	31.25	Lemon Grove
National City	Y	44.0%	12.50	289	4.1%	4.17	16,851	14.4%	2,432	12.50	61.1%	12.50	41.67	National City
Oceanside	Y	44.0%	12.50	380	5.4%	8.33	66,045	2.5%	1,637	3.13	43.7%	8.33	32.29	Oceanside
Poway	Y	28.0%	0.00	104	1.5%	4.17	16,595	5.2%	864	6.25	26.4%	4.17	14.58	Poway
San Diego	Y	44.0%	12.50	4,495	64.1%	12.50	528,114	4.6%	24,172	6.25	39.6%	4.17	35.42	San Diego
San Marcos	Y	44.0%	12.50	243	3.5%	4.17	30,200	11.2%	3,368	12.50	44.2%	8.33	37.50	San Marcos
Santee	Y	44.0%	12.50	46	0.7%	4.17	20,302	3.4%	689	6.25	31.7%	4.17	27.08	Santee
Solana Beach	Y	44.0%	12.50	2	0.0%	4.17	6,494	1.1%	69	3.13	27.5%	4.17	23.96	Solana Beach
Vista	Y	44.0%	12.50	180	2.6%	4.17	31,480	2.0%	640	3.13	50.5%	12.50	32.29	Vista
County Uninc.	Y	16.0%	0.00	21	0.3%	4.17	173,897	1.0%	1,777	3.13	36.8%	4.17	11.46	County Uninc.
Region		39.6%		7,017	5.3%		1,185,498	3.8%	45,774		40%			

Jurisdictions with scores in strike-through are ineligible for Board Policy No. 033 points because their Housing Elements are not in compliance.

¹The numbers in Column 2A include newly permitted lower income deed-restricted units, lower income deed-restricted units acquired/rehabilitated, and "at-risk" units preserved between January 1, 2012 and December 31, 2016 (5 years). This data was based on currently available data obtained from local jurisdiction Annual Housing Element Progress Reports (due April 1 each year) or by contacting local jurisdiction staff. Per the revised Board Policy No. 033, full credit is awarded for deed-restricted acq/rehab units and "at-risk" units preserved.

²This number is based on the most current rent and price restricted affordable housing inventory prepared by the San Diego Housing Federation (SDHF) based on information provided to the SDHF by the 19 jurisdictions. This information may be reviewed for accuracy by each jurisdiction.

³Total Housing Unit estimates for 2016 (Current SANDAG Estimates).

**SANDAG Board Policy No. 033 Calculation
Award of Incentive Points for the TDA/TransNet Active Transportation Grant Program
Capital - 75 points out of 300
July 2017**

Jurisdiction	Housing Element Compliance Y/M?	1		2				3				4		Point Totals		
		Greater RHNA Share Taken		Regional Share of Cumulative Lower Income Units Produced				Existing Concentration of Lower Income Housing				2015 American Community Survey				
		A	B	A	B	C	C	A	B	C	D	%	Points		%	Points
Carlsbad	Y	32.0%	0.00	185	2.6%	6.25	2,239	46,218	4.8%	9.38	6.25	29.2%	6.25	21.88		
Chula Vista	Y	44.0%	18.75	634	9.0%	12.50	3,435	82,024	4.2%	9.38	12.50	40.4%	12.50	53.13		
Coronado	Y	44.0%	18.75	0	0.0%	0.00	189	9,578	2.0%	4.69	6.25	29.4%	6.25	29.69		
Del Mar	Y	20.0%	0.00	0	0.0%	0.00	0	2,611	0.0%	0.00	6.25	17.8%	6.25	6.25		
El Cajon	Y	44.0%	18.75	79	1.1%	6.25	1,286	35,880	3.6%	9.38	18.75	54.5%	18.75	53.13		
Encinitas	N	44.0%	18.75	43	0.6%	6.25	175	25,920	0.7%	4.69	6.25	27.8%	6.25	36.94		
Escondido	Y	44.0%	18.75	206	2.9%	6.25	1,691	48,561	3.5%	9.38	18.75	50.3%	18.75	53.13		
Imperial Beach	Y	44.0%	18.75	29	0.4%	6.25	157	9,867	1.6%	4.69	18.75	54.6%	18.75	48.44		
La Mesa	Y	44.0%	18.75	0	0.0%	0.00	570	25,915	2.2%	4.69	12.50	45.9%	12.50	35.94		
Lemon Grove	Y	44.0%	18.75	81	1.2%	6.25	384	8,946	4.3%	9.38	12.50	47.2%	12.50	46.88		
National City	Y	44.0%	18.75	289	4.1%	6.25	2,432	16,851	14.4%	18.75	18.75	61.1%	18.75	62.50		
Oceanside	Y	44.0%	18.75	380	5.4%	12.50	1,637	66,045	2.5%	4.69	12.50	43.7%	12.50	48.44		
Poway	Y	28.0%	0.00	104	1.5%	6.25	864	16,595	5.2%	9.38	6.25	26.4%	6.25	21.88		
San Diego	Y	44.0%	18.75	4,495	64.1%	18.75	24,172	528,114	4.6%	9.38	6.25	39.6%	6.25	53.13		
San Marcos	Y	44.0%	18.75	243	3.5%	6.25	3,368	30,200	11.2%	18.75	12.50	44.2%	12.50	56.25		
Santee	Y	44.0%	18.75	46	0.7%	6.25	689	20,302	3.4%	9.38	6.25	31.7%	6.25	40.63		
Solana Beach	Y	44.0%	18.75	2	0.0%	6.25	69	6,494	1.1%	4.69	6.25	27.5%	6.25	35.94		
Vista	Y	44.0%	18.75	180	2.6%	6.25	640	31,480	2.0%	4.69	6.25	50.5%	18.75	48.44		
County Uninc.	Y	16.0%	0.00	21	0.3%	6.25	1,777	173,897	1.0%	4.69	6.25	38.8%	6.25	17.19		
Region		39.6%		7,017	5.3%		45,774	1,185,498	3.8%			40%				

Jurisdictions with scores in strike-through are ineligible for Board Policy No. 033 points because their Housing Elements are not in compliance.

¹The numbers in Column 2A include newly permitted lower income deed-restricted units, lower income deed-restricted units acquired/rehabilitated, and "at-risk" units preserved between January 1, 2012 and December 31, 2016 (5 years). This data was based on currently available data obtained from local jurisdiction Annual Housing Element Progress Reports (due April 1 each year) or by contacting local jurisdiction staff. Per the revised Board Policy No. 033, full credit is awarded for deed-restricted acq/rehab units and "at-risk" units preserved.

²This number is based on the most current rent and price restricted affordable housing inventory prepared by the San Diego Housing Federation (SDHF) based on information provided to the SDHF by the 19 jurisdictions. This information may be reviewed for accuracy by each jurisdiction.

³Total Housing Unit estimates for 2016 (Current SANDAG Estimates).

