



City of Solana Beach

2021-2029 Housing Element Update

The City of Solana Beach is updating the Housing Element for the 2021-2029 planning period. This Fact Sheet provides answers to commonly asked questions and provides information about the update process.

What is a Housing Element?

The Housing Element is a state-required policy document within the Solana Beach General Plan that establishes housing-related policies and programs addressing existing and projected future housing needs for all economic segments in the City.

Key Features of the Housing Element include:

- A population and demographic community profile
- An evaluation of housing constraints and resources
- An analysis of sites appropriate for potential housing
- Development of policies, programs and objectives



What is the Regional Housing Needs Assessment and Housing Element Update Process?

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law. The RHNA quantifies estimated future housing growth need and informs local planning by addressing existing and future housing needs that result from changes in population, employment, and households. State law requires cities to accommodate estimated future housing growth by identifying sites available for Housing.

The San Diego Association of Governments (SANDAG) has allocated the City of Solana Beach's regional share of housing units by income category:

City of Solana Beach 2021-2029 RHNA Housing Growth Need				
Income Category	% of Median Family Income (MFI) ¹	Income Range ¹		Solana Beach RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 – 50%	\$0	\$43,150	316 units
Low Income	51 – 80%	\$43,151	\$69,040	159 units
Moderate Income	81 – 120%	\$69,041	\$103,560	160 units
Above Moderate Income	>120%	\$103,561	>103,561	240 units
TOTAL				875 units

¹ Income Range is based on the 2019 HUD Median Family Income (MFI) for San Diego County of \$86,300.



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Why is the City updating the Housing Element?

The City of Solana Beach is required by state law to update its Housing Element every eight years. The current adopted Housing Element is for the 5th Cycle, 2013-2021 planning period. The City is now planning for the 6th Cycle, 2021-2029 planning period. The statutory deadline for submittal to the Department of Housing and Community Development (HCD) is April 30, 2021.

Housing Element Update Schedule:

The following dates are tentative. Please visit the City's website for the most recent schedule as well as project updates and materials.

Community Workshop #1	March 5, 2020
City Council Work Session	May 2020
Community Workshop #2	June/July 2020
Draft Element for Public/HCD Review	August 2020
City Council Public Hearing	Winter 2020-21



Importance of Housing Element Certification:

- Ensures the City complies with State Law
- Allows the City to become eligible for State grants and funding sources
- Demonstrates the City's ability to meet future growth needs

How you can participate in the Process?

There are a number of ways you can participate and stay involved including:

- Two Community Workshops to learn about the process and provide your ideas.
- Review and provide comments on the public draft.

For more information, visit:

[www. https://www.ci.solana-beach.ca.us](https://www.ci.solana-beach.ca.us)

Or contact:

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