

CITY OF SEAL BEACH

2021-2029 Housing Element

DRAFT August 24, 2023

Contents

I.	Introduction	I-1
A.	Purpose of the Housing Element	I-1
B.	Data Sources and Methods.....	I-2
C.	Public Participation	I-2
D.	Consistency with Other Elements of the General Plan.....	I-2
II.	Housing Needs Assessment	II-1
A.	Community Context.....	II-1
B.	Population Characteristics.....	II-3
1.	Population Growth Trends.....	II-3
2.	Age and Gender	II-3
C.	Household Characteristics.....	II-4
1.	Household Size	II-4
2.	Housing Tenure.....	II-5
3.	Overcrowding	II-6
4.	Overpayment.....	II-7
D.	Employment.....	II-9
1.	Current Employment	II-9
E.	Housing Stock Characteristics	II-11
1.	Housing Type	II-11
2.	Housing Age and Conditions.....	II-11
3.	Vacancy Rates	II-12
4.	Housing Cost	II-13
F.	Special Needs.....	II-16
1.	Persons with Disabilities	II-17
2.	Elderly.....	II-20
3.	Large Households	II-21
4.	Female-Headed Households	II-22
5.	Farm Workers.....	II-23
6.	Homeless Persons.....	II-23
G.	Assisted Housing at Risk of Conversion	II-24
H.	Housing Constructed, Demolished or Converted within the Coastal Zone.....	II-24
I.	Future Housing Needs	II-25
1.	Overview of the Regional Housing Needs Assessment.....	II-25
2.	2021-2029 Seal Beach Housing Needs	II-26
III.	Resources and Opportunities.....	III-1
A.	Land Resources	III-1
B.	Financial and Administrative Resources.....	III-1
1.	State and Federal Resources.....	III-1
2.	Local Resources	III-2
C.	Energy Conservation Opportunities.....	III-3
IV.	Constraints	IV-1
A.	Governmental Constraints.....	IV-1

1.	Land Use Plans and Regulations	IV-1
2.	Development Processing Procedures	IV-29
3.	Development Fees and Improvement Requirements	IV-33
4.	Airport Land Use Commission.....	IV-36
B.	Non-Governmental Constraints.....	IV-37
1.	Environmental Constraints.....	IV-37
2.	Infrastructure Constraints	IV-39
3.	Land Costs	IV-39
4.	Construction Costs	IV-40
5.	Cost and Availability of Financing.....	IV-41
C.	Affirmatively Furthering Fair Housing	IV-41
V.	Housing Action Plan	V-1
A.	Housing Goals, Policies and Programs	V-1
B.	Quantified Objectives	V-29

APPENDICES

Appendix A – Evaluation of the Prior Housing Element

Appendix B – Residential Land Inventory

Appendix C – Public Participation Summary

List of Tables

Table II-1	Population Trends, 2000-2020 Seal Beach vs. SCAG Region	II-3
Table II-2	Age Distribution by Gender Seal Beach	II-4
Table II-3	Household Size Seal Beach	II-5
Table II-4	Household Tenure – Seal Beach vs. SCAG Region.....	II-6
Table II-5	Household Tenure by Age – Seal Beach.....	II-6
Table II-6	Overcrowding – Seal Beach vs. SCAG Region.....	II-7
Table II-7	Overpayment by Income Category – Seal Beach	II-8
Table II-8	Extremely-Low-Income Households – Seal Beach.....	II-9
Table II-9	Employment by Industry – Seal Beach	II-10
Table II-10	Employment by Occupation – Seal Beach vs. SCAG Region.....	II-10
Table II-11	Housing by Type – Seal Beach vs. SCAG Region	II-11
Table II-12	Age of Housing Stock – Seal Beach vs. SCAG Region.....	II-12
Table II-13	Vacant Units by Type – Seal Beach vs. SCAG Region	II-13
Table II-14	Income Categories and Affordable Housing Costs, 2021 – Orange County	II-14
Table II-15	Median Home Sales Prices for Existing Homes, 2000-2018 – Seal Beach vs. SCAG Region	II-14
Table II-16	Monthly Owner Costs for Mortgage Holders – Seal Beach vs. SCAG Region.....	II-15
Table II-17	Percentage of Income Spent on Rent – Seal Beach.....	II-16
Table II-18	Rental Cost by Income Category – Seal Beach	II-16
Table II-19	Disabilities by Type – Seal Beach	II-17
Table II-20	Disabilities for Seniors by Type – Seal Beach	II-18
Table II-21	Disabilities by Employment Status – Seal Beach.....	II-18
Table II-22	Developmental Disabilities for Seal Beach Residents	II-20
Table II-23	Elderly Households by Income and Tenure – Seal Beach.....	II-21
Table II-24	Female Headed Households – Seal Beach	II-22
Table II-25	Female Headed Households by Poverty Status – Seal Beach	II-22
Table II-26	Coastal Zone Housing Units Seal Beach.....	II-25
Table II-27	Regional Housing Needs 2021-2029.....	II-26
Table IV-1	Residential Land Use Categories – Seal Beach General Plan.....	IV-1
Table IV-2	Residential Zoning Districts.....	IV-2
Table IV-3	Permitted Residential Uses by Zoning District.....	IV-3
Table IV-4	Development Standards for Residential Zoning Districts	IV-5
Table IV-5	Residential Development Standards for Commercial/Mixed-Use Zoning Districts	IV-10
Table IV-6	Residential Parking Requirements.....	IV-24
Table IV-7	Residential Permit Review Authority	IV-30
Table IV-8	Planning and Development Fees	IV-34
Table IV-9	Road Improvement Standards	IV-35
Table V-1	Quantified Objectives 2021-2029.....	V-29

List of Figures

Figure II-1	Regional Location Map	II-2
Figure IV-1	Census Tracts.....	IV-47
Figure IV-2	Racial and Ethnic Majority.....	IV-49
Figure IV-3	Percent of the Population that is non-White, 2010.....	IV-50
Figure IV-4	Percent of the Population that is non-White, 2018.....	IV-51
Figure IV-5	Low to Moderate Income Populations.....	IV-55
Figure IV-6	Poverty Status, 2010 – 2014.....	IV-56
Figure IV-7	Poverty Status, 2015 – 2019.....	IV-57
Figure IV-8	Median Income, 2010 – 2014.....	IV-59
Figure IV-9	Median Income, 2015 – 2019.....	IV-60
Figure IV-10	Location of Housing Choice Vouchers.....	IV-61
Figure IV-11	Adults Living with Spouse.....	IV-62
Figure IV-12	Adults Living Alone.....	IV-63
Figure IV-13	Children in Married Couple Households.....	IV-64
Figure IV-14	Children in Female-Headed Households.....	IV-65
Figure IV-15	Percentage of the Population with a Disability, 2010 – 2014.....	IV-67
Figure IV-16	Percentage of the Population with a Disability, 2015 – 2019.....	IV-68
Figure IV-17	RECAPs.....	IV-70
Figure IV-18	Percent Non-White.....	IV-71
Figure IV-19	Median Income.....	IV-72
Figure IV-20	CalEnviroScreen 4.0.....	IV-74
Figure IV-21	TCAC Economic Score, 2021.....	IV-76
Figure IV-22	TCAC Environmental Score, 2021.....	IV-77
Figure IV-23	TCAC Education Score, 2021.....	IV-78
Figure IV-24	TCAC Composite Score, 2021.....	IV-79

This is a revised draft of the Housing Element, published for public review and comment. Written comments may be emailed to Alexa Smittle at asmittle@sealbeachca.gov.