**SANDAG Board Policy No. 033 Calculation
Award of Incentive Points for the TransNet Smart Growth Program
Planning - 50 points out of 200
July 2017**

Jurisdiction	Housing Element Compliance Y/N?	1		2			3			4		Point Totals	
		Greater RHNA Share Taken		Regional Share of Cumulative Lower Income ¹ Units Produced			Existing Concentration of Lower Income Housing			2015 American Community Survey Percent of Very Low and Low Income Households			
		A	B	A	B	C	A	B	C	D	%		Points
		Assigned Lower Income RHNA Percentage	Points Given for Taking Higher Share	Number of Lower Income Units Produced 1/1/12-12/31/16 (Five years)	Share of Regional Total Lower Income Housing Units	%	Total Lower Income Housing Inventory ²	Total Housing Unit Estimates 2016	%	Points	%	Points	
Carlsbad	Y	32.0%	0.00	185	2.6%	4.17	2,239	46,218	4.8%	6.25	29.2%	4.17	14.58
Chula Vista	Y	44.0%	12.50	634	9.0%	8.33	3,435	82,024	4.2%	6.25	40.4%	8.33	35.42
Coronado	Y	44.0%	12.50	0	0.0%	0.00	189	9,578	2.0%	3.13	29.4%	4.17	19.79
Del Mar	Y	20.0%	0.00	0	0.0%	0.00	0	2,611	0.0%	0.00	17.8%	4.17	4.17
El Cajon	Y	44.0%	12.50	79	1.1%	4.17	1,286	35,880	3.6%	6.25	54.5%	12.50	35.42
Encinitas	N	44.0%	42.50	43	0.6%	4.17	175	25,920	0.7%	3.13	27.8%	4.17	23.96
Escondido	Y	44.0%	12.50	206	2.9%	4.17	1,691	48,561	3.5%	6.25	50.3%	12.50	35.42
Imperial Beach	Y	44.0%	12.50	29	0.4%	4.17	157	9,867	1.6%	3.13	54.6%	12.50	32.29
La Mesa	Y	44.0%	12.50	0	0.0%	0.00	570	25,915	2.2%	3.13	45.9%	8.33	23.96
Lemon Grove	Y	44.0%	12.50	81	1.2%	4.17	384	8,946	4.3%	6.25	47.2%	8.33	31.25
National City	Y	44.0%	12.50	289	4.1%	4.17	2,432	16,851	14.4%	12.50	61.1%	12.50	41.67
Oceanside	Y	44.0%	12.50	380	5.4%	8.33	1,637	66,045	2.5%	3.13	43.7%	8.33	32.29
Poway	Y	28.0%	0.00	104	1.5%	4.17	864	16,595	5.2%	6.25	26.4%	4.17	14.58
San Diego	Y	44.0%	12.50	4,495	64.1%	12.50	24,172	528,114	4.6%	6.25	39.6%	4.17	35.42
San Marcos	Y	44.0%	12.50	243	3.5%	4.17	3,368	30,200	11.2%	12.50	44.2%	8.33	37.50
Santee	Y	44.0%	12.50	46	0.7%	4.17	689	20,302	3.4%	6.25	31.7%	4.17	27.08
Solana Beach	Y	44.0%	12.50	2	0.0%	4.17	69	6,494	1.1%	3.13	27.5%	4.17	23.96
Vista	Y	44.0%	12.50	180	2.6%	4.17	640	31,480	2.0%	3.13	50.5%	12.50	32.29
County Uninc.	Y	16.0%	0.00	21	0.3%	4.17	1,777	173,897	1.0%	3.13	38.8%	4.17	11.46
Region		39.6%		7,017	5.3%		45,774	1,185,498	3.8%		40%		

Jurisdictions with scores in strike-through are ineligible for Board Policy No. 033 points because their Housing Elements are not in compliance.

¹The numbers in Column 2A include newly permitted lower income deed-restricted units, lower income deed-restricted units acquired/rehabilitated, and "at-risk" units preserved between January 1, 2012 and December 31, 2016 (5 years). This data was based on currently available data obtained from local jurisdiction Annual Housing Element Progress Reports (due April 1 each year) or by contacting local jurisdiction staff. Per the revised Board Policy No. 033, full credit is awarded for deed-restricted acq/rehab units and "at-risk" units preserved.

²This number is based on the most current rent and price restricted affordable housing inventory prepared by the San Diego Housing Federation (SDHF) based on information provided to the SDHF by the 19 jurisdictions. This information may be reviewed for accuracy by each jurisdiction.

³Total Housing Unit estimates for 2016 (Current SANDAG Estimates).

**SANDAG Board Policy No. 33
Five Year Housing Permitting Total
2012-2016**

Jurisdiction	TOTAL (1/1/2012-12/31/2016)						TOTAL
	New Units (Deed-Restricted)		Acquisition/Rehab (Deed-Restricted)		Preserved At-Risk (Deed-restricted)		
	Very Low	Low	Very Low	Low	Very Low	Low	
Carlsbad	7	178	0	0	0	0	185
Chula Vista	78	267	32	257	0	0	634
Coronado	0	0	0	0	0	0	0
Del Mar	0	0	0	0	0	0	0
El Cajon	48	8	10	13	0	0	79
Encinitas	25	18	0	0	0	0	43
Escondido	7	39	0	160	0	0	206
Imperial Beach	3	26	0	0	0	0	29
La Mesa	0	0	0	0	0	0	0
Lemon Grove	57	24	0	0	0	0	81
National City	98	0	8	3	163	17	289
Oceanside	87	55	0	0	73	165	380
Poway	26	26	26	26	0	0	104
San Diego	1,206	1,798	429	653	40	369	4,495
San Marcos	152	91	0	0	0	0	243
Santee	5	37	0	4	0	0	46
Solana Beach	0	2	0	0	0	0	2
Vista	94	40	40	6	0	0	180
County of San Diego	0	0	0	21	0	0	21
TOTAL	1,893	2,609	545	1,143	276	551	7,017

This data will be used for the purposes of awarding Board Policy No. 033 points in the FY 2017 Smart Growth Incentive Program and Active Transportation Grant Program Call for Projects anticipated in 2017.

2011-2015 ACS Median Household Income (San Diego County)
\$64,309

Percent of Low and Very Low Income Households (2015 ACS)			
Jurisdiction	Total Households	Low/Very-Low Income Households	Percent of Low/Very-Low Income Households
Carlsbad	42,791	12,516	29.2%
Chula Vista	78,006	31,495	40.4%
Coronado	8,500	2,499	29.4%
Del Mar	2,125	378	17.8%
El Cajon	32,564	17,760	54.5%
Encinitas	23,465	6,526	27.8%
Escondido	45,041	22,656	50.3%
Imperial Beach	9,014	4,918	54.6%
La Mesa	23,785	10,926	45.9%
Lemon Grove	8,489	4,006	47.2%
National City	15,332	9,370	61.1%
Oceanside	60,493	26,419	43.7%
Poway	15,832	4,182	26.4%
San Diego	485,091	191,948	39.6%
San Marcos	28,738	12,716	44.2%
Santee	19,364	6,141	31.7%
Solana Beach	5,657	1,555	27.5%
Vista	30,451	15,393	50.5%
County Uninc.	159,359	61,880	38.8%

80% of 2011-2015 ACS Median Household Income (San Diego County)¹
\$51,447

Low and Very Low Household Income Level (2015 ACS)					
Less than	\$15,000-\$29,999	\$30,000-\$49,999	\$45,000-\$49,999	14.5% ² of Households Earning Between \$50,000-\$59,999	Total Low/Very Low Income Households
3,598	3,539	3,810	1,245	324	12,516
7,685	10,268	9,932	2,778	832	31,495
567	762	816	298	56	2,499
175	78	77	33	15	378
4,571	6,518	4,917	1,333	421	17,760
1,892	2,272	1,577	590	195	6,526
5,220	7,712	7,016	2,175	533	22,656
1,298	1,300	1,680	535	105	4,918
2,673	3,200	3,712	1,023	318	10,926
850	1,299	1,335	428	94	4,006
2,557	3,259	2,542	800	212	9,370
7,051	7,396	8,352	2,788	832	26,419
776	1,467	1,294	514	131	4,182
50,320	59,441	59,170	17,855	5,162	191,948
3,597	3,882	3,607	1,292	338	2,329
1,244	1,882	2,062	738	215	1,480
212	571	560	156	56	389
3,989	4,595	5,027	1,359	423	2,916
13,986	18,487	21,048	6,614	1,745	12,036

¹Households making 80% less than the ACS Median Household Income are considered either a "Low" or "Very-Low" Income Household based on the Department of Housing and Community Development income maximum for low income households.

²Since 80% of the ACS Median Household Income for San Diego County is \$51,447, only a portion of the households identified in the \$50,000 to \$59,999 ACS Median Household Income range meet the definition of "Low" Income households. To capture this portion, SANDAG must assume the number households earning between \$50,000 and \$51,447 for each jurisdiction. \$1,447 (\$51,447 - \$50,000) represents 14.5% (\$1,447/\$9,999) of the \$50,000 to \$59,999 income range. Therefore, 14.5% of households within the \$50,000 to \$59,000 ACS Median Household Income range are assumed to be "Low" income households.

