



Housing Scorecard

IN PARTNERSHIP WITH

The Housing Scorecard is designed to compare the progress of each land use authority – each of the 18 cities and the County of San Diego – in permitting the construction on new units. The Housing Scorecard derives its calculations from the use of two publically accessible data sources. Those being the 5th Housing Element Report found on the San Diego Association of Governments (SANDAG) website and the Housing Element Progress Reports found on the Department of Housing and Community Development (HCD) website. The permits allocated to each city are referred to as the Regional Housing Needs Allocations (RHNA).



Ranking	City	Units Allocated	Projected Completion	
1	Coronado	50	437	874%
2	Lemon Grove	309	602	195%
3	Vista	1,374	2,403	175%
4	San Marcos	4,183	4,639	111%
5	La Mesa	1,722	1,568	91%
6	Carlsbad	4,999	3,883	78%
7	Chula Vista	12,861	9,314	72%
8	Imperial Beach	254	154	61%
9	San Diego	88,096	44,792	51%

>> County-wide

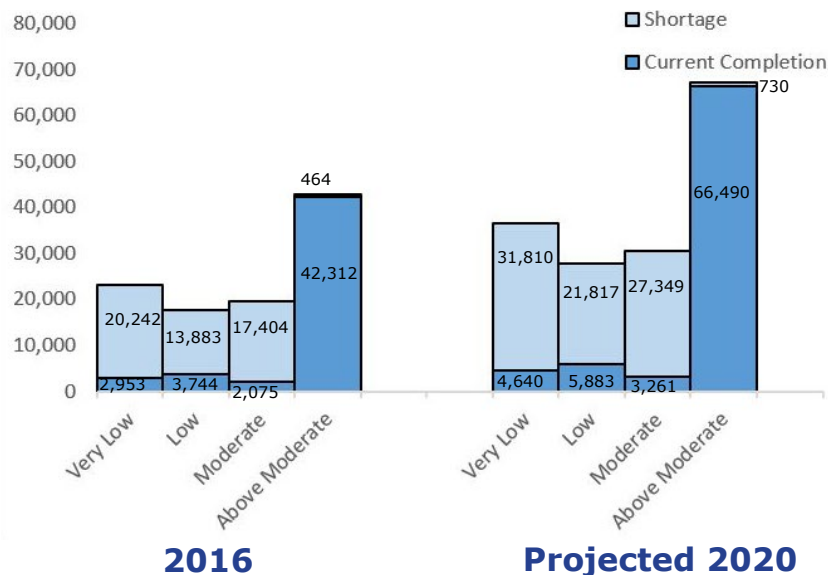
161,980

80,281

50%



10	Encinitas	2,353	1,076	46%
11	National City	1,863	701	38%
12	Escondido	4,175	1,304	31%
13	Santee	3,660	1,087	30%
14	Poway	1,253	346	28%
15	Del Mar	61	17	27%
16	Unincorporated County	22,412	5,904	26%
17	Oceanside	6,210	1,637	26%
18	Solana Beach	340	42	12%
19	El Cajon	5,805	374	6%

San Diego Region Number of Permits Issued





Cities by Income Category

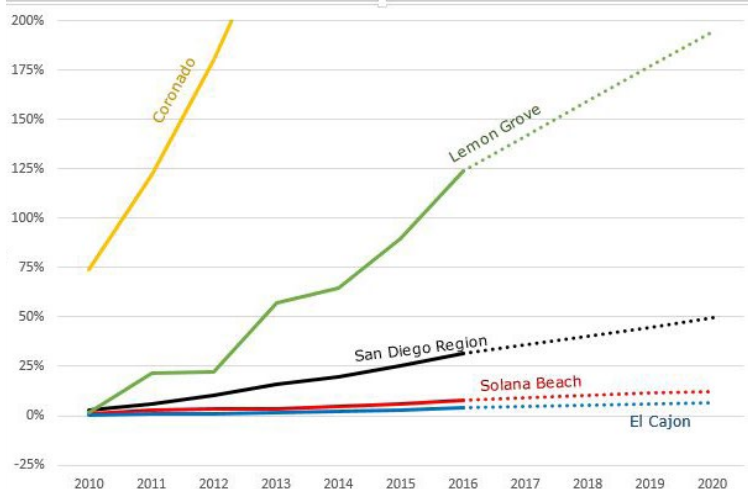
Projected 2020 Completion % of Permits Allocated