I. INTRODUCTION

A. Purpose of the Housing Element

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the General Plan. Housing Element law, first enacted in 1969, mandates that local governments plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that, in order for the private market to adequately address housing needs, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements. Housing Element law also requires the California Department of Housing and Community Development (HCD) to review local housing elements and to report its written findings to local governments with respect to the Housing Element's conformance with state law.

As mandated by State law, the planning period for this Housing Element extends from 2021 to 2029. This Element identifies strategies and programs that focus on the following major goals:

- Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents;
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households;
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing;
- Maintain and enhance the existing quality of residential neighborhoods in Seal Beach;
- Affirmatively further fair housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, income, or familial status.

The Housing Element consists of the following major components:

- An analysis of the City's demographic and housing characteristics and trends (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter III);
- A review of potential constraints, both governmental and non-governmental, to meeting the City's housing needs (Chapter IV); and

- A Housing Action Plan for the 2021-2029 planning period, including housing goals, policies and programs (Chapter V).
- A review of the City's accomplishments and progress in implementing the previous Housing Element is provided in Appendix A.

B. Data Sources and Methods

In preparing the Housing Element various data sources are utilized. Chapter II – Housing Needs Assessment utilizes HCD-approved data compiled by the Southern California Association of Governments (SCAG), which is based primarily on the U.S. Census Bureau American Community Survey (ACS). Some population and housing unit data are also prepared by the California Department of Finance (DOF). City records also provide data regarding some issues such as units at risk of conversion and housing construction and demolition activity in the Coastal Zone.

C. Public Participation

Section 65583(c)(5) of the *Government Code* states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played an important role in the formulation and refinement of the City's housing goals, policies and programs for the next 8 years. Please see Appendix C for information regarding the public involvement process for the 2021 Housing Element update.

D. Consistency with Other Elements of the General Plan

The elements that comprise the Seal Beach General Plan are required to be internally consistent. Together these elements provide the framework for development of facilities, services and land uses necessary to address the needs and desires of the city residents. The City will ensure consistency between the various General Plan elements and ensure policy direction introduced in one element is reflected in other plan elements. For example, residential development capacities established in the Land Use Element and constraints to development identified in the Safety/Noise Element are reflected in the Housing Element. This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the Plan. As the General Plan is amended from time to time, the City will review the Housing Element for internal consistency and make any necessary revisions.

Senate Bill (SB) 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. These providers were consulted during preparation of the Housing Element update and a copy of the final Housing Element will be provided to these agencies upon adoption.

Government Code Section 65302 requires that the Safety and Conservation Elements be reviewed with each update to the Housing Element.

This page intentionally left blank.

II. HOUSING NEEDS ASSESSMENT

Meeting the various housing needs of residents is an important goal for Seal Beach. The first step to achieving this goal is understanding the housing needs in the community. This chapter explores the various demographic and housing characteristics in the City to help guide the development of policies and programs to address those needs.

The Housing Needs Assessment utilizes recent data from the U.S. Census, California Department of Finance (DOF), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys.

A. Community Context

Seal Beach encompasses 11.4 square miles in northwestern Orange County south of Long Beach (in Los Angeles County) and north of Huntington Beach (see Figure II-1). Incorporated in 1915 primarily as a farming community, the city has grown while still maintaining its small-town atmosphere. The population of the city remained relatively stable from 1915 to 1944 with little more than 1,000 residents. However, in 1944 the U.S. Navy acquired half of the city to construct the Naval Weapons Station bringing new residents to Seal Beach. The population increased to more than 7,000 persons in 1954 with the development of the Marina Hill subdivision. In 1962, Leisure World retirement community was established with an estimated 9,000 senior residents. In 1966, a large housing tract referred to as College Park East was developed and added an additional 5,000 homeowners. As of January 1, 2021, the Seal Beach population was approximately 24,443 according to the California Department of Finance.

The demographic characteristics of Seal Beach have remained relatively stable over the past three decades. With the presence of Leisure World and many condominium developments catering to retired persons, the city has a large number of elderly households. The City's prime beachfront location appeals to the affluent, both working and retired. Property values in Seal Beach increased as the City has become increasingly built out. Newcomers to the City who can afford high housing costs tend to be those of upper incomes or retired persons with substantial assets. However, the city also has long-time residents who purchased their homes many years ago when real estate was still affordable. Many of these long-time residents have fixed incomes and may have difficulty in maintaining their homes.

The housing stock in Seal Beach consists of a mix of single-family and multi-family units with one mobile home park. Though a majority of the housing units are more than 40 years of age, housing is generally in good condition with the exception of some older beach areas and some units in the mobile home park.

Figure II-1 Regional Location Map

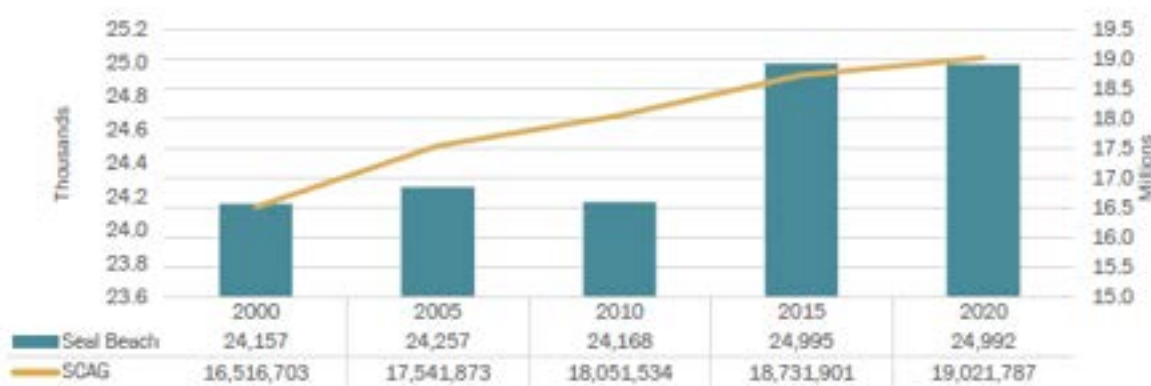


B. Population Characteristics

1. Population Growth Trends

Seal Beach had an estimated population of 24,992 in 2020, including 239 living in group quarters according to the California Department of Finance. During the 20-year period from 2000 to 2020 Seal Beach had an annual growth rate of 0.2% compared to 0.7% for the region as a whole (see Table II-1).

Table II-1
Population Trends, 2000-2020
Seal Beach vs. SCAG Region

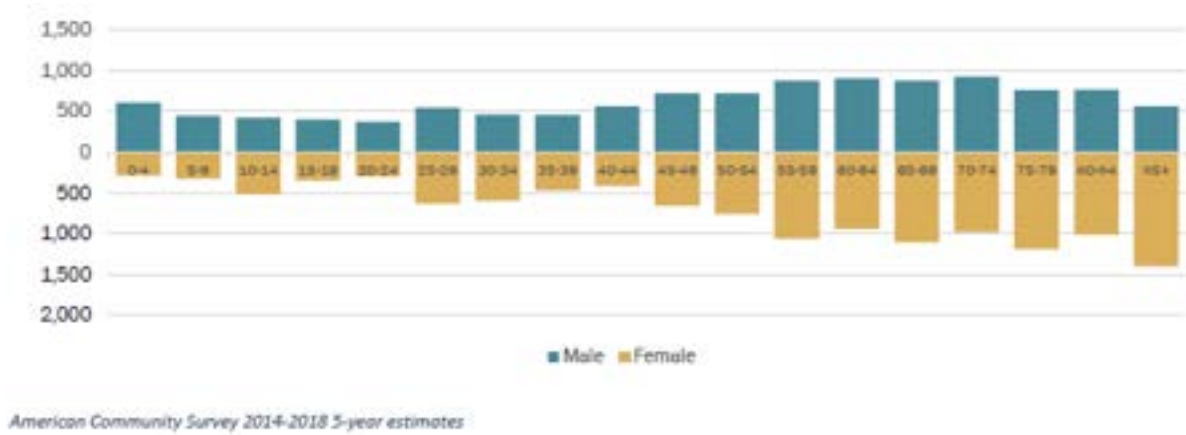


CA DOF E-5 Population and Housing Unit Estimates

2. Age and Gender

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Table II-2 shows the city's estimated population by age group and gender. The share of the population under 18 years of age is about 13%, which is lower than the regional share of 23%. Seal Beach's seniors (65 and above) make up 39% of the population, which is higher than the regional share of 13%.

