



CITY OF SEAL BEACH 2021 HOUSING ELEMENT UPDATE

City Council Public Hearing
February 7, 2022





Seal Beach General Plan Elements

1. Land Use
2. Circulation
3. Cultural Resources
4. Growth Management
- 5. Housing (current action)**
6. Noise
7. Open Space
8. Safety (update coming in 2022)
9. (Environmental Justice coming 2022)



Housing Element 6th Cycle

- Housing Elements have been required since 1969, updated every 8 years
 - 2021-2029 Housing Element update required by State law (“6th cycle”)
- This cycle is very different
 - Extensive legal requirements
 - Limitations on local land use control
 - Substantially increased State oversight for Housing Element certification



Repercussions

- Attorney General or other affected party may file a lawsuit challenging a Housing Element
- Courts may impose fines, award attorney's fees, order zoning changes and freeze building permits
- Loss of access to grant funding



6th Cycle Goals

- Plan for new housing to accommodate growth and a variety of housing for all economic segments
- Analyze constraints to housing
- Affirmatively further fair housing
- Maintain and improve existing housing
- Implement new legislation
- Create programs that will address all identified issues/constraints



Housing Element Components

- Introduction
- Housing Needs Assessment
- Resources and Opportunities
- Constraints
- Action Plan



Housing Needs Assessment

- Minimal population change in last 20 years
 - Up about 3% compared to 15% SCAG region
- Comparatively minimal overcrowding conditions
 - 76% homeowners
- 17% renter households & 10% owner households pay more than 50% of their income for housing
- About 34% of residents live with some type of disability, with ambulatory being most common



Regional Housing Needs Assessment (RHNA)

- Mandated by State law since 1980
- Total housing need assigned to each region by HCD
- RHNA Plan prepared/adopted by SCAG (Southern Calif. Association of Governments)
- Each city and county assigned a share of total need based on projected growth, existing need, and access to jobs and transit
- RHNA allocation distributed among four income categories based on income characteristics to avoid overconcentration



RHNA Allocation

	4th Cycle 2006-13	5th Cycle 2014-21	6th Cycle 2021-29
Seal Beach	57	2	1,243
SCAG Region	699,368	412,137	1,341,827
<i>Share</i>	<i>0.0082%</i>	<i>0.0005%</i>	<i>0.0926%</i>



RHNA by Income Category

<u>Area Median Income Category</u>	<u>Units</u>
Very low (<30%)	258
Low (31-50%)	201
Moderate (51-80%)	239
Above mod (81-120%)	545
Total	1,243



Affordability

Income Category	Income Limits	Affordable Rent (includes utilities)	Affordable Purchase (estim.)	RHNA Units
Extremely Low (<30%)	\$32,010	\$800	---	258/2= 129
Very Low (31-50%)	\$53,350	\$1,334	---	258/2= 129
Low (51-80%)	\$85,360	\$2,134	---	201
Moderate (81-120%)	\$128,040	\$3,201	\$500,000	239
Above Mod (>120%)	>\$128,040	>\$3,201	>\$500,000	545

Assumptions:

Based on December 31, 2021 HCD Memo, OC Median Income for a family of 4 = \$106,700

30% of gross income for rent or PITI

10% down payment, 4% interest, 1.25% taxes & insurance, \$300 HOA dues



RHNA Implementation

State law requirements:

- City must adopt plans and development regulations to accommodate the RHNA allocation in all income categories
- Housing Element certification not contingent on achieving the RHNA allocation, but providing opportunities through **sites** and **removal of barriers**
- If housing production falls short of the RHNA allocation, streamlined permit processing required for some projects



RHNA Implementation

- Sites inventory must accommodate the RHNA
- Lower-income need can be accommodated through:
 - Multi-family residential zoning (20-30 units/acre)
 - Mixed-use zoning (20-30 units/acre)
 - Accessory dwelling units (ADUs)
- Rezoning is required to accommodate RHNA both in raw numbers and in density to achieve affordability



Resources and Opportunities

- Rezoning for land
- Grants and subsidy programs
- Cost savings that can be achieved through programs or concessions
 - Energy efficiency
 - Alternative construction
 - Density bonus



Constraints

- Land use and zoning
- Processing of applications (time, fees, CEQA)
- Coastal Zone/Coastal Commission
- Land and construction costs
- Assessment of Fair Housing