Sources:

Table B19013: Median Household Income in the Past 12 Months (2015 Inflation adjusted dollars), 2011-2015 5-year ACS data, accessed July 2017 from factfinder.census.gov

Table B19001: Household Income in the Past 12 Months (2015 inflation adjusted dollars), 2011-2015 5-year ACS data, accessed July 2017 from factfinder.census.gov

REGIONAL HOUSING DASHBOARD

2003 - 2016

CARLSBAD

		New Units Permitted										Acq/Rehab				Preserved At-Risk ¹	
		VERY LOW		LOW		MODERATE		ABOVE MODERATE		TOTAL		VERY LOW	LOW	LOW	VERY LOW		
	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted
2003	85	0	85	336	0	336	0	174	174	672	1,267	0	0	0	0	0	0
2004	0	0	0	200	0	200	0	184	184	1,092	1,476	0	0	0	0	0	0
2005	0	0	0	70	0	70	0	0	0	1,330	1,400	0	0	0	0	0	0
2006	100	0	100	89	0	89	0	0	0	306	495	0	0	0	0	0	0
2007	0	0	0	10	0	10	0	0	0	358	368	0	0	0	0	0	0
2008	11	0	11	96	0	96	0	2	2	147	256	0	0	0	0	0	0
2009	0	0	0	12	0	12	0	0	0	163	175	0	0	0	0	0	0
2010	0	0	0	4	0	4	0	2	2	371	377	0	0	0	0	0	0
2011	35	0	35	23	1	24	0	56	56	200	315	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	41	41	364	405	0	0	0	0	0	0
2013	0	0	0	0	1	1	0	5	5	201	207	0	0	0	0	0	0
2014	0	0	0	6	1	7	0	13	13	235	255	0	0	0	0	0	0
2015	0	0	0	9	0	9	0	20	20	200	229	0	0	0	0	0	0
2016	7	0	7	163	0	163	56	18	74	439	683	0	0	0	0	0	0
TOTAL	238	0	238	1,018	3	1,021	56	515	571	6,078	7,908	0	0	0	0	0	0

Regional Housing Needs Assessment (RHNA)					
5th Cycle (7 Years, 1/1/10-12/31/16)					
	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	912	693	1,062	2,332	4,999
Units Permitted²	42	208	211	2,010	2,471

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory ³	
Total Rent Restricted Units	1,671
Total Price Restricted Units	383
New Housing Units ⁴	185
Total Affordable Housing Units	2,239

SANDAG Board Policy No. 033			
5 Years (1/1/012 - 12/31/16)			
New Units Permitted (Deed-Restricted)		Existing Units	
Very Low	Low	Acq/Rehab	Preserved At-Risk
7	178	0	185

REGIONAL HOUSING DASHBOARD

2003 - 2016

CHULA VISTA

New Units Permitted												Acq/Rehab				Preserved At-Risk ¹			
	VERY LOW			LOW			MODERATE			ABOVE MODERATE			TOTAL	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL							
2003	40	0	40	216	0	216	84	0	84	2,792	3,132	0	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	113	0	113	3,181	3,294	0	0	0	0	0	0	0	0
2005	41	0	41	99	0	99	98	0	98	2,145	2,383	0	0	0	0	0	0	0	0
2006	0	0	0	0	0	0	0	0	0	451	451	0	0	0	0	0	0	0	0
2007	0	0	0	0	0	0	0	0	0	582	582	0	0	0	0	0	0	0	14
2008	77	0	77	56	0	56	0	1	1	200	334	0	0	0	0	0	0	0	14
2009	0	0	0	0	0	0	0	0	0	279	279	0	0	0	0	0	0	0	0
2010	69	0	69	357	0	357	0	2	2	379	807	13	0	0	0	0	0	0	0
2011	0	0	0	14	0	14	14	155	169	548	731	0	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	59	59	745	804	0	184	0	0	0	0	0	0
2013	32	0	32	72	0	72	0	39	39	597	740	32	72	0	0	0	0	0	0
2014	24	0	24	9	0	9	21	11	32	1,032	1,097	0	1	0	0	0	0	0	0
2015	0	0	0	0	0	0	0	0	0	689	689	0	0	0	0	0	0	0	0
2016	22	0	22	186	0	186	0	2	2	849	1,059	0	0	0	0	0	0	0	0
TOTAL	305	0	305	1,009	0	1,009	330	269	599	14,469	16,382	45	257	28	244	28	244	28	244

Regional Housing Needs Assessment (RHNA)

5th RHNA (7 Years, 1/1/10-12/31/16)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	3,209	2,439	2,257	4,956	12,861
Units Permitted²	147	638	303	4,839	5,927

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	2,699
Total Price Restricted Units	102
New Housing Units ⁴	634
Total Affordable Housing Units	3,435

SANDAG Board Policy No. 033

5 Years (1/1/12 - 12/31/16)

New Units Permitted (Deed-Restricted)		Existing Units	
Very Low	Low	Acq/Rehab	Preserved At-Risk
78	267	289	0
			TOTAL
			634

REGIONAL HOUSING DASHBOARD

2003-2016 CORONADO

	New Units Permitted										Acq/Rehab Preserved At-Risk ¹					
	VERY LOW		LOW		MODERATE		ABOVE		VERY		VERY		LOW		LOW	
	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	VERY LOW	LOW	VERY LOW	LOW	Deed Restricted	Deed Restricted	Deed Restricted	Deed Restricted
2003	0	0	0	0	0	0	0	0	0	0	0	0	53	0	0	0
2004	0	0	0	0	0	0	0	0	0	0	0	0	25	0	0	0
2005	0	0	0	0	0	0	0	0	0	0	0	0	60	0	0	0
2006	12	0	12	17	0	17	1	0	1	39	69	6	5			
2007	0	0	0	0	0	0	0	0	0	47	47	3	3	0	0	0
2008	0	0	0	0	0	0	0	0	0	34	34	16	0	0	0	0
2009	0	0	0	0	0	0	0	0	0	26	26	0	0	0	0	0
2010	12	0	12	0	0	0	0	0	0	25	37	0	0	0	0	0
2011	0	0	0	0	0	0	0	0	0	24	24	0	0	0	0	0
2012	0	0	0	0	0	0	0	0	0	29	29	0	0	0	0	0
2013	0	0	0	0	0	0	0	0	0	35	35	0	0	0	0	0
2014	0	0	0	0	0	0	0	0	0	37	37	0	0	0	0	0
2015	0	0	0	0	0	0	0	0	0	53	53	0	0	0	0	0
2016	0	0	0	0	0	0	0	0	0	63	63	0	0	0	0	0
TOTAL	24	0	24	17	0	17	1	0	1	550	592	25	8	0	0	0

Regional Housing Needs Assessment (RHNA) 5th RHNA (7 Years, 1/1/10-12/31/16)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	13	9	9	19	50
Units Permitted²	12	0	0	266	278

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	177
Total Price Restricted Units	12
New Housing Units ⁴	0
Total Affordable Housing Units	189

SANDAG Board Policy No. 033 5 Years (1/1/12 - 12/31/16)

New Units Permitted (Deed-Restricted)		Existing Units		TOTAL	
Very Low	Low	Acq/Rehab	Preserved At-Risk	Acq/Rehab	Preserved At-Risk
0	0	0	0	0	0
					0

REGIONAL HOUSING DASHBOARD

2003 - 2016
DEL MAR

	New Units Permitted										Acq/Rehab Preserved At-Risk ¹					
	VERY LOW		LOW		MODERATE		ABOVE		VERY		VERY		VERY			
	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	TOTAL	MODERATE	ABOVE	LOW	LOW	LOW	LOW	LOW		
2003	0	0	0	0	0	0	0	0	0	4	0	0	0	0		
2004	0	0	0	0	0	0	0	0	0	3	0	0	0	0		
2005	0	0	0	0	0	0	0	0	0	12	0	0	0	0		
2006	0	0	0	0	0	0	0	0	0	3	0	0	0	0		
2007	0	0	0	0	0	0	0	0	0	4	0	0	0	0		
2008	0	0	0	0	0	0	0	0	0	2	0	0	0	0		
2009	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2010	0	0	0	0	0	0	0	0	0	4	0	0	0	0		
2011	0	0	0	0	0	0	0	0	0	2	0	0	0	0		
2012	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2013	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2014	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2015	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2016	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TOTAL	0	0	0	0	0	0	0	0	0	34	0	0	0	0		