Table II-2
Age Distribution by Gender
Seal Beach



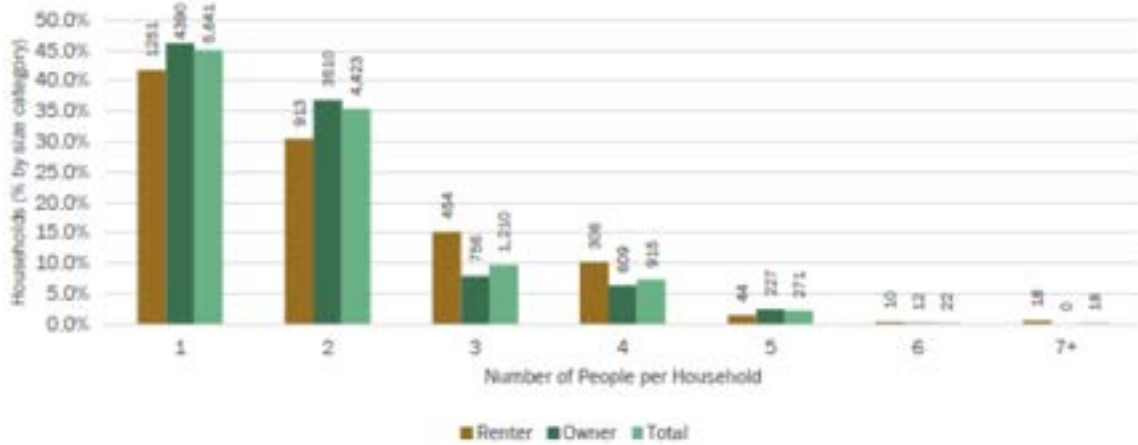
C. Household Characteristics

1. Household Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, military barracks, prisons, retirement or convalescent homes, or other group living situations are included in population totals but are not considered households.

Table II-3 illustrates the range of household sizes in Seal Beach for owners, renters, and overall. The most commonly occurring household size is of one person (45.1%) and the second-most commonly occurring household is of two people (35.4%). Seal Beach has a higher share of single-person households than the SCAG region overall (45.1% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0.1% vs. 3.1%).

Table II-3
Household Size
Seal Beach

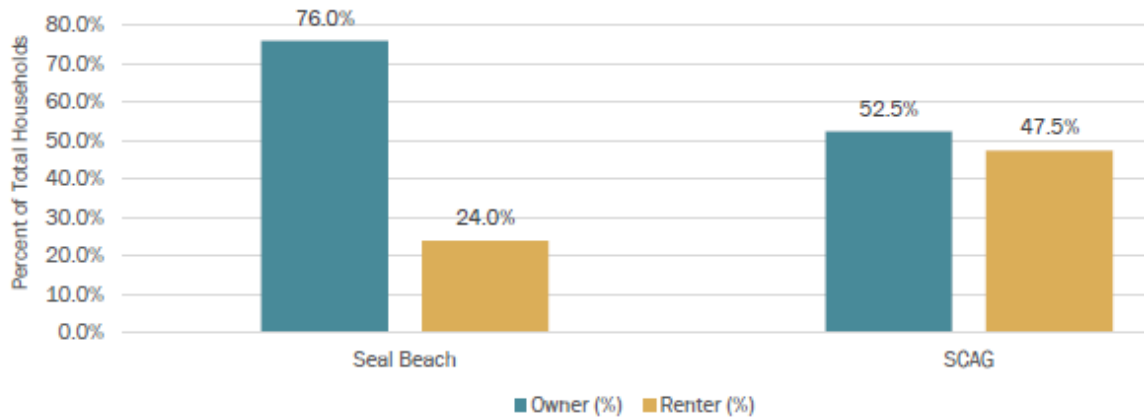


American Community Survey 2014-2018 5-year estimates.

2. Housing Tenure

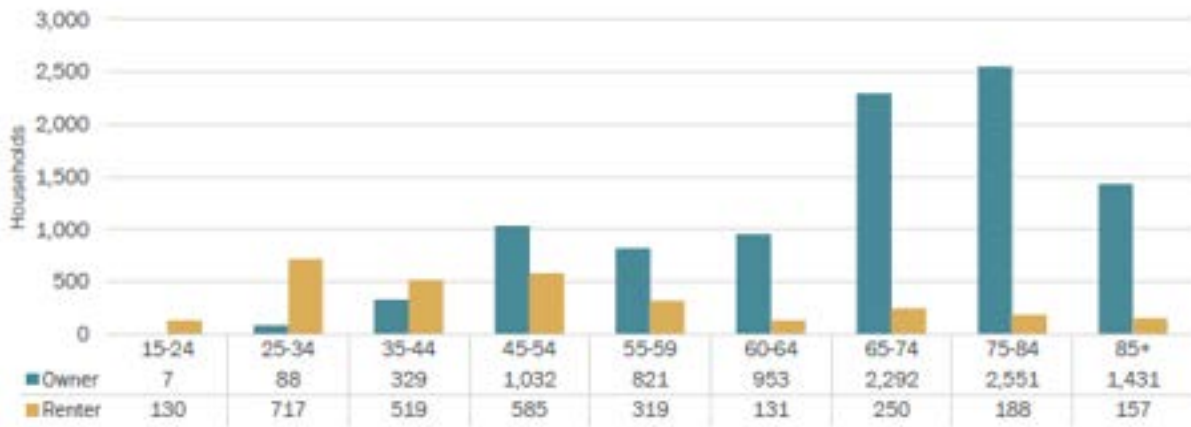
Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying income, family size and composition, and lifestyle. Table II-4 shows that over three-quarters of housing units in Seal Beach are owner-occupied compared to 53% for the region as a whole. Younger Seal Beach residents are more likely to be renters while those over age 45 are predominantly homeowners (Table II-5).

Table II-4
Household Tenure –
Seal Beach vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Table II-5
Household Tenure by Age –
Seal Beach



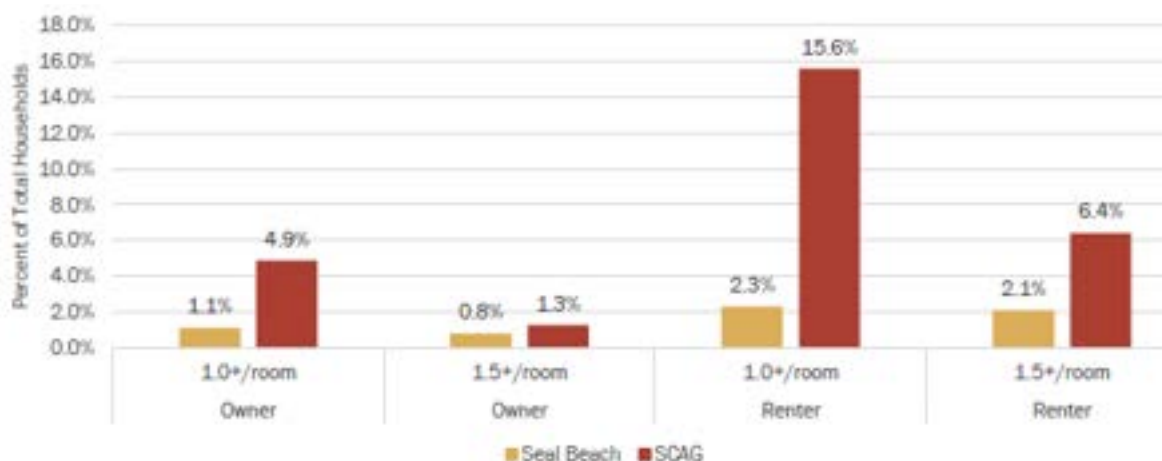
American Community Survey 2014-2018 5-year estimates.