Action Plan

- Rezoning
- Streamlined processing for certain types of developments
- Take actions to gather resources and coordinate regionally on affordable housing and fair housing
- Evaluate and adapt resources and programs on a revolving basis, and make information available
- Implement a Local Coastal Plan
- Provide programs that support affordable housing (e.g. CDBG)



Changes to the Housing Element HCD Comments

- Evaluation of prior Element programs added
- Substantially increased Fair Housing section
- Added discussions in various places to address comment, augment text, or provide clarity
- Added information on feasibility of sites



Changes to the Housing Element Planning Commission and After

- Modified language for Leisure World site
- Minor clarifying revisions to some text and tables



Candidate Sites

- Seal Beach has insufficient existing residentially zoned sites to accommodate the RHNA
- City must identify candidate sites to rezone to allow residential development (residential or mixed-use)
- In conjunction with the Housing Element Ad Hoc Committee, sufficient sites have been identified to accommodate the RHNA plus a buffer as recommended by the State and City staff
 - Determining adequate sites to accommodate the RHNA was difficult
 - Candidate sites were selected throughout the City, with sites in each Council District



Candidate Sites

- Inclusion of a site in the Housing Element does NOT approve future residential development
 - Adoption of the Housing Element commits the City to rezone the sites to allow residential uses
 - Rezoning is a public process, with analysis and engagement
 - Under prior cycles, the City would have 3 years to rezone. Under current conditions, it must be completed by October 2022.
 - City must only rezone sites sufficient to meet RHNA (could choose not to rezone “buffer” units beyond the RHNA)
- Adequate sites must be maintained the entire cycle



Candidate Sites

Site	Total Acreage	Estimated Develmnt Acreage	Current General Plan/Zoning	Potential Density (du/ac)	Potential Units	Existing Use
The Shops at Rossmoor	27.0	10.0	GC	40	400	Existing commercial center
Old Ranch Town Center	26.0	5.0	GC	40	200	Existing commercial center
Old Ranch Country Club	150.0	5.2	RG	23	120	Portion of existing golf course
Leisure World	533.0	5.0	RHD-PD	30	150	1950's senior residential PUD
Seal Beach Plaza	7.0	2.5	SC	30	75	Existing commercial center
Accurate Storage	4.0	1.8	RHD-20	33	59	Existing self-storage facility
Sunset Aquatic Park	4.6	4.8	PS	30	144	Portion of County Regional Park Facility
Navy Site	22.0	5.0	MI	30	150	Portion of NWS Seal Beach
Seal Beach Center	9.0	4.0	SC	30	120	Existing commercial center
Main Street	15.0	n/a	MSSP	n/a	40	Existing commercial district
99 Marina Drive	4.3	4.3	OE	20	86	Vacant, abandoned oil separation facility
			TOTALS		1,543	
		With ADUs and 1780 PCH			1,557	



