

City of Seaside

2015-2023 Housing Element Update

General Plan Task Force Meeting
June 8, 2017

Housing Element Update

- **Policy document** to plan for existing and projected housing needs of all economic segments of the community
- **CA State requirement; required chapter of General Plan**
- **Must be reviewed by the State Dept. of Housing and Community Development**
- **Statutory Deadline – December 15, 2015**

Housing Element Requirements

- Provide a variety of housing types for all income levels
- Assist in the development of lower and moderate income housing
- Remove constraints to housing
- Conserve and improve existing housing
- Promote fair housing

Components of Housing Element



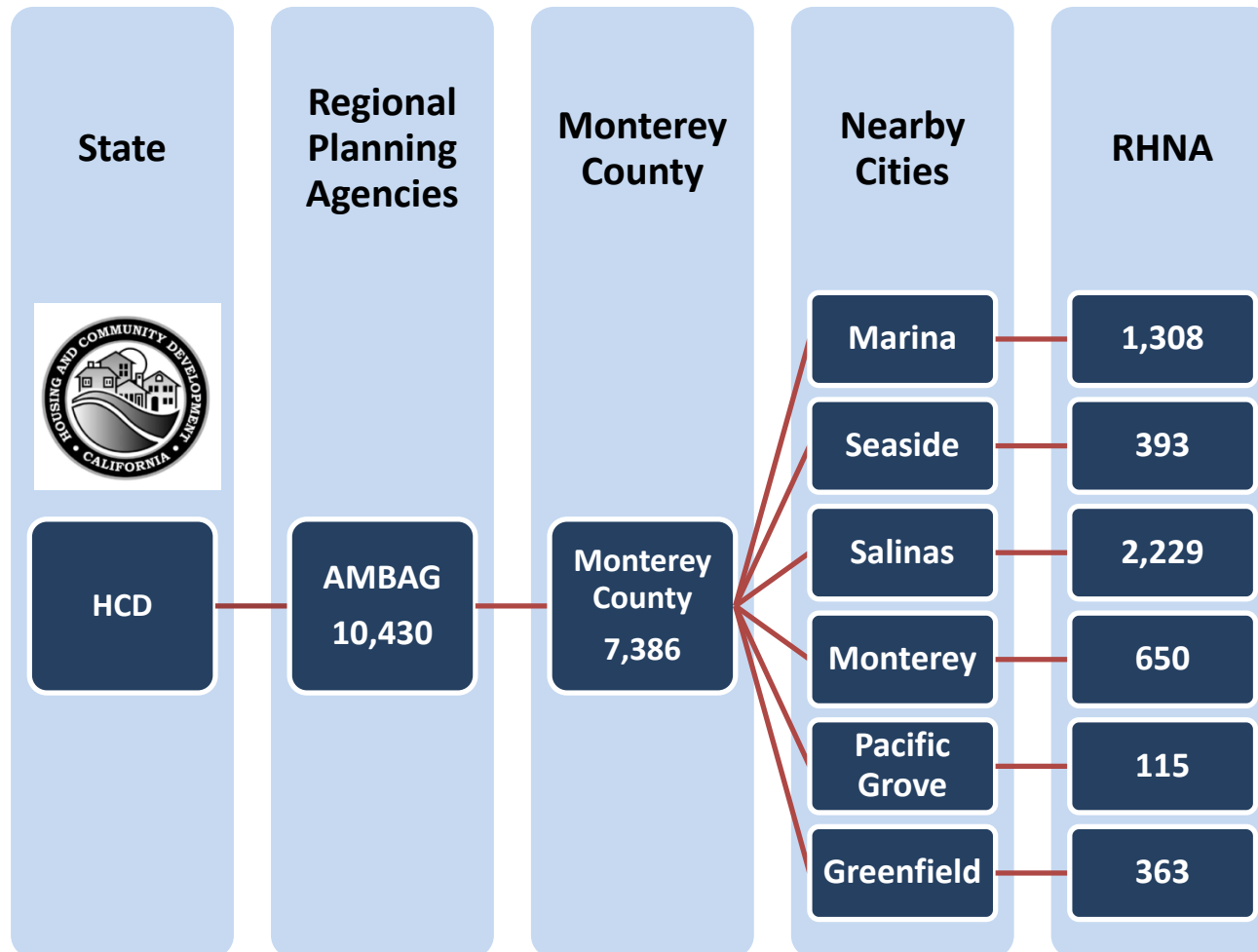
How are Future Housing Needs Defined?

- State requirement for every region to accommodate “fair share” of future housing
- AMBAG calculates targets for every city in region with **projection of new housing** units needed
- Housing targets at all income levels:
 - very low income, low income, moderate income, and above moderate

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Regional Housing Needs Allocation (RHNA) – 2015-2023



RHNA Targets for Marina

- RHNA is NOT a production obligation
- Must demonstrate adequate sites, with appropriate zoning and development standards

Income Level	RHNA Units	Housing Types
Very Low Income	95	State-Mandated Default Density - 20 du/ac
Low Income	62	
Moderate Income	72	Small-Lot Subdivisions, Townhomes, Condominiums
Above Moderate	164	Single-Family Homes
TOTAL	393	

Seaside Today

- **Demographic Shifts:**
 - Increased young adults (18-24) with increased enrollment at CSUMB
 - Decreased young family (25-44)
 - Increased senior population (65+)
 - Increased single households

Housing Issues

- 75% of housing stock is more than 30 years old
- 75% of housing stock is comprised single-family homes, but 41% of households being owner-households
- 54% of renter-households and 43 percent of owner-households experience cost burden
- Stagnant housing growth – inventory decreased 92 units between 2000 and 2015