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Table II-6 summarizes overcrowding for the

City of Seal Beach compared to SCAG region as a whole. (Note: Severely overcrowded units are a subset of overcrowded units.)

**Table II-6
Overcrowding –
Seal Beach vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates.

The incidence of overcrowding is very low in Seal Beach compared to regional averages.

The relatively high cost of housing in Seal Beach and throughout the region is considered to be the primary cause of overcrowding. Several programs in the Housing Action Plan (Chapter V) designed to address housing affordability will also help to alleviate overcrowding. These programs include 1a (Provision of Adequate Sites), 1b (Mixed Use Development), 1c (Promote Available Incentives), 1h (Accessory Dwelling Units), 2b (Affordable Housing Resources), 3a (Housing Choice Vouchers), and others.

4. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-7 displays recent estimates for overpayment by tenure and income category for Seal Beach households. This table shows that households in the lower income categories are more likely to overpay for housing.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

**Table II-7
Overpayment by Income Category – Seal Beach**

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	265	180	365
Household Income >30% to less-than or= 50% HAMFI	295	250	315
Household Income >50% to less-than or= 80% HAMFI	400	75	495
Household Income >80% to less-than or= 100% HAMFI	145		270
Household Income >100% HAMFI	130		1,550
Total	1,235	505	2,995
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	745	490	1,585
Household Income >30% to less-than or= 50% HAMFI	390	165	1,660
Household Income >50% to less-than or= 80% HAMFI	345	220	1,685
Household Income >80% to less-than or= 100% HAMFI	135	35	635
Household Income >100% HAMFI	370	70	3,940
Total	1,985	980	9,505

The relatively high cost of housing in Seal Beach and throughout the region is the primary cause of overpayment. Several programs in the Housing Action Plan (Chapter V) designed to address housing affordability will also help to address this issue. These programs include 1a (Provision of Adequate Sites), 1b (Mixed Use Zoning), 1h (Accessory Dwelling Units), 2b (Affordable Housing Resources), 3a (Housing Choice Vouchers), and others.

Extremely-Low-Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely-low-income (ELI) households. Extremely-low-income is defined as households with income less than 30% of area median income. Housing the extremely-low-income population is especially challenging. HUD's CHAS dataset provides information on ELI households in Seal Beach (Table II-8). The race/ethnicity with the highest share of ELI households in Seal Beach is Asian and other, non-Hispanic (28.4% compared to 21.4% of total population). In the SCAG region, the highest share of ELI households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

Table II-8
Extremely-Low-Income Households – Seal Beach

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	9,930	2,090	21.0%
Black, non-Hispanic	65	0	0.0%
Asian and other, non-Hispanic	1,312	373	28.4%
Hispanic	1,089	185	17.0%
TOTAL	12,396	2,648	21.4%
Renter-occupied	3,130	555	17.7%
Owner-occupied	9,255	2,095	22.6%
TOTAL	12,385	2,650	21.4%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

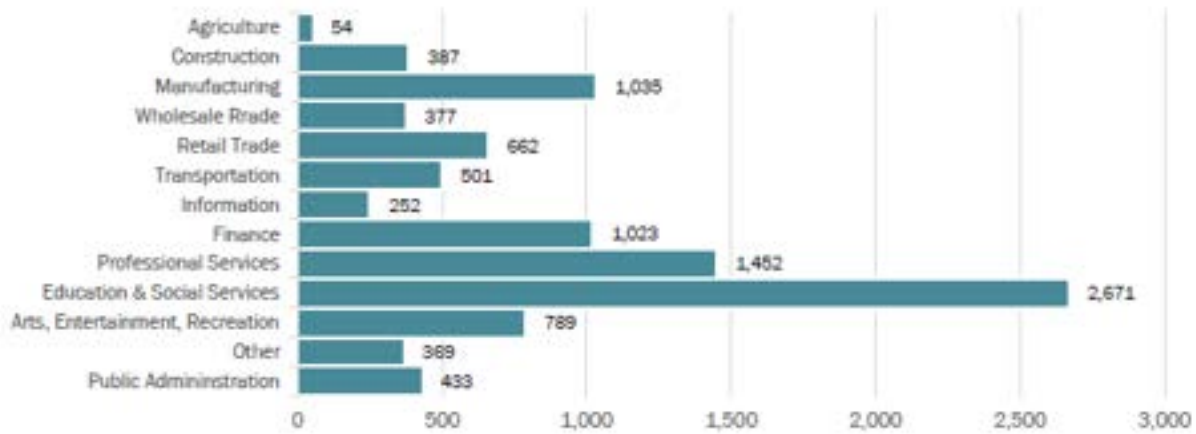
D. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

1. Current Employment

Seal Beach has 10,005 workers living within its borders who work across 13 major industrial sectors. The chart below provides detailed employment information. The most prevalent industry is Education & Social Services with 2,671 employees (26.7% of total) and the second most prevalent industry is Professional Services with 1,452 employees (14.5% of total) (Table II-9).

**Table II-9
Employment by Industry –
Seal Beach**



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

The most prevalent occupational category in Seal Beach is Management, in which 5,440 (54.4% of total) employees work. The second-most prevalent type of work is in Sales, which employs 2,535 (25.3% of total) in Seal Beach (Table II-10).

**Table II-10
Employment by Occupation – Seal Beach vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

E. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type

Table II-11 provides information on the housing stock in Seal Beach. The most prevalent housing type in Seal Beach is multifamily, 5+ units with 7,012 units. The share of all single-family units in Seal Beach is 43%, which is lower than the 62% share in the SCAG region. The average household size (as expressed by the population to housing unit ratio) is 1.84. Both housing type and average household size are influenced by the Leisure World community, which has a high proportion of multi-family units and low average household size.

Table II-11
Housing by Type –
Seal Beach vs. SCAG Region



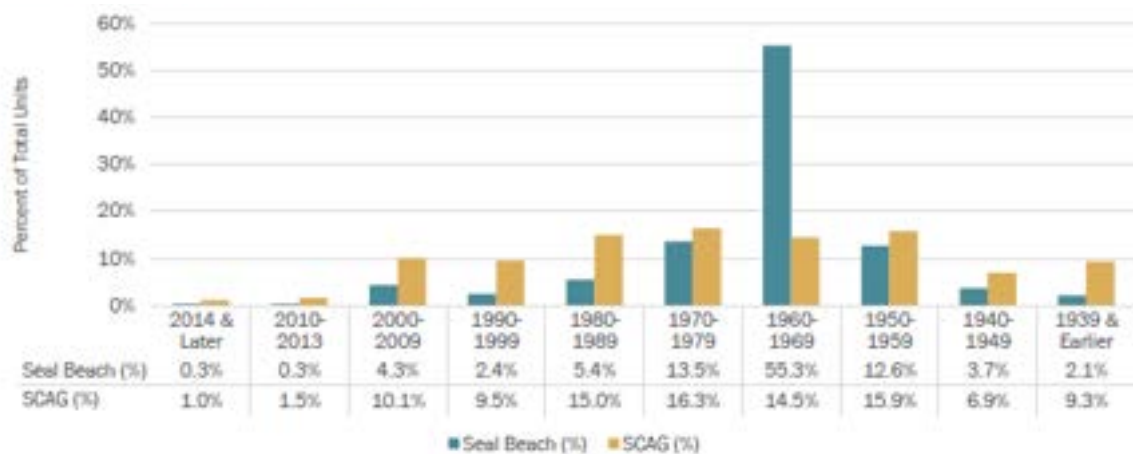
2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six