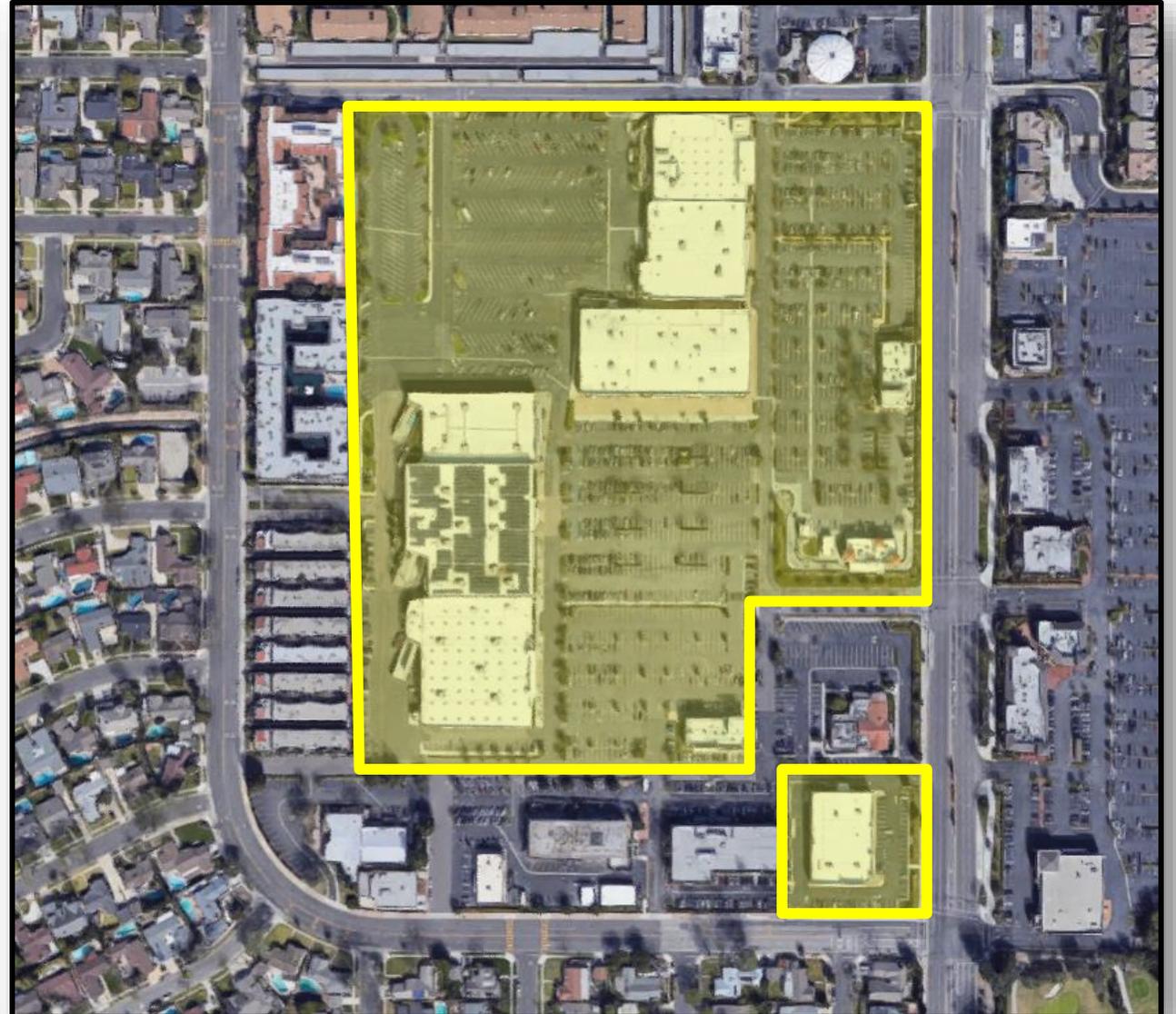
Shops at Rossmoor

Site Size: 27 acres

Info: Mixed-use or redevelopment potential on 10 acres south of Rossmoor Way

Zoning: GC to MU or RHD-46

Unit Potential:
400 units (40 du/ac)