Regional Housing Needs Assessment (RHNA)

5th RHNA (7 Years, 1/1/10-12/31/16)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	7	5	15	34	61
Units Permitted²	0	0	0	6	6

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	0
Total Price Restricted Units	0
New Housing Units ⁴	0
Total Affordable Housing Units	0

SANDAG Board Policy No. 033

5 Years (1/1/12 - 12/31/16)

New Units Permitted (Deed-Restricted)		Existing Units	
Very Low	Low	Acq/Rehab	Preserved At-Risk
0	0	0	0
TOTAL		TOTAL	
		0	0
		0	0

REGIONAL HOUSING DASHBOARD

2003 - 2016

EL CAJON

Appendix C5

	New Units Permitted										Acq/Rehab				Preserved At-Risk ¹	
	VERY LOW		LOW		MODERATE		ABOVE		TOTAL		VERY LOW	LOW	VERY LOW	LOW		
	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	TOTAL	TOTAL	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted		
2003	1	7	8	12	1	13	0	111	11	143	0	0	0	0		
2004	0	0	0	0	9	9	0	32	4	45	0	0	0	0		
2005	0	0	0	0	5	5	0	8	0	13	0	0	0	0		
2006	0	0	0	0	3	3	0	21	15	39	0	0	0	0		
2007	0	0	0	0	0	0	0	4	47	51	0	0	0	0		
2008	0	0	0	3	13	16	4	0	2	22	0	0	0	0		
2009	0	0	0	4	0	4	0	13	1	18	0	0	0	0		
2010	0	0	0	0	0	0	0	0	23	23	0	0	0	0		
2011	0	0	0	9	0	9	7	0	2	18	5	1	0	0		
2012	0	0	0	2	0	2	0	8	0	10	0	5	0	0		
2013	48	0	48	0	0	0	1	0	2	51	3	0	0	0		
2014	0	0	0	0	0	0	0	8	24	32	4	1	0	0		
2015	0	0	0	0	1	1	2	0	23	26	2	0	0	0		
2016	0	0	0	6	0	6	0	0	72	78	1	7	0	0		
TOTAL	49	7	56	36	32	68	14	205	219	569	15	14	0	0		

Regional Housing Needs Assessment (RHNA)

5th RHNA (7 Years, 1/1/10-12/31/16)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	1,448	1,101	1,019	2,237	5,805
Units Permitted²	48	18	26	146	238

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	895
Total Price Restricted Units	312
New Housing Units ⁴	79
Total Affordable Housing Units	1,286

SANDAG Board Policy No. 033

5 Years (1/1/12 - 12/31/16)

New Units Permitted (Deed-Restricted)		Existing Units	
Very Low	Low	Acq/Rehab	Preserved At-Risk
48	8	23	0
		TOTAL	
		8	79

REGIONAL HOUSING DASHBOARD

2003 - 2016

ENCINITAS

	New Units Permitted										Acq/Rehab Preserved At-Risk ¹			
	VERY LOW		LOW		MODERATE		ABOVE		VERY		VERY		VERY	
	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	LOW	LOW	LOW	LOW	LOW	LOW
2003	44	2	46	2	4	6	0	3	3	185	240	13	3	
2004	5	3	8	0	2	2	0	4	4	195	209	0	0	
2005	0	0	0	1	4	5	0	4	4	127	136	0	0	
2006	0	2	2	2	4	6	0	4	4	106	118	0	0	
2007	0	3	3	1	3	4	0	2	2	122	131	0	0	
2008	0	0	0	6	2	8	0	2	2	76	86	0	0	
2009	0	2	2	1	3	4	0	1	1	49	56	0	0	
2010	0	3	3	0	2	2	0	0	0	43	48	0	0	
2011	4	2	6	1	0	1	0	0	0	89	96	0	0	
2012	2	0	2	2	1	3	0	0	0	93	98	0	0	
2013	23	2	25	2	0	2	0	0	0	77	104	0	0	
2014	0	0	0	7	2	9	0	0	0	121	130	0	0	
2015	0	0	0	5	2	7	0	0	0	113	120	0	0	
2016	0	0	0	2	0	2	0	1	1	88	91	0	0	
TOTAL	78	19	97	32	29	61	0	21	21	1,484	1,663	13	3	0

Regional Housing Needs Assessment (RHNA)

5th RHNA (7 Years, 1/1/10-12/31/16)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	587	446	413	907	2,353
Units Permitted²	36	26	1	624	687

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	132
Total Price Restricted Units	0
New Housing Units ⁴	43
Total Affordable Housing Units	175

SANDAG Board Policy No. 033

5 Years (1/1/12 - 12/31/16)

	New Units Permitted (Deed-Restricted)		Existing Units	
	Very Low	Low	Acq/Rehab	Preserved At-Risk
	25	18	0	0
TOTAL				43

REGIONAL HOUSING DASHBOARD

2003 - 2016 ESCONDIDO

	New Units Permitted										Acq/Rehab			Preserved At-Risk ¹	
	VERY LOW		LOW		MODERATE		ABOVE		VERY LOW	LOW	VERY LOW	LOW	VERY LOW	VERY LOW	
	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	TOTAL	Deed Restricted	TOTAL	Deed Restricted	
2003	12	0	0	0	0	0	0	0	0	497	509	3	12		
2004	25	0	46	0	46	0	0	0	0	226	297	0	0		
2005	0	0	0	0	0	0	0	0	0	71	71	0	0		
2006	1	0	6	0	6	0	0	0	0	231	238	0	0		
2007	23	0	23	0	0	18	0	18	0	287	328	4	0	0	
2008	18	0	60	0	60	0	0	0	0	192	270	0	0	0	
2009	51	0	9	0	9	0	0	0	0	56	116	0	0	0	
2010	0	0	0	0	0	0	0	0	0	120	120	0	0	0	
2011	39	0	39	15	0	15	0	0	0	41	95	0	0	65	
2012	0	0	0	0	0	1	4	5	228	233	0	0	0	0	
2013	7	0	7	28	1	29	0	0	108	144	0	0	160	0	
2014	0	0	0	0	0	0	0	0	56	56	0	0	0	0	
2015	0	0	0	11	0	11	0	0	7	18	0	0	0	0	
2016	0	0	0	0	0	0	1	1	163	164	0	0	0	0	
TOTAL	176	0	176	175	1	176	19	5	24	2,283	2,659	7	172	65	

Regional Housing Needs Assessment (RHNA)

5th RHNA (7 Years, 1/1/10-12/31/16)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	1,042	791	733	1,609	4,175
Units Permitted²	46	55	6	723	830

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	1,367
Total Price Restricted Units	118
New Housing Units ⁴	206
Total Affordable Housing Units	1,691

SANDAG Board Policy No. 033

5 Years (1/1/12 - 12/31/16)

	New Units Permitted (Deed-Restricted)		Existing Units		TOTAL
	Very Low	Low	Acq/Rehab	Preserved At-Risk	
	7	39	160	0	206

REGIONAL HOUSING DASHBOARD

2003 - 2016 IMPERIAL BEACH

New Units Permitted															
	VERY LOW			LOW			MODERATE			ABOVE			Acq/Rehab Preserved At-Risk ¹		
	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Very Low	Moderate	Above	VERY LOW	LOW	VERY LOW
2003	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0	0	0	0	27	27	0	0	0
2006	0	0	0	0	0	0	0	0	0	23	23	23	0	0	0
2007	0	0	0	0	0	0	10	10	10	26	36	36	0	15	0
2008	0	0	0	0	0	0	0	0	0	14	14	14	7	8	0
2009	7	0	7	7	0	7	0	0	0	7	21	21	0	0	0
2010	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0
2011	0	0	0	0	0	0	0	0	0	4	4	4	0	0	0
2012	0	0	0	0	0	0	0	0	0	3	3	3	0	0	0
2013	3	0	3	26	0	26	5	0	5	10	44	44	0	0	0
2014	0	0	0	0	0	0	0	0	0	13	13	13	0	0	0
2015	0	0	0	0	0	0	0	0	0	20	20	20	0	0	0
2016	0	0	0	0	0	0	0	0	0	13	13	13	0	0	0
TOTAL	10	0	10	33	0	33	5	10	15	161	219	219	7	23	0