and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table II-12 shows the age distribution of the housing stock in Seal Beach compared to the region as a whole. This table shows that about three-quarters of all housing units in Seal Beach were constructed prior to 1970. Even though the majority of homes are more than 50 years old, housing conditions are generally good to excellent, and very few homes are in need of any significant repair, based on staff observations. The City's Code Enforcement activities focus on maintaining a high quality of life for residents and visitors. Most enforcement activities are complaint-driven, although ongoing monitoring occurs in the Seal Beach Shores Trailer Park. It is estimated that approximately 10 mobile homes in the park are in need of some form of rehabilitation. A windshield survey conducted by City staff in late 2022 identified 44 dwelling units in need of various levels of maintenance, from chipped paint to substandard roofs. Program 4b (Housing Conditions Monitoring) is intended to address these needs.

Table II-12
Age of Housing Stock –
Seal Beach vs. SCAG Region

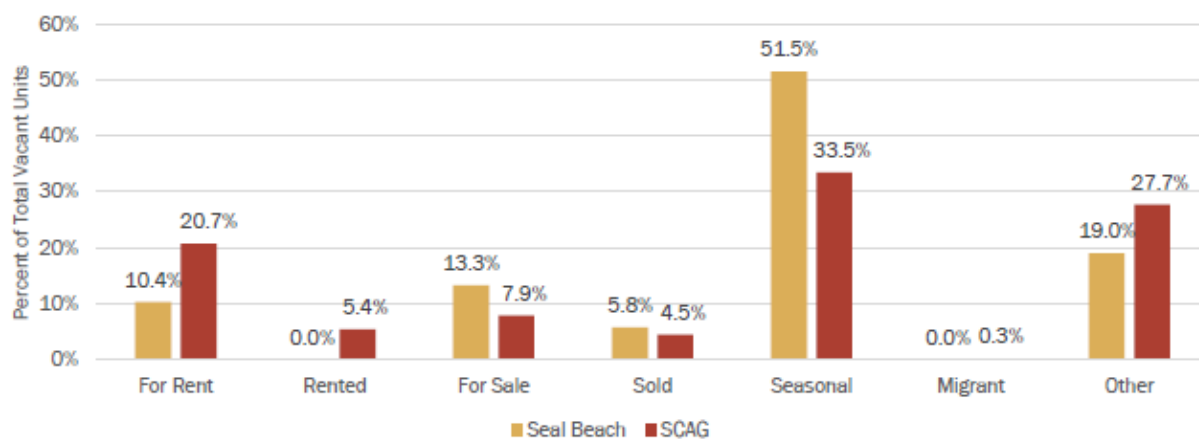


American Community Survey 2014-2018 5-year estimates.

3. Vacancy Rates

Table II-13 shows the types of vacant units in Seal Beach compared to the SCAG region. Over half of vacant units in Seal Beach were classified as "seasonal" indicating these units are likely to be second homes.

Table II-13
Vacant Units by Type –
Seal Beach vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

4. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely low (30% or less of AMI), very low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. Each year the California Department of Housing and Community Development publishes income guidelines for these income categories. Housing is generally considered "affordable" if the monthly payment is no more than 30% of a household's gross income. In some areas (such as Orange County), these income limits may be increased to adjust for high housing costs.

Table II-14 shows affordable rent levels and estimated affordable purchase prices for housing in Orange County by income category as of 2021. Based on State-adopted standards, the maximum affordable monthly rent (including utilities) for a 4-person extremely-low-income households is \$1,009, while the maximum affordable rent for very-low-income households is \$1,671. The maximum affordable rent for low-income households is \$2,689, while the maximum for moderate-income households is \$3,201. These figures are adjusted for smaller or larger households.

Affordable purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the affordable home purchase prices by income category shown in Table II-14 have been estimated based on typical conditions. Affordable purchase prices have only been

estimated for the moderate and above-moderate level because affordable for-sale housing in high-cost areas is generally not feasible at the lower income levels.

Table II-14
Income Categories and Affordable Housing Costs, 2021 –
Orange County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely Low	\$40,350	\$1,009	*
Very Low	\$67,250	\$1,681	*
Low	\$107,550	\$2,689	*
Moderate	\$128,050	\$3,201	\$500,000
Above moderate	Over \$128,050	Over \$3,201	Over \$500,000

Assumptions:

Based on a family of 4 and 2021 State income limits; 30% of gross income for rent or principal, interest, taxes & insurance; 5% down payment, 4% interest, 1.25% taxes & insurance, \$350 HOA dues

Notes:

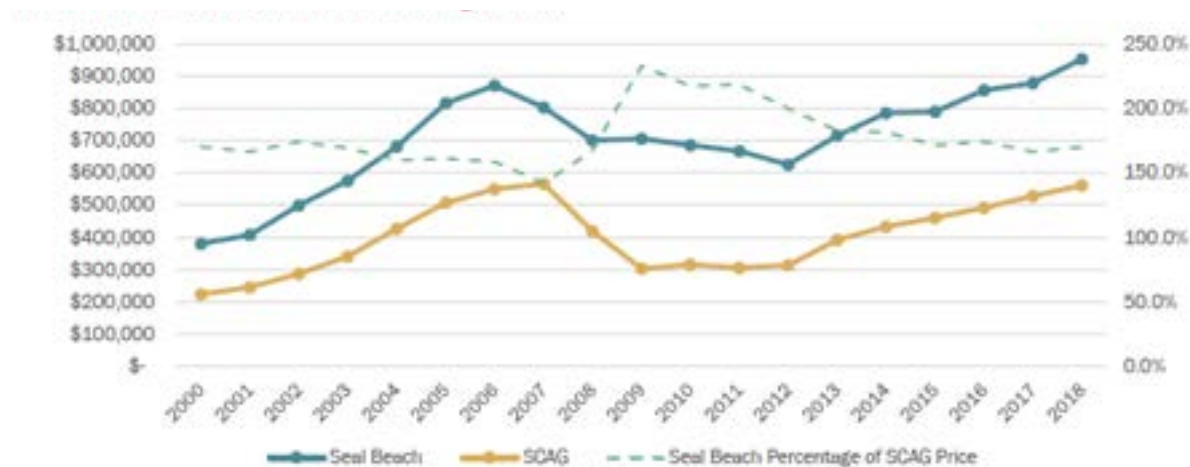
*For-sale affordable housing is typically at the moderate-income level

Source: Cal. HCD; JHD Planning LLC

b. For-Sale Housing

Between 2000 and 2018, median home sales prices in Seal Beach increased 151% while prices in the SCAG region increased 151%. Median home sales prices in Seal Beach in 2018 were \$952,000, representing the highest prices as of that date. Prices in Seal Beach have ranged from a low of 141.8% of the SCAG region median in 2007 and a high of 232.7% in 2009 (Table II-15).

Table II-15
Median Home Sales Prices for Existing Homes, 2000-2018 –
Seal Beach vs. SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

As seen in Table II-16, the most common monthly mortgage cost for Seal Beach homeowners is over \$4,000 as compared to \$2,000 to \$3,000 for the region as a whole.