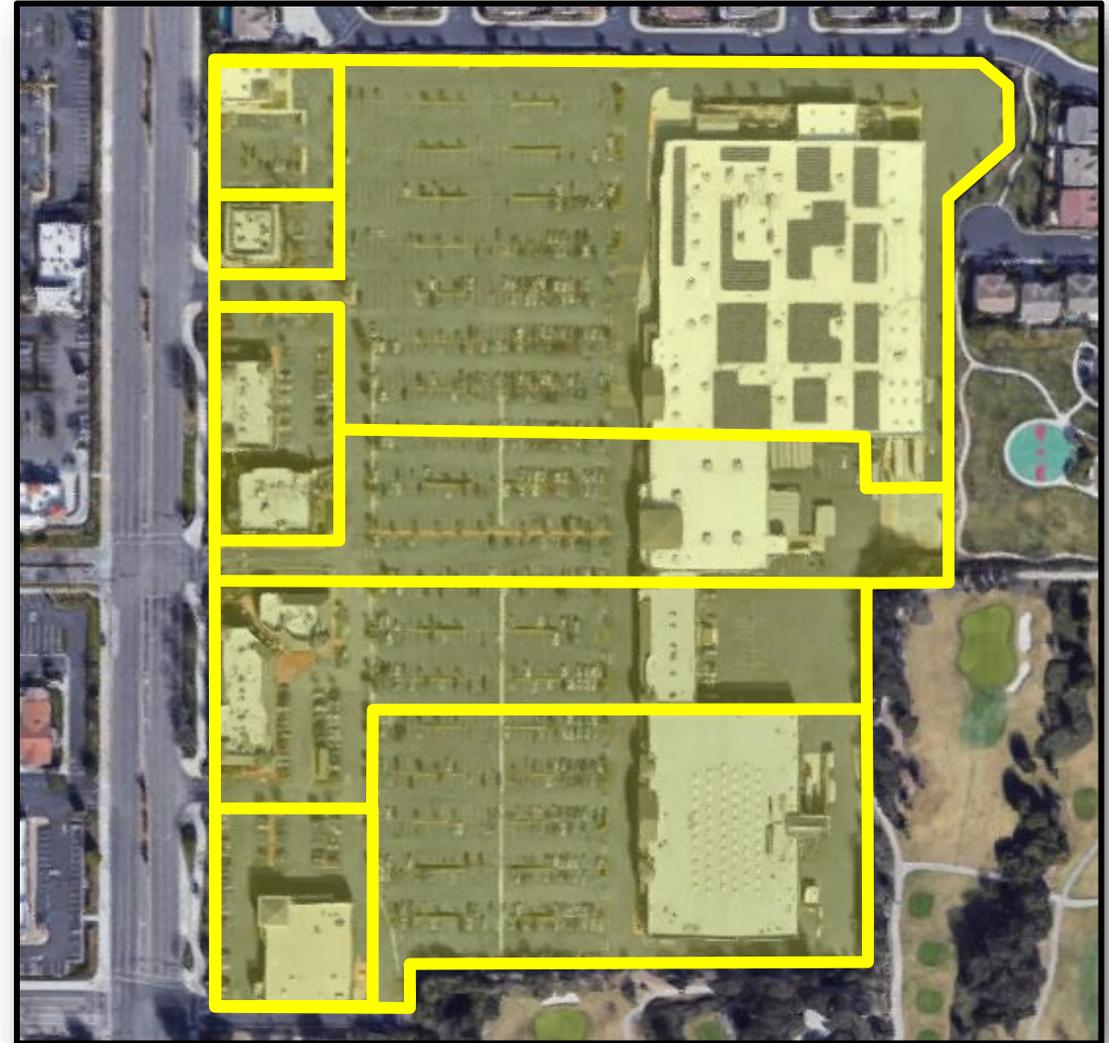
Old Ranch Town Center

Site Size: 26 acres

Info: Mixed-use or redevelopment potential on 5 acres

Zoning: GC to MU or RHD-46

Unit Potential:
200 units (40 du/ac)