Regional Housing Needs Assessment (RHNA)					
5th RHNA (7 Years, 1/1/10-12/31/16)					
	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	63	48	45	98	254
Units Permitted²	3	26	5	64	98

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory ³	
Total Rent Restricted Units	128
Total Price Restricted Units	0
New Housing Units ⁴	29
Total Affordable Housing Units	157

SANDAG Board Policy No. 033			
5 Years (1/1/12- 12/31/16)			
New Units Permitted (Deed-Restricted)		Existing Units	
Very Low	Low	Acq/Rehab	Preserved At-Risk
3	26	0	0
		TOTAL	
		0	29

REGIONAL HOUSING DASHBOARD

2003 - 2016

LA MESA

New Units Permitted												Acq/Rehab Preserved At-Risk ¹			
VERY LOW		LOW		MODERATE		ABOVE		VERY		VERY		VERY		VERY	
Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
2003	0	0	0	0	0	0	0	0	0	61	0	0	0	0	0
2004	0	0	0	0	0	0	0	0	0	80	0	0	0	0	0
2005	0	0	0	0	0	0	0	0	0	262	0	0	0	0	0
2006	32	0	32	0	0	48	0	48	211	291	0	0	0	0	0
2007	0	0	0	0	0	0	0	0	302	302	0	0	0	0	0
2008	0	0	0	0	0	0	0	0	9	9	0	0	0	0	0
2009	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0
2011	18	0	18	0	0	279	0	279	190	487	0	0	0	0	0
2012	0	0	0	0	0	0	0	0	13	13	0	0	0	0	0
2013	0	0	0	0	0	0	0	0	34	34	0	0	0	0	0
2014	0	0	0	1	1	0	0	0	310	311	0	0	0	0	0
2015	0	0	0	1	1	0	0	0	28	29	0	0	0	0	0
2016	0	0	0	1	1	0	0	0	106	107	0	0	0	0	0
TOTAL	50	0	50	0	3	327	0	327	1,607	1,987	0	0	0	0	0

Regional Housing Needs Assessment (RHNA)

5th RHNA (7 Years, 1/1/10-12/31/16)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	430	326	302	664	1,722
Units Permitted²	18	3	279	682	982

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	564
Total Price Restricted Units	6
New Housing Units ⁴	0
Total Affordable Housing Units	570

SANDAG Board Policy No. 033

5 Years (1/1/12 - 12/31/16)

New Units Permitted (Deed-Restricted)		Existing Units	
Very Low	Low	Acq/Rehab	Preserved At-Risk
0	0	0	0
		TOTAL	
		0	0

REGIONAL HOUSING DASHBOARD

2003 - 2016 LEMON GROVE

New Units Permitted										Acq/Rehab Preserved At-Risk ¹				
YEAR	VERY LOW		LOW		MODERATE		ABOVE		TOTAL	TOTAL	VERY LOW	LOW	VERY LOW	LOW
	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted						
2003	0	0	0	7	7	9	0	0	9	0	16	0	0	0
2004	0	0	0	7	7	4	0	0	4	0	11	0	0	0
2005	0	0	0	5	5	0	1	0	1	0	6	0	0	0
2006	0	0	0	3	3	0	7	0	7	0	10	0	0	0
2007	0	0	0	2	2	0	6	0	6	0	8	0	0	0
2008	26	0	26	9	6	15	0	4	4	0	45	0	0	0
2009	0	0	0	6	6	0	1	0	1	0	7	0	0	0
2010	0	0	0	4	4	0	1	0	1	0	5	0	0	0
2011	32	1	33	23	3	26	0	1	1	1	61	0	0	0
2012	0	0	0	1	1	0	1	0	1	0	2	0	0	0
2013	56	0	56	24	26	50	0	3	3	0	109	0	0	0
2014	0	0	0	0	0	0	0	0	0	23	23	0	0	0
2015	0	0	0	5	5	0	0	0	0	72	77	0	0	0
2016	1	0	1	2	2	0	61	42	61	42	106	0	0	0
TOTAL	115	1	116	70	63	133	13	86	99	138	486	0	0	0

Regional Housing Needs Assessment (RHNA) 5th RHNA (7 Years, 1/1/10-12/31/16)

RHNA Allocation Units Permitted ²	Very Low	Low	Moderate	Above Moderate	TOTAL
		77	59	54	119
	90	88	67	138	383

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	303
Total Price Restricted Units	0
New Housing Units ⁴	81
Total Affordable Housing Units	384

SANDAG Board Policy No. 033 5 Years (1/1/12 - 12/31/16)

New Units Permitted (Deed-Restricted)		Existing Units	
Very Low	Low	Acq/Rehab	Preserved At-Risk
57	24	0	0
			TOTAL
			81

REGIONAL HOUSING DASHBOARD

2003 - 2016

NATIONAL CITY

	New Units Permitted										Acq/Rehab				Preserved At-Risk ¹	
	VERY LOW		LOW		MODERATE		ABOVE		TOTAL	TOTAL	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted								
2003	0	0	0	5	0	0	0	0	27	32	0	14				
2004	0	0	0	0	0	0	0	132	132	0	18					
2005	0	0	0	0	0	0	0	156	156	0	0					
2006	60	0	60	20	0	20	0	47	127	0	0					
2007	0	0	0	0	0	170	0	73	243	0	0					
2008	0	0	0	5	5	0	0	227	232	0	0					
2009	0	0	0	2	0	0	0	18	20	0	0					
2010	0	0	0	8	0	0	0	23	31	0	17					
2011	0	0	0	0	0	0	0	3	3	2	7					
2012	0	0	0	0	0	0	0	9	9	0	0					
2013	0	0	0	0	0	0	0	32	32	8	1					
2014	53	0	53	0	0	55	0	17	125	0	2					
2015	0	0	0	0	0	0	0	143	143	0	0					
2016	45	0	45	0	0	46	0	12	103	0	0	163			17	
TOTAL	158	0	158	35	40	101	170	919	1,388	10	59	163	17			

Regional Housing Needs Assessment (RHNA) 5th RHNA (7 Years, 1/1/10-12/31/16)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	465	353	327	718	1,863
Units Permitted²	98	8	101	239	446

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	2,317
Total Price Restricted Units	6
New Housing Units ⁴	109
Total Affordable Housing Units	2,432

SANDAG Board Policy No. 033

5 Years (1/1/12 - 12/31/16)

New Units Permitted (Deed-Restricted)		Existing Units	
Very Low	Low	Acq/Rehab	Preserved At-Risk
98	0	11	180
			TOTAL
			289

REGIONAL HOUSING DASHBOARD

2003 - 2016

OCEANSIDE

	New Units Permitted										Acq/Rehab				Preserved At-Risk ¹	
	VERY LOW		LOW		MODERATE		ABOVE		TOTAL		VERY LOW	LOW	VERY LOW	LOW		
	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	TOTAL	TOTAL	Deed Restricted	Deed Restricted	Deed Restricted	Deed Restricted		
2003	0	0	0	0	0	0	0	0	0	591	0	0	0	0		
2004	0	0	0	0	0	0	0	0	0	432	0	0	0	0		
2005	0	0	0	8	0	234	0	234	234	300	0	0	0	0		
2006	38	0	38	50	0	250	0	250	250	385	0	0	0	0		
2007	37	0	37	10	0	98	0	98	98	137	36	0	0	0		
2008	100	0	100	10	0	22	0	22	22	71	0	90	0	0		
2009	24	0	24	131	0	165	0	165	165	64	14	130	0	0		
2010	93	0	93	2	0	33	0	33	33	74	8	2	0	0		
2011	87	0	87	0	0	17	0	17	17	62	4	0	0	0		
2012	3	0	3	0	0	36	0	36	36	67	0	0	0	86		
2013	84	0	84	55	0	16	0	16	159	314	0	0	0	79		
2014	0	0	0	0	0	20	0	20	92	112	0	0	0	0		
2015	0	0	0	0	0	27	0	27	73	100	0	0	0	73		
2016	0	0	0	0	0	32	0	32	24	56	0	0	0	0		
TOTAL	466	0	466	266	0	950	0	950	950	2,531	62	222	73	165		