Table II-16
Monthly Owner Costs for Mortgage Holders –
Seal Beach vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

c. Rental Housing

As in most beach communities in Southern California, rents are relatively high compared to regional averages. According to 2015-2019 ACS estimates, the median rent in Seal Beach is approximately \$1,907/month. Across Seal Beach's 2,996 renter households, 1,262 (42%) spend 30% or more of gross income on housing cost, compared to 55% in the SCAG region. Additionally, 561 renter households in Seal Beach (19%) spend 50% or more of gross income on housing cost, compared to 29% in the SCAG region (Table II-17). As illustrated in Table II-18, households with the lowest incomes typically spend the highest proportion of their incomes on rent.

Table II-17
Percentage of Income Spent on Rent –
Seal Beach

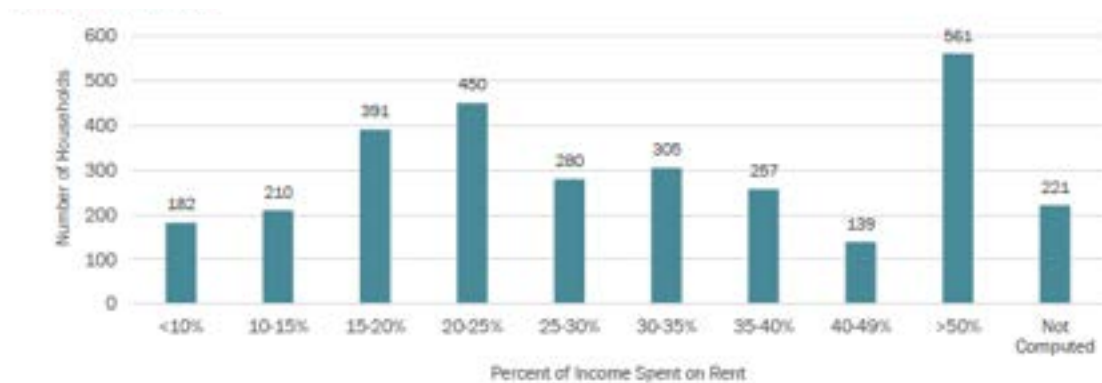
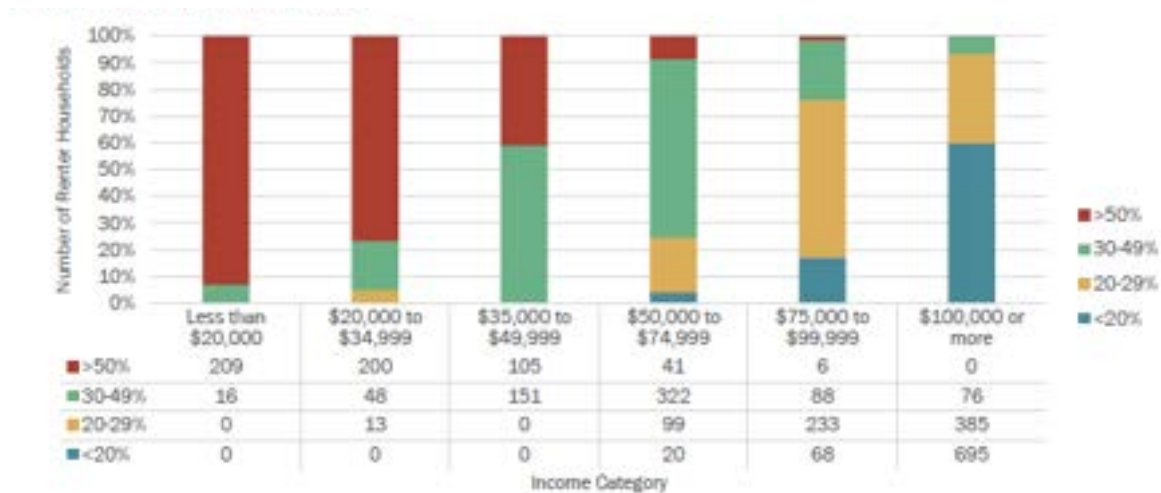


Table II-18
Rental Cost by Income Category –
Seal Beach



American Community Survey 2014-2018 5-year estimates.

F. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Seal Beach residents

may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines “special needs” groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households with children, homeless people, and farm workers. Many households within these special needs groups also fall within the extremely-low-income category. This section contains a discussion of the housing needs facing each of these groups.

1. Persons with Disabilities

The Americans with Disabilities Act (ADA) defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. Disabled persons may have special housing needs as a result of their disability. Problems may include low income, high health care costs, dependency on supportive services, or a need for special building accommodations such as access ramps or elevators.

Table II-19 and Table II-20 show recent disability data for Seal Beach residents. The most common type of disability for all age groups as well as for seniors was ambulatory. Housing opportunities for those with disabilities can be improved through housing assistance programs and universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units. The City currently offers an assistance program for qualified Leisure World residents to upgrade bathroom facilities for mobility (Program 4c).

Table II-19
Disabilities by Type – Seal Beach

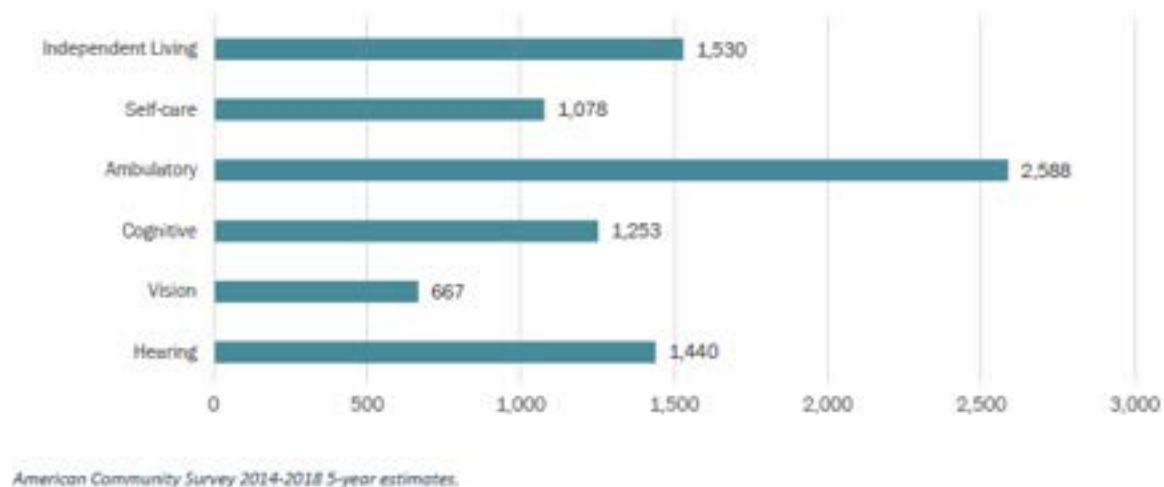
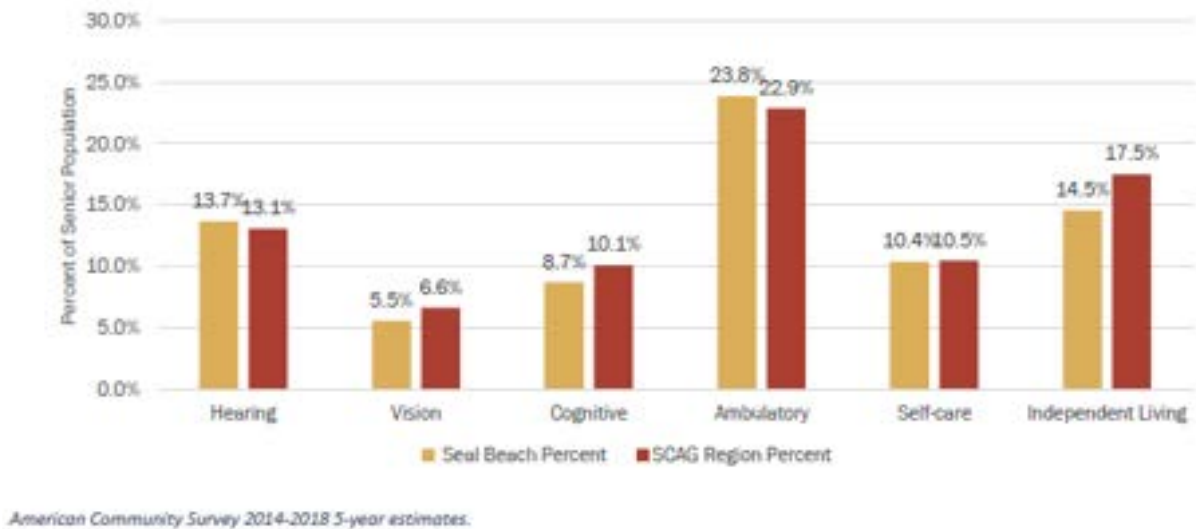