Old Ranch Country Club

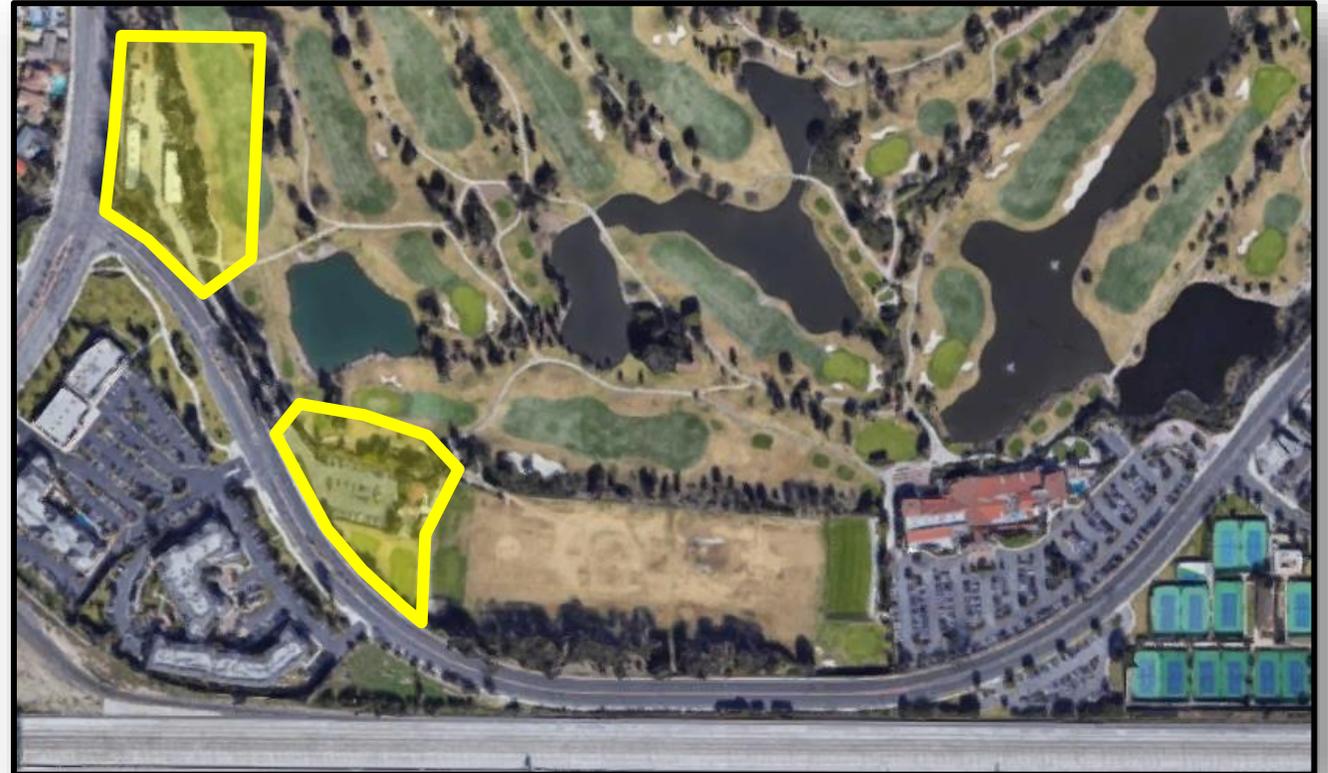
Site Size: ±150 acres

Info: Possibility of limited number of residential units introduced to ±5 acres of site

Zoning: RG

Unit Potential:

Up to 120 units





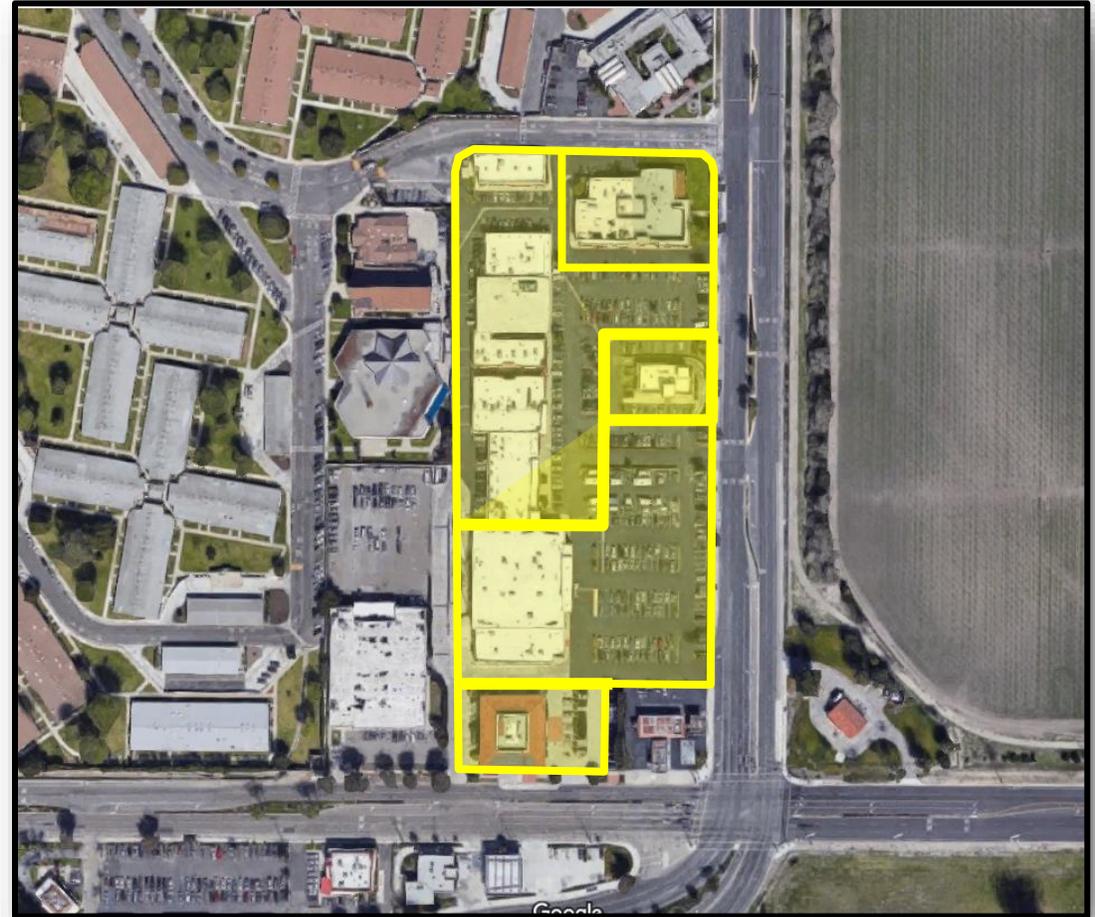
Seal Beach Plaza

Site Size: 7 acres

Info: Potential for mixed-use development over 2.5 acres of site

Zoning: SC

Unit Potential:
75 units (30 du/ac)





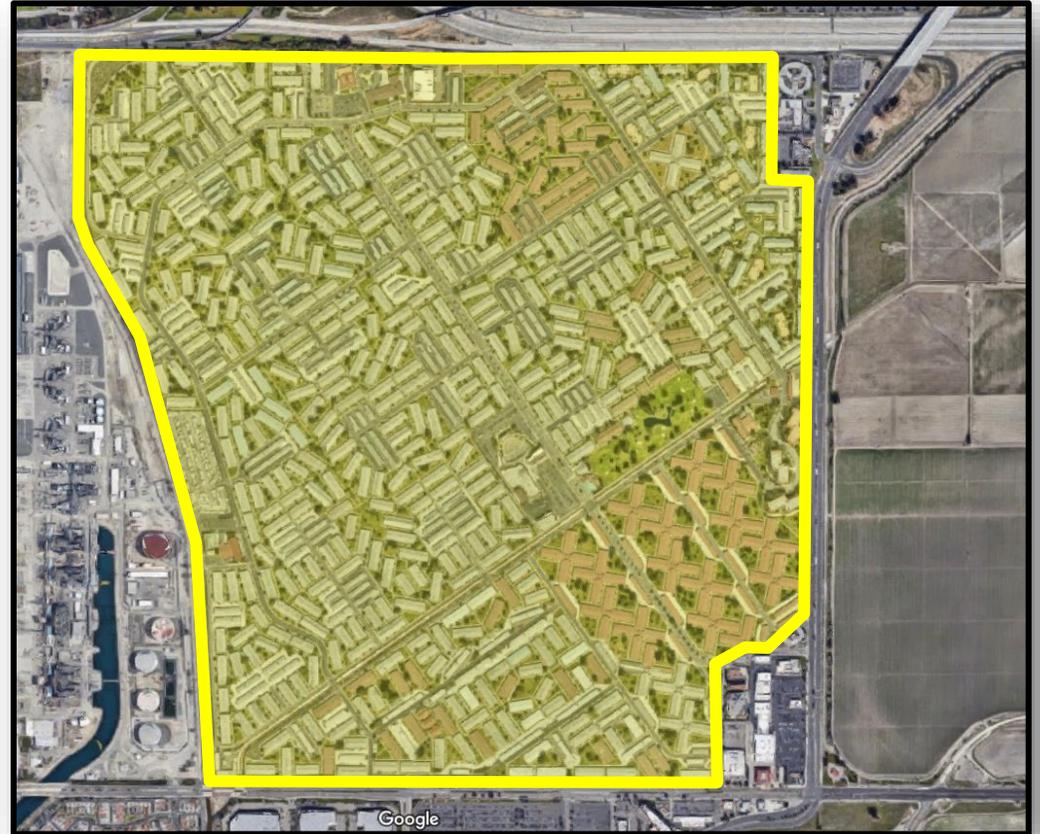
Leisure World

Site Size: 533 acres

Info: Residential development/ redevelopment potential on 5 acres

Zoning: RHD-PD

Unit Potential:
150 units (30 du/ac)





Accurate Storage

Site Size: 4 acres

Info: Redevelopment potential
on 1.8 acres

Zoning: RHD-20

Unit Potential:
58 units (33 du/ac)