Regional Housing Needs Assessment (RHNA)

5th RHNA (7 Years, 1/1/10 - 12/31/16)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	1,549	1,178	1,090	2,393	6,210
Units Permitted²	267	57	181	551	1,056

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	1,474
Total Price Restricted Units	21
New Housing Units ⁴	142
Total Affordable Housing Units	1,637

SANDAG Board Policy No. 033

5 Years (1/1/12 - 12/31/16)

New Units Permitted Existing Units

New Units Permitted (Deed-Restricted)		Existing Units		TOTAL
Very Low	Low	Acq/Rehab	Preserved At-Risk	
87	55	0	238	380

REGIONAL HOUSING DASHBOARD

2003 - 2016 POWAY

	New Units Permitted										Acq/Rehab Preserved At-Risk ¹			
	VERY LOW		LOW		MODERATE		ABOVE		VERY		VERY		VERY	
	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted
2003	155	0	155	0	0	0	0	0	0	81	236	0	0	0
2004	0	0	0	0	0	0	0	0	0	74	74	0	0	0
2005	0	0	0	0	0	0	0	0	0	41	41	0	0	0
2006	44	0	44	12	0	12	0	0	0	26	82	0	0	0
2007	0	0	0	0	0	0	0	0	0	20	20	0	0	0
2008	0	0	0	0	0	0	0	0	0	19	19	26	26	0
2009	0	0	0	5	0	5	28	0	28	31	64	0	0	0
2010	31	0	31	46	0	46	0	0	0	13	90	0	0	0
2011	0	0	0	0	0	0	0	0	0	10	10	26	26	0
2012	26	0	26	26	0	26	0	0	0	10	62	26	26	0
2013	0	0	0	0	0	0	0	0	0	19	19	0	0	0
2014	0	0	0	0	0	0	0	0	0	11	11	0	0	0
2015	0	0	0	0	0	0	0	0	0	11	11	0	0	0
2016	0	0	0	0	0	0	0	0	0	17	17	0	0	0
TOTAL	256	0	256	89	0	89	28	0	28	383	756	78	78	0

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	719
Total Price Restricted Units	41
New Housing Units ⁴	104
Total Affordable Housing Units	864

SANDAG Board Policy No. 033 5 Years (1/1/12 - 12/31/16)

New Units Permitted (Deed-Restricted)		Existing Units	
Very Low	Low	Acq/Rehab	Preserved At-Risk
26	26	52	0
			TOTAL
			104

Regional Housing Needs Assessment (RHNA) 5th RHNA (7 Years, 1/1/10-12/31/16)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	201	152	282	618	1,253
Units Permitted²	57	72	0	91	220

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

REGIONAL HOUSING DASHBOARD

2003 - 2016

CITY OF SAN DIEGO

New Units Permitted												Acq/Rehab		Preserved At-Risk ¹		
	VERY LOW			LOW			MODERATE			ABOVE MODERATE			TOTAL	VERY LOW	LOW	VERY LOW
	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL				
2003	450	0	450	257	0	257	18	0	18	6,334	7,059	0	0			
2004	179	0	179	59	0	59	53	0	53	5,277	5,568	373	162			
2005	321	0	321	302	0	302	136	0	136	5,575	6,334	23	5			
2006	361	0	361	194	0	194	6	0	6	4,153	4,714	7	0			
2007	436	0	436	168	0	168	67	0	67	3,236	3,907	238	496			
2008	333	0	333	262	0	262	3	0	3	1,683	2,281	108	21			
2009	283	0	283	125	0	125	17	0	17	1,040	1,465	33	142			
2010	258	0	258	175	0	175	29	0	29	1,239	1,701	185	435			
2011	221	0	221	127	0	127	0	0	0	2,173	2,521	234	173			20
2012	197	0	197	287	0	287	0	0	0	3,400	3,884	49	0			0
2013	412	0	412	628	0	628	0	0	0	4,269	5,309	153	11			24
2014	229	0	229	184	0	184	4	0	4	1,991	2,408	130	303			16
2015	265	0	265	446	0	446	0	0	0	4,221	4,932	73	69			0
2016	103	0	103	253	0	253	0	0	0	7,028	7,384	24	270			0
TOTAL	4,048	0	4,048	3,467	0	3,467	333	0	333	51,619	59,467	1,630	2,087			190

Regional Housing Needs Assessment (RHNA)				
5th RHNA (7 Years, 1/1/10 - 12/31/16)				
	Very Low	Low	Moderate	Above Moderate
RHNA Allocation	21,977	16,703	15,462	33,954
Units Permitted²	1,685	2,100	33	24,321
				88,096
				28,139

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory ³	
Total Rent Restricted Units	18,843
Total Price Restricted Units	1,243
New Housing Units ⁴	4,086
Total Affordable Housing Units	24,172

SANDAG Board Policy No. 033			
5 Years (1/1/12 - 12/31/16)			
New Units Permitted (Deed-Restricted)		Existing Units	
Very Low	Low	Acq/Rehab	Preserved
1,206	1,798	1,082	409
		TOTAL	
		4,495	

REGIONAL HOUSING DASHBOARD

2003 - 2016
SAN MARCOS

New Units Permitted												Acq/Rehab				Preserved At-Risk ¹	
VERY LOW			LOW			MODERATE			ABOVE			VERY	LOW	VERY	LOW	LOW	
Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	
222	0	222	334	0	334	650	0	650	2,406	3,612	0	0	0	0	0	0	
2004	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2005	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2008	0	0	0	0	0	0	0	0	56	56	0	0	0	0	0	0	
2009	73	0	73	27	27	0	0	0	54	154	0	0	0	0	0	0	
2010	0	0	0	0	0	0	0	0	136	136	5	27	0	0	0	0	
2011	35	0	35	13	13	0	0	0	352	400	0	0	0	0	0	0	
2012	42	0	42	14	14	14	0	14	511	581	0	0	0	0	0	0	
2013	59	0	59	23	23	49	0	49	685	816	0	0	0	0	0	0	
2014	0	0	0	0	0	0	0	0	97	97	0	0	0	0	0	0	
2015	51	0	51	54	54	0	0	0	488	593	0	0	0	0	0	0	
2016	0	0	0	0	0	0	0	0	329	329	0	0	0	0	0	0	
TOTAL	482	0	482	465	465	713	0	713	5,114	6,774	5	27	0	0	0	0	

Regional Housing Needs Assessment (RHNA)

5th RHNA (7 Years, 1/1/2010 - 12/31/2016)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	1,043	793	734	1,613	4,183
Units Permitted²	187	104	63	2,598	2,952

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	2,932
Total Price Restricted Units	193
New Housing Units ⁴	243
Total Affordable Housing Units	3,368

SANDAG Board Policy No. 033

5 Years (1/1/12 - 12/31/16)

New Units Permitted (Deed-Restricted)		Existing Units	
Very Low	Low	Acq/Rehab	Preserved At-Risk
152	91	0	0
			TOTAL
			243