Table II-20
Disabilities for Seniors by Type – Seal Beach



As seen in Table II-21, nearly half of Seal Beach residents who reported a disability were employed.

Table II-21
Disabilities by Employment Status – Seal Beach

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	357	48%	8,404	79%
Unemployed	72	10%	340	3%
Not in Labor Force	310	42%	1,959	18%
TOTAL	739		10,703	

American Community Survey 2014-2018 5-year estimates.

Developmental Disabilities

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;

- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. DDS data regarding developmental disabilities for Seal Beach residents are shown in Table II-22.

Table II-22
Developmental Disabilities for Seal Beach Residents

Seal Beach	
By Residence: Home of Parent/Family/Guardian	94
Independent/Supported Living	5
Community Care Facility	0
Intermediate Care Facility	0
Foster/Family Home	5
Other	5
By Age: 0 - 17 Years	109
18+ Years	54
TOTAL	272

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019.
 Data available in 161/197 SCAG jurisdictions.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the State-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability.

The mission of the Dayle McIntosh Center is to advance the empowerment, equality, integration and full participation of people with disabilities in the community. The Center is not a residential program, but instead promotes the full integration of disabled persons into the community. Dayle McIntosh Center is a consumer-driven organization serving all disabilities. Its staff and board are composed of over 50% of people with disabilities. Its two offices service over 500,000 people in Orange County and surrounding areas with disabilities.

In addition, City housing programs that respond to the needs of this population include 1d (Emergency Shelters, Low Barrier Navigation Centers and Transitional/Supportive Housing), 2b (Affordable Housing Resources), and 3a (Section 8 Rental Assistance).

2. Elderly

Seal Beach seniors age 65+ make up about 39% of the city's population, which is significantly higher than the regional share of 13%. (Table II-23). The unusually high number

of senior households in Seal Beach is in large part attributable to the presence of the Leisure World community. Recent Census data estimated that of Seal Beach's 7,250 senior households, 31% earn less than 30% of the surrounding area income, (compared to 24% in the SCAG region), and 53% earn less than 50% of the surrounding area income (compared to 31% in the SCAG region). Many elderly persons are dependent on fixed incomes and/or have a disability. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs.

Table II-23
Elderly Households by Income and Tenure – Seal Beach

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	1,975	255	2,230	30.8%
	30-50% HAMFI	1,405	175	1,580	21.8%
	50-80% HAMFI	1,120	95	1,215	16.8%
	80-100% HAMFI	355	40	395	5.4%
	> 100% HAMFI	1,680	150	1,830	25.2%
TOTAL		6,535	715	7,250	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

The following programs described in the Housing Action Plan (Chapter V) help to address the housing needs of the elderly: 1a (Provision of Adequate Sites), 1b (Mixed Use Zoning), 1h (Accessory Dwelling Units), 2a (Density Bonus), 2b (Affordable Housing Resources), 3a (Housing Choice Voucher), 4c (Provide Assistance to Lower Income Households), 4d (Provide Fee Waivers for Reasonable Accommodation Applications) and 5b (Housing Information and Referral).

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Recent Census data estimated that the most commonly occurring household size in Seal Beach is one person (45.1%) compared to about 23% for the region as a whole. Large households with 5+ persons represent only about 2% of Seal Beach households. This distribution indicates that the need for large units with three or more bedrooms in Seal Beach is significantly less than for smaller units.

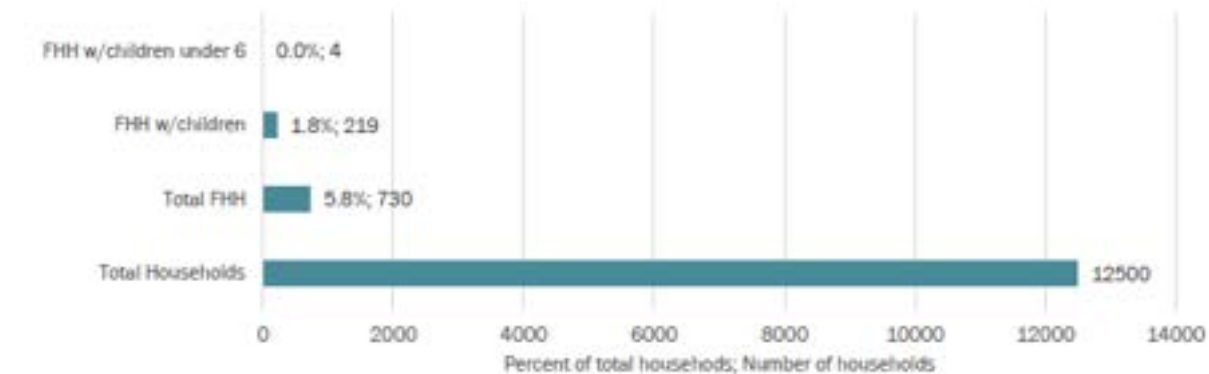
While large households are far less prevalent in Seal Beach than in some other cities, the following programs described in the Housing Action Plan (Chapter V) help to address these needs: 1a (Provision of Adequate Sites), 1b (Mixed Use), 1h (Accessory Dwelling Units), 2a

(Density Bonus), 2b (Affordable Housing Resources), 3a (Section 8 Rental Assistance), and 5b (Housing Information and Referral).

4. Female-Headed Households

Recent Census Bureau estimates (Table II-24) reported that about 6% of Seal Beach households are female-headed (compared to 14% in the SCAG region), 2% are female-headed and with children (compared to 7% in the SCAG region), and none were female-headed and with children under 6 (compared to 1% in the SCAG region).

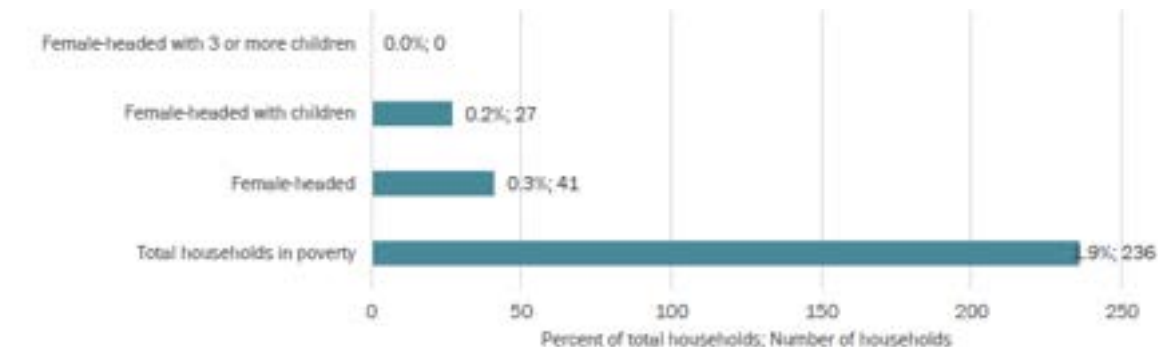
Table II-24
Female Headed Households – Seal Beach



American Community Survey 2014-2018 5-year estimates.

