



CITY OF IMPERIAL BEACH

6th Cycle Housing Element Update Fact Sheet (2021-2029)

The City of Imperial 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 Imperial 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
- Housing goals, policies, programs and quantified objectives

What is the Regional Housing Needs Assessment (RHNA)?

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing law to quantify the need for housing throughout the State and each city in the San Diego Region. This will inform Imperial Beach’s local planning process to address existing and future housing needs resulting from the San Diego region’s projected growth in population, employment, and households.

The San Diego County Association of Governments (SANDAG) is responsible for overseeing the RHNA allocation process for the San Diego region. For the 2021-2029 planning period, the City of Imperial Beach is allocated 1,329 units to accommodate the estimated growth needs at various income levels. The Housing Element must identify the City’s ability to accommodate this estimated growth through available sites, programs, and appropriate zoning . The 6th Cycle RHNA for Imperial Beach is as follows:

City of Imperial Beach 2021-2029 RHNA Housing Growth Need

Income Category <small>* Income range is based on the 2019 San Diego County Area Median Income of \$86,300</small>	Income Range Minimum	Income Range Maximum	Imperial Beach RHNA Allocation (Housing Units)
Very Low Income (0 – 50%)	\$0	\$43,150	225
Low (51% to 80%)	\$43,151	\$69,040	123
Moderate (81% to 120%)	\$69,041	\$103,560	183
Above Moderate (120% or more)	\$103,561	>103,561	798
Total:			1,329

More information about the 6th Cycle RHNA process can be found on SANDAG’s website [here](#).



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Why is the City updating the Housing Element?

The City of Imperial 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 15, 2021.

Why is Housing Element certification important?

- 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

What is included in the process?

The Housing Element update is a community-based process that will include a variety of public engagement opportunities, provide housing data and identify future policies addressing housing. The update process will include: Public workshops and meetings, Publicly noticed hearings at the City Council, a comprehensive review of Imperial Beach’s demographics, identification of local housing needs, constraints, and resources, an analysis of adequate sites to accommodate the City’s RHNA obligations; and the development of goals, policies, programs, and quantified objectives to be carried out during the 2021-2029 planning period.

City of Imperial Beach 2021-2029 RHNA Housing Growth Need

Task	Projected Date
Project Initiation	January 2020
Needs Assessment	April—May 2020
Constraints Analysis	June 2020
Resources Analysis/Sites Inventory	May-July 2020
RHNA Adoption	July 2020
Outreach	August 2020
Draft Housing Element	August—September 2020
City Council Study Session	September 2020
HCD Review	October—November 2020
CEQA	September—November 2020
City Council Adoption	December 2020