REGIONAL HOUSING DASHBOARD

2003 - 2016
SANTEE

New Units Permitted															
VERY LOW			LOW			MODERATE			ABOVE			Acq/Rehab Preserved At-Risk ¹			
Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	VERY LOW	LOW	VERY LOW	LOW
0	0	0	0	0	0	0	0	0	0	0	68	19	41		
80	0	80	53	0	53	0	0	0	161	294	0	0	0		
0	0	0	0	0	0	0	0	0	286	286	0	0	0		
0	0	0	0	0	0	0	0	0	86	86	0	0	0		
0	0	0	0	0	0	0	0	0	258	258	0	0	0		
0	0	0	0	0	0	3	3	3	157	160	0	0	0		
0	0	0	0	0	0	0	1	1	152	153	0	0	0		
10	0	10	37	4	41	1	52	53	63	167	0	0	0		
0	0	0	0	0	0	0	7	7	73	80	0	0	0		
5	0	5	37	0	37	0	19	19	19	80	0	0	0		
0	0	0	0	0	0	0	0	0	133	133	0	0	0		
0	0	0	0	0	0	0	0	0	175	175	0	0	0		
0	0	0	0	0	0	0	0	0	5	5	0	2	0		
0	0	0	0	2	2	0	0	0	50	52	0	2	0		
95	0	95	127	6	133	1	82	83	1,686	1,997	19	45	0	0	0

Regional Housing Needs Assessment (RHNA)

5th RHNA (7 Years, 1/1/10-12/31/16)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	914	694	642	1,410	3,660
Units Permitted²	15	80	79	518	692

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	643
Total Price Restricted Units	0
New Housing Units ⁴	46
Total Affordable Housing Units	689

SANDAG Board Policy No. 033

5 Years (1/1/12 - 12/31/16)

New Units Permitted (Deed-Restricted)		Existing Units	
Very Low	Low	Acq/Rehab	Preserved At-Risk
5	37	4	0
TOTAL		46	

REGIONAL HOUSING DASHBOARD

2003 - 2016

SOLANA BEACH

Appendix C17

	New Units Permitted										Acq/Rehab Preserved At-Risk ¹			
	VERY LOW		LOW		MODERATE		ABOVE		TOTAL		VERY LOW	LOW	VERY LOW	LOW
	Deed Restricted	Non-Deed Restricted	Deed Restricted	Non-Deed Restricted	Deed Restricted	Non-Deed Restricted	Deed Restricted	Non-Deed Restricted	TOTAL	TOTAL	Deed Restricted	Non-Deed Restricted	Deed Restricted	Non-Deed Restricted
2003	0	0	0	0	0	0	0	0	0	0	15	0	0	0
2004	0	0	0	0	0	0	0	0	0	0	41	0	0	0
2005	0	0	0	0	5	0	0	0	0	0	19	24	0	0
2006	0	0	0	0	1	0	0	0	0	0	22	23	0	0
2007	0	0	0	0	1	0	0	0	0	0	15	16	0	0
2008	0	0	0	0	1	0	0	0	0	0	5	6	0	0
2009	0	0	0	0	0	0	0	0	0	0	3	3	0	0
2010	0	0	0	0	1	0	0	0	0	0	3	4	0	0
2011	0	0	0	0	0	0	0	0	0	0	6	6	0	0
2012	0	0	0	0	0	0	0	0	0	0	1	1	0	0
2013	0	0	0	0	0	0	0	0	0	0	1	1	0	0
2014	0	0	0	0	0	0	0	0	0	0	5	5	0	0
2015	0	0	0	0	1	0	0	0	0	0	3	4	0	0
2016	0	0	0	0	1	0	0	0	0	0	5	6	0	0
TOTAL	0	0	0	0	11	0	0	0	0	144	155	0	0	0

Regional Housing Needs Assessment (RHNA)

5th RHNA (7 Years, 1/1/10-12/31/16)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	85	65	59	131	340
Units Permitted²	0	3	0	24	27

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	67
Total Price Restricted Units	0
New Housing Units ⁴	2
Total Affordable Housing Units	69

SANDAG Board Policy No. 033

5 Years (1/1/12 - 12/31/16)

New Units Permitted (Deed-Restricted)	Existing Units		TOTAL
	Acq/Rehab	Preserved At-Risk	
Very Low	0	0	0
Low	2	0	2

REGIONAL HOUSING DASHBOARD

2003 - 2016 VISTA

	New Units Permitted										Acq/Rehab Preserved At-Risk ¹			
	VERY LOW		LOW		MODERATE		ABOVE		TOTAL		VERY LOW	LOW	VERY LOW	LOW
	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	TOTAL	TOTAL	Deed Restricted	Deed Restricted	Deed Restricted	Deed Restricted
2003	0	0	4	0	0	0	0	0	0	213	217	0	0	0
2004	32	0	32	3	0	0	0	0	0	101	136	0	0	0
2005	0	0	17	0	17	0	0	0	0	318	335	0	0	0
2006	0	0	4	0	4	0	0	0	0	76	80	0	0	0
2007	0	0	3	0	3	0	0	0	0	63	66	0	0	0
2008	0	0	1	0	1	3	0	3	0	51	55	0	0	0
2009	0	0	0	0	0	0	0	0	0	11	11	0	0	0
2010	0	0	1	0	1	0	0	0	0	61	62	0	0	0
2011	0	0	0	0	0	0	0	0	0	51	51	0	0	0
2012	0	0	0	0	0	0	0	0	0	95	95	0	0	0
2013	46	0	46	22	22	1	0	1	45	114	114	40	6	0
2014	48	0	48	18	18	0	0	0	691	757	757	0	0	0
2015	0	0	0	0	0	0	0	0	415	415	415	0	0	0
2016	0	0	0	0	0	0	0	0	35	35	35	0	0	0
TOTAL	126	0	126	73	73	4	4	4	2,226	2,429	40	6	0	0

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	453
Total Price Restricted Units	7
New Housing Units ⁴	180
Total Affordable Housing Units	640

SANDAG Board Policy No. 033

5 Years (1/1/12 - 12/31/16)

New Units Permitted (Deed-Restricted)		Existing Units	
Very Low	Low	Acq/Rehab	Preserved At-Risk
94	40	46	0
TOTAL		180	

Regional Housing Needs Assessment (RHNA)

5th RHNA (7 Years, 1/1/10-12/31/16)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	343	260	241	530	1,374
Units Permitted²	94	41	1	1,393	1,529

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

REGIONAL HOUSING DASHBOARD

2003 - 2016

UNINCORPORATED COUNTY OF SAN DIEGO

New Units Permitted																	
VERY LOW			LOW			MODERATE			ABOVE			Acq/Rehab			Preserved At-Risk ¹		
Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
36	5	41	84	48	132	0	171	171	2,235	2,579	85	0	0	0	0	0	0
0	4	4	50	63	113	0	113	113	2,548	2,778	44	91	0	0	0	0	0
0	11	11	0	75	75	0	98	98	3,336	3,520	0	0	0	0	0	0	0
0	17	17	0	47	47	0	119	119	1,813	1,996	14	122	0	0	0	0	0
2	7	9	0	43	43	0	39	39	1,122	1,213	0	0	0	0	0	0	0
0	14	14	0	33	33	0	73	73	775	895	0	0	0	0	0	0	0
0	2	2	0	24	24	0	9	9	410	445	0	0	0	0	0	0	0
16	2	18	63	19	82	0	9	9	268	377	0	0	0	0	0	0	0
0	1	1	0	22	22	0	90	90	304	417	0	0	0	0	0	0	0
0	3	3	0	20	20	0	36	36	260	319	0	21	0	0	0	0	0
0	1	1	0	21	21	0	65	65	393	480	0	0	0	0	0	0	0
0	0	0	0	25	25	0	114	114	576	715	0	0	0	0	0	0	0
0	1	1	0	25	25	0	228	228	613	867	0	0	0	0	0	0	0
0	0	0	0	24	24	0	177	177	381	582	0	0	0	0	0	0	0
54	68	122	197	489	686	0	1,341	1,341	15,034	17,183	143	234	0	0	0	0	0

Regional Housing Needs Assessment (RHNA)

5th RHNA (7 Years, 1/1/10-12/31/16)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	2,085	1,585	5,864	12,878	22,412
Units Permitted²	24	219	719	2,795	3,757

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	1,756
Total Price Restricted Units	0
New Housing Units ⁴	21
Total Affordable Housing Units	1,777

SANDAG Board Policy No. 033

5 Years (1/1/12 - 12/31/16)

		Existing Units	
		Acq/Rehab	Preserved At-Risk
New Units Permitted (Deed-Restricted)	Very Low	0	0
	Low	0	21
		TOTAL	21