According to recent Census estimates, about 2% of all Seal Beach households are experiencing poverty, compared to 8% for the SCAG region as a whole (Table II-25). Poverty thresholds, as defined by the ACS, vary by household type.

Table II-25
Female Headed Households by Poverty Status – Seal Beach



American Community Survey 2014-2018 5-year estimates.

The following programs described in the Housing Action Plan (Chapter V) help to address the housing needs of female-headed households: 1a (Provision of Adequate Sites), 1b (Mixed Use), 1h (Accessory Dwelling Units), 2a (Density Bonus), 2b (Affordable Housing Resources), 3a (Housing Choice Voucher), and 5b (Housing Information and Referral)

5. Farm Workers

Farm workers are traditionally defined as persons whose primary income is from seasonal agricultural work. Historically, Orange County's economy was linked to agriculture. While there are still active farming areas on the Irvine Ranch and in some other cities, shifts in the local economy to production and service-oriented sectors have significantly curtailed agricultural production within the county. Today, Orange County is a mostly developed urban/suburban region with a strong local economy. According to recent Census employment data there are no farmworkers living in Seal Beach.

6. Homeless Persons

Throughout the country, homelessness is a serious problem. Factors contributing to homelessness include: changes in federal funding and policies on service provision to those experiencing mental health issues; the general lack of housing solutions, particularly transitional housing, and permanent supportive housing; insufficient housing affordable to lower-income persons; an increasing number of persons whose incomes fall below the poverty level; ongoing substance abuse challenges; and significant limitations in access to health care, including mental health care.

The most recent County of Orange "Point-in-Time" survey of the homeless population for which data is available was conducted in January 2019. That survey estimated that there were approximately 6,860 homeless persons in Orange County, of which 2,899 were sheltered and 3,961 were unsheltered¹. Of those, 8 unsheltered persons and no sheltered persons were reported in Seal Beach.

The city is located in the Central Service Planning Area, or SPA, with eight other cities located in central Orange County. There are three SPAs in Orange County, utilizing the premise that addressing homelessness is best approached on a regional basis. Shared resources in the Central SPA include the County's Yale emergency shelter in Santa Ana, as well as a number of non-profits that provide homeless services within the area, including Human Options, Illumination Foundation, and Interval House. Interval House operates three stages of housing for victims of domestic violence in nearby Long Beach. Huntington Beach also operates an emergency shelter. In addition, Seal Beach staff is actively partnered with the County of Orange to create a more innovative approach to addressing mental health and emergency housing needs through additional non-profit and regional partners with the hope of providing additional resources in the coming months.

State law requires that jurisdictions quantify the need for emergency shelter and determine whether existing facilities are adequate to serve the need. An emergency shelter is defined

¹ County of Orange, 2019 Point in Time Final Report, July 30, 2019 (<http://ochmis.org/wp-content/uploads/2019/08/2019-PIT-FINAL-REPORT-7.30.2019.pdf>)

as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted “by-right” (i.e., without requiring discretionary approval such as a use permit). A jurisdiction could also satisfy its shelter needs through a multi-jurisdictional agreement with up to two adjacent communities to develop at least one year-round shelter within two years of the beginning of the planning period. As noted in Chapter IV the City allows emergency shelters in compliance with SB 2 (2007).

G. Assisted Housing at Risk of Conversion

In 2000, the Seal Beach Redevelopment Agency helped to secure financing to allow conversion of the Seal Beach Shores Trailer Park to affordable tenant ownership. The Agency secured a \$6.75 million low-interest loan and a \$985,000 bridge loan for the project. All financial obligations of the former Redevelopment Agency have since been repaid. Under dissolution, the County of Orange became the Housing Successor, and manages the covenants for this development. The park includes 100 units (25 very-low- and 75 low-income). None of these units are at risk during the current period.

One other affordable housing project – Country Villa Seal Beach – is located in the city. According to the California Housing Partnership, this 90-unit project is assisted through Sections 232 and 223(f). Covenants are not scheduled to expire until 2035 and therefore the project is not at risk during this planning period. Country Villa is a group quarters living arrangement.

H. Housing Constructed, Demolished or Converted within the Coastal Zone

California *Government Code* §65588(d) requires that the Housing Element update take into account any low- or moderate-income housing provided or required in the Coastal Zone pursuant to Section 65590 (the Mello Act²). State law requires that jurisdictions monitor the following:

- The number of new housing units approved for construction within the Coastal Zone (after January 1, 1982);
- The number of low- or moderate-income units required to be provided in new developments either within the Coastal Zone or within three miles of the Coastal Zone;
- The number of existing housing units in properties with three or more units occupied by low- or moderate-income households that have been authorized for demolition or conversion since January 1, 1982; and

² The Mello Act in part requires replacement of affordable units demolished or converted within the coastal zone.

- The number of low- or moderate-income replacement units required within the Coastal Zone or within three miles of the Coastal Zone.

Table II-26 provides these statistics for the Coastal Zone through 2021.

**Table II-26
Coastal Zone Housing Units
Seal Beach**

Category	Units
Number of new units approved for construction in the Coastal Zone 1982 - 2021:	129
Number of new units for low- and moderate-income households required to be provided either within the coastal zone or within three miles of it:	0
Number of units occupied by low- and moderate-income households and authorized to be demolished or converted:	13
Number of units for low- and moderate-income households required either within the coastal zone or within three miles of it in order to replace those demolished or converted:	7

Source: City of Seal Beach, 2021

In order to receive a demolition or a conversion permit, the request must comply with the Mello Act. The City examines any Coastal Zone development that entails the demolition or conversion of residential units that are not categorically exempt from the California Environmental Quality Act (CEQA). A property that is determined to be a public nuisance or is an owner-occupied, single-family dwelling, is not examined in accordance with the Mello Act. All other types of projects are evaluated. Program 1f (Replacement Housing) in the Housing Action Plan (Chapter V) responds to the requirements of State law on this issue.

I. Future Housing Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing during the period from July 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Element of their General Plans.

The current RHNA was adopted by SCAG in March 2021. The future need for new housing was determined by the forecasted growth in households in a community as well as existing needs due to overpayment and overcrowding. The housing need was adjusted to maintain a desirable level of vacancy to promote housing choice and mobility and to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need was then distributed among four income categories on the basis of the current household income distribution.

After the total housing need was determined for the SCAG region, SCAG was tasked with allocating the RHNA to individual jurisdictions based on factors established in State law. The distribution of housing need by income category for each jurisdiction was adjusted to avoid an over-concentration of lower-income households in any community.

2. 2021-2029 Seal Beach Housing Needs

The total housing growth need for the City of Seal Beach during the 2021-2029 planning period is 1,243 units, which is distributed by income category as shown in Table II-27.

Table II-27
Regional Housing Needs 2021-2029

Very Low*	Low	Moderate	Above Mod	Total
258	201	239	545	1,243

Source: SCAG 2021

*Includes extremely low households, estimated to be one-half the very-low need (129 units).

A discussion of the City's resources for accommodating its housing growth need is provided in the Chapter III.

This page intentionally left blank