	Very Low		Low		Moderate		Above Moderate	
	Lemon Grove	184%	Lemon Grove	234%	Lemon Grove	195%	Coronado	2200%
	Coronado	145%	Imperial Beach	85%	La Mesa	145%	Vista	413%
	San Marcos	111%	Poway	74%	National City	49%	San Marcos	253%
	Santee	3%	El Cajon	3%	Coronado	0%	Solana Beach	29%
	Uninc. County	2%	La Mesa	1%	Del Mar	0%	Poway	23%
	Del Mar	0%	Coronado	0%	Poway	0%	El Cajon	10%
	Solana Beach	0%	Del Mar	0%	Solana Beach	0%		

Projected 2020 Completion Number of Permits Issued

	Very Low		Low		Moderate		Above Moderate	
	San Diego	2,805	San Diego	3,300	Uninc. County	1,130	San Diego	38,635
	Oceanside	401	Chula Vista	1,003	Chula Vista	476	Chula Vista	7,604
	San Marcos	294	Uninc. County	344	La Mesa	438	Uninc. County	4,392
	Imperial Beach	5	La Mesa	5	Coronado	0	Imperial Beach	101
	Del Mar	0	Coronado	0	Del Mar	0	Solana Beach	38
	Solana Beach	0	Del Mar	0	Poway	0	Del Mar	15
					Solana Beach	0		

Timeline of Most/Least by % of Permits Allocated



Housing Score Card 2017





COST OF HOUSING

As of May 2017, the median price for a single family home in San Diego County was \$612,500. Average rent for a one-bedroom apartment in San Diego County was \$1,432.



\$612,500

OWNING A HOME

The median price for a single family home in San Diego County.



**\$1,432
PER MONTH**

RENTING A HOME

The weighted average rent for a one-bedroom apartment in San Diego County.

41

Percentage of owners spending 30% or more of income on housing in San Diego County.

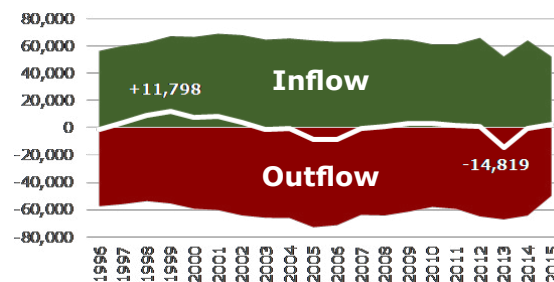
57

Percentage of renters spending 30% or more of income on housing in San Diego County.



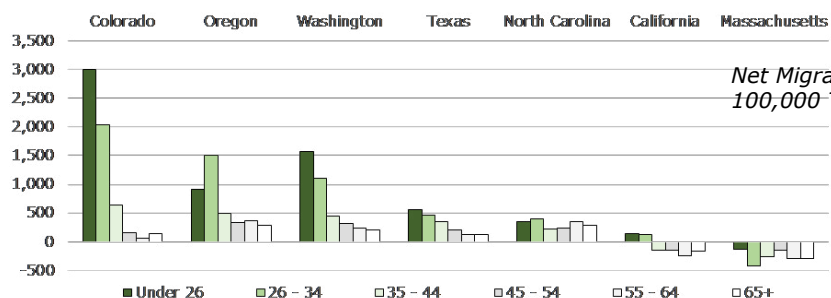
MIGRATION TRENDS

Historical SOI data demonstrate a balance of in- and out-migration resulting in no consistent and substantial positive net migration within San Diego region in the past decade.



San Diego County Net Migration

Looking at net-migration rates by both age and income categories, the driver behind the net out-flow of migration appears to be primarily older affluent households as well as middle-age poor households.



Net Migration Rate (Per 100,000 Tax Returns)



HOMELESSNESS

In January 2017, according to the Regional Task Force on the Homeless report, there were 9,116 people experiencing homelessness. Of those:

5,621 individuals were unsheltered

3,495 individuals were sheltered

Additionally, 19,264 people entered our regional homelessness services system during the Fiscal Year 2016 (October 2015 - September 2016).