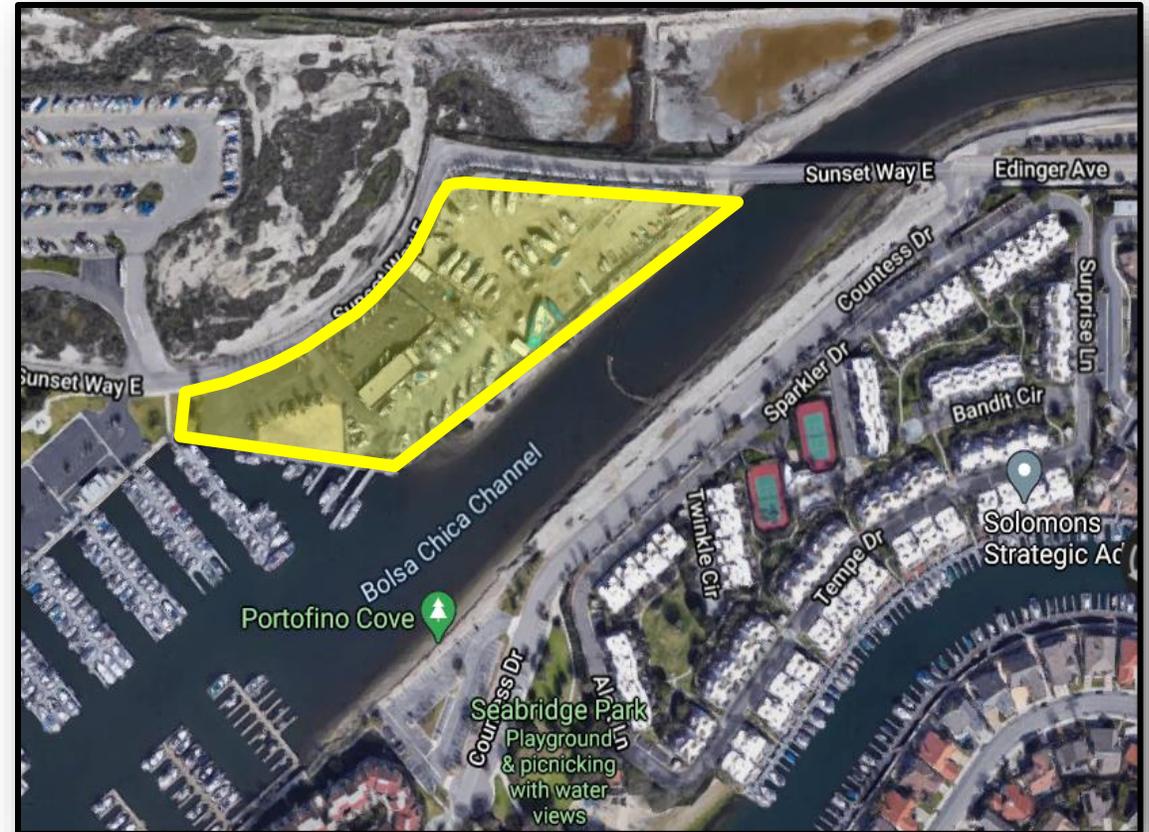
Sunset Aquatic Marina

Site Size: 4.8 acres

Info: Residential development potential on 4.8 acres

Zoning: PS

Unit Potential:
144 units (30 du/ac)





Navy Site

Site Size: ±22 acres

Info: Navy currently exploring development interest in commercial development that could include residential

Zoning: MI

Unit Potential:
150 units (30 du/ac)





Seal Beach Center

Site Size: 9 acres

Info: Mixed-use or redevelopment potential on 4 acres

Zoning: GC to MU or RHD-33

Unit Potential:
120 units (30 du/ac)





Main Street Specific Plan

Site Size: ±15 acres

Info: Residential development potential throughout Main Street area

Zoning: MSSP

Unit Potential:
40 units





99 Marina Drive

Site Size: 4.3 acres

Info: Residential development potential for entire site

Zoning: OE/RHD-20

Unit Potential:
86 units (20 du/acre)





Recommendation

That the City Council adopt the Housing Element

- Once submitted, HCD has 90 days to review and comment
- Housing Element expected to be presented to the Airport Land Use Commission on February 17 or March 17, awaiting notification from ALUC staff
- Staff will simultaneously be kicking off the Zoning Code Update, Safety Element Update, and creation of an Environmental Justice Element