



**PRE-CERTIFIED**

# **LOCAL HOUSING DATA**

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FOR THE CITY OF **DANA POINT**

AUGUST 2020



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## Pre-Certified Local Housing Data for Dana Point

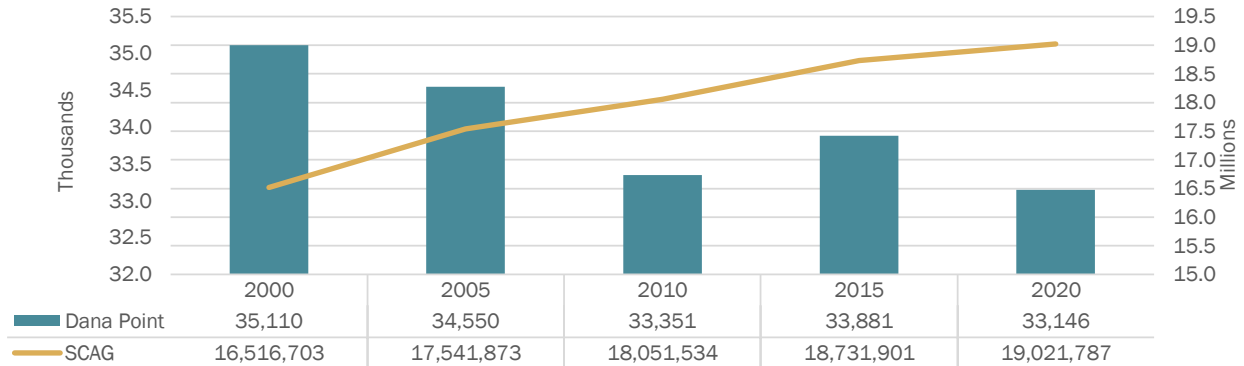
Developed by SCAG and pre-certified by the California Department of Housing and Community Development (HCD) for use in 6th cycle housing elements.

This report contains a wide range of jurisdiction-level data elements intended to provide an understanding housing need experienced in Dana Point as a part of its 6th cycle housing element update. Data sources are noted below each table or figure.

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### I. POPULATION, EMPLOYMENT, AND HOUSEHOLDS

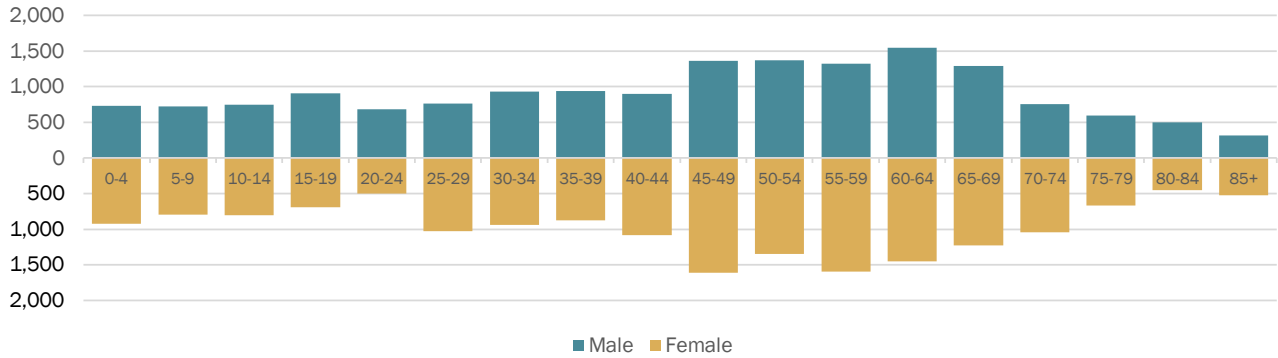
#### Population Trend, 2000-2020



CA DOF E-5 Population and Housing Unit Estimates

Dana Point has a 2020 total population of 33,146 including 241 living in group quarters according to the California Department of Finance. The chart above describes the population trend in Dana Point from 2000 to 2020. Over this period Dana Point had an annual growth rate of -0.3% compared to 0.7% for the region.