REGIONAL HOUSING DASHBOARD

2003 - 2016

SAN DIEGO REGION

Appendix C20

New Units Permitted											Acq/Rehab			Preserved At-Risk ¹	
VERY LOW			LOW			MODERATE			ABOVE		TOTAL		VERY LOW	LOW	VERY LOW
Deed Restricted	Non Deed Restricted	TOTAL	Deed Restricted	Non Deed Restricted	TOTAL	Deed	Non Deed	TOTAL	MODERATE	ABOVE	TOTAL	Deed Restricted	Deed Restricted	Deed Restricted	
2003	1,045	14	1,059	1,257	53	1,310	761	459	1,220	16,245	19,834	120	70		
2004	321	7	328	419	74	493	170	333	503	13,546	14,870	417	271		
2005	362	11	373	502	89	591	234	345	579	14,065	15,608	23	5		
2006	648	19	667	394	57	451	55	401	456	7,974	9,548	27	127		
2007	498	10	508	193	48	241	85	329	414	6,699	7,862	281	514	14	
2008	565	14	579	503	59	562	10	107	117	3,721	4,979	157	145	14	
2009	438	4	442	323	33	356	45	190	235	2,364	3,397	47	272	0	
2010	489	5	494	693	29	722	30	99	129	2,845	4,190	211	481	130	
2011	471	4	475	225	26	251	300	326	626	4,135	5,487	271	207	85	
2012	275	3	278	368	22	390	15	204	219	5,847	6,734	75	236	0	
2013	770	3	773	880	49	929	56	128	184	6,800	8,686	236	250	24	
2014	354	0	354	224	29	253	80	166	246	5,506	6,359	134	307	16	
2015	316	1	317	526	33	559	2	275	277	7,177	8,330	75	71	73	
2016	178	0	178	611	29	640	102	292	394	9,716	10,928	25	279	163	
TOTAL	6,730	95	6,825	7,118	630	7,748	1,945	3,654	5,599	106,640	126,812	2,099	3,235	519	

Regional Housing Needs Assessment (RHNA)

5th RHNA (7 Years, 1/1/10-12/31/16)

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	36,450	27,700	30,610	67,220	161,980
Units Permitted²	2,869	3,744	2,075	42,026	50,714

¹ Data for Preserved At-Risk units collected from January 1, 2012 - December 31, 2016 for the purposes of Board Policy No. 033

² Units Permitted are based on 7 years (1/1/2010 - 12/31/2016) of the 11-year RHNA Projection Period for the fifth housing element cycle.

³ San Diego Housing Federation inventory includes total deed restricted affordable (very low and low income) units collected from each jurisdiction in December 2011.

⁴ New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 - 2016

San Diego Housing Federation Affordable Housing Inventory³

Total Rent Restricted Units	37,140
Total Price Restricted Units	2,444
New Housing Units ⁴	6,190
Total Affordable Housing Units	45,774

SANDAG Board Policy No. 033

5 Years (1/1/12 - 12/31/16)

New Units Permitted (Deed-Restricted)			Existing Units		
Very Low	Low	TOTAL	Acq/Rehab	Preserved At-Risk	TOTAL
1,893	2,609	4,502	1,688	827	7,017

**San Diego Housing Federation (SDHF)
Affordable Housing Inventory**

Carlsbad	
Total Affordable Housing Units in Jurisdiction:	2,239
Total Rent Restricted Affordable Units in Jurisdiction:	1,671
Total Price Restricted Units in Jurisdiction:	383
New Housing Units ¹	185
Chula Vista	
Total Affordable Housing Units in Jurisdiction:	3,435
Total Rent Restricted Affordable Units in Jurisdiction:	2,699
Total Price Restricted Units in Jurisdiction:	102
New Housing Units	634
Coronado	
Total Affordable Housing Units in Jurisdiction:	189
Total Rent Restricted Affordable Units in Jurisdiction:	177
Total Price Restricted Units in Jurisdiction:	12
New Housing Units	0
Del Mar	
Total Affordable Housing Units in Jurisdiction:	0
Total Rent Restricted Affordable Units in Jurisdiction:	0
Total Price Restricted Units in Jurisdiction:	0
New Housing Units	0
El Cajon	
Total Affordable Housing Units in Jurisdiction:	1,286
Total Rent Restricted Affordable Units in Jurisdiction:	895
Total Price Restricted Units in Jurisdiction:	312
New Housing Units	79
Encinitas	
Total Affordable Housing Units in Jurisdiction:	175
Total Rent Restricted Affordable Units in Jurisdiction:	132
Total Price Restricted Units in Jurisdiction:	0
New Housing Units	43
Escondido	
Total Affordable Housing Units in Jurisdiction:	1,691
Total Rent Restricted Affordable Units in Jurisdiction:	1,367
Total Price Restricted Units in Jurisdiction:	118
New Housing Units	206
Imperial Beach	
Total Affordable Housing Units in Jurisdiction:	157
Total Rent Restricted Affordable Units in Jurisdiction:	128
Total Price Restricted Units in Jurisdiction:	0
New Housing Units	29

**San Diego Housing Federation (SDHF)
Affordable Housing Inventory**

La Mesa

Total Affordable Housing Units in Jurisdiction:	570
Total Rent Restricted Affordable Units in Jurisdiction:	564
Total Price Restricted Units in Jurisdiction:	6
New Housing Units	0

Lemon Grove

Total Affordable Housing Units in Jurisdiction:	384
Total Rent Restricted Affordable Units in Jurisdiction:	303
Total Price Restricted Units in Jurisdiction:	0
New Housing Units	81

National City

Total Affordable Housing Units in Jurisdiction:	2,432
Total Rent Restricted Affordable Units in Jurisdiction:	2,317
Total Price Restricted Units in Jurisdiction:	6
New Housing Units	109

Oceanside

Total Affordable Housing Units in Jurisdiction:	1,637
Total Rent Restricted Affordable Units in Jurisdiction:	1,474
Total Price Restricted Units in Jurisdiction:	21
New Housing Units	142

Poway

Total Affordable Housing Units in Jurisdiction:	864
Total Rent Restricted Affordable Units in Jurisdiction:	719
Total Price Restricted Units in Jurisdiction:	41
New Housing Units	104

City of San Diego

Total Affordable Housing Units in Jurisdiction:	24,172
Total Rent Restricted Affordable Units in Jurisdiction:	18,843
Total Price Restricted Units in Jurisdiction:	1,243
New Housing Units	4,086

San Marcos

Total Affordable Housing Units in Jurisdiction:	3,368
Total Rent Restricted Affordable Units in Jurisdiction:	2,932
Total Price Restricted Units in Jurisdiction:	193
New Housing Units	243

Santee

Total Affordable Housing Units in Jurisdiction:	689
Total Rent Restricted Affordable Units in Jurisdiction:	643
Total Price Restricted Units in Jurisdiction:	0
New Housing Units	46

**San Diego Housing Federation (SDHF)
Affordable Housing Inventory**

Solana Beach	
Total Affordable Housing Units in Jurisdiction:	69
Total Rent Restricted Affordable Units in Jurisdiction:	67
Total Price Restricted Units in Jurisdiction:	0
New Housing Units	2

Vista	
Total Affordable Housing Units in Jurisdiction:	640
Total Rent Restricted Affordable Units in Jurisdiction:	453
Total Price Restricted Units in Jurisdiction:	7
New Housing Units	180

County of San Diego (Unincorporated)	
Total Affordable Housing Units in Jurisdiction:	1,777
Total Rent Restricted Affordable Units in Jurisdiction:	1,756
Total Price Restricted Units in Jurisdiction:	0
New Housing Units	21

Total for all Jurisdictions	
Total Affordable Housing Units:	45,774
Total Rent Restricted Housing Units:	37,140
Total Price Restricted Units:	2,444
New Housing Units	6,190

¹New Housing Units includes deed restricted affordable (very low and low) units as well as Acq/Rehab (very low and low) units collected from each jurisdiction for 2012 through 2016.