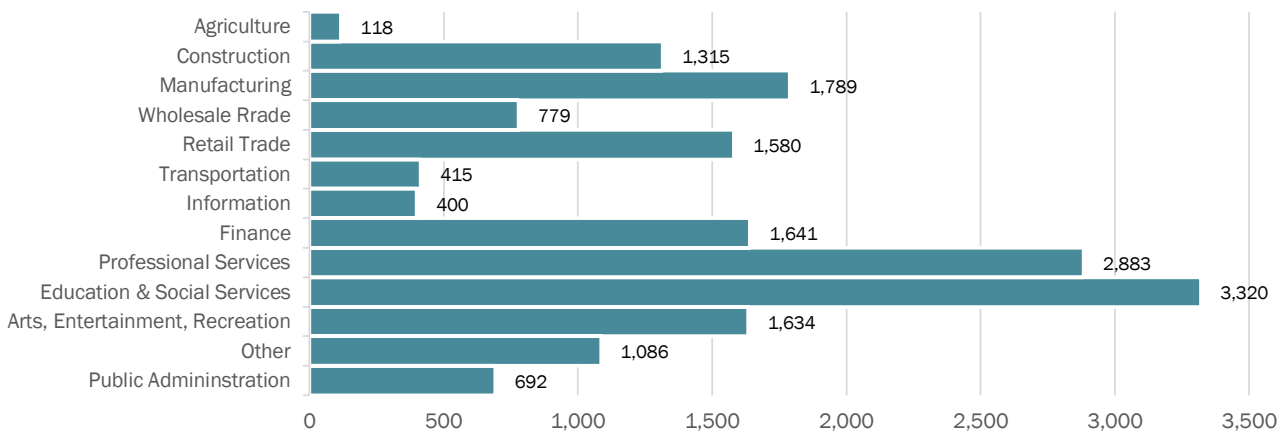
### Current Population by Age and Sex



American Community Survey 2014-2018 5-year estimates

The population of Dana Point is 48.2% male and 51.8% female. The share of the population of Dana Point which is under 18 years of age is 17.5%, which is lower than the regional share of 23.4%. Dana Point's seniors (65 and above) make up 21.7% of the population, which is higher than the regional share of 13%.

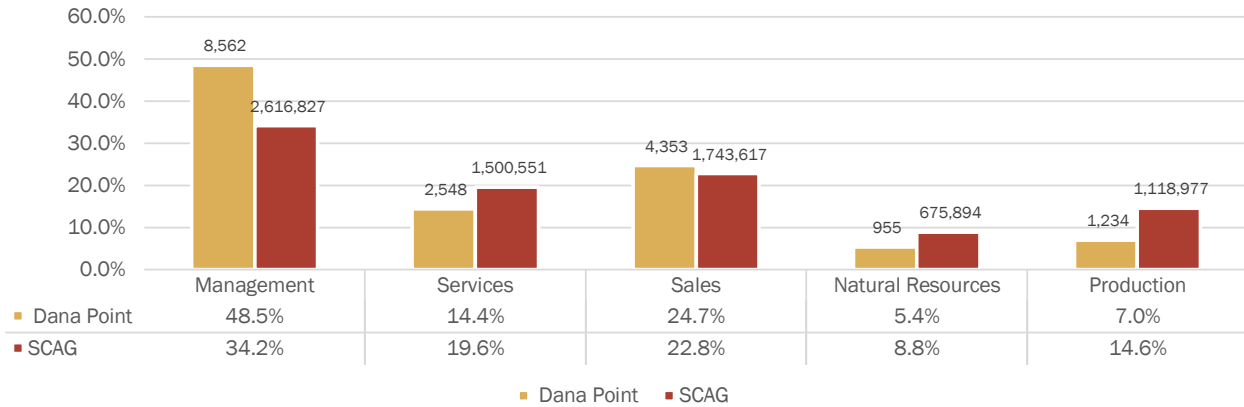
### Employment by Industry



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

Dana Point has 17,652 workers living within its borders who work across 13 major industrial sectors. The chart above provides detailed employment information. The most prevalent industry is Education & Social Services with 3,320 employees (18.8% of total) and the second most prevalent industry is Professional Svcs. with 2,883 employees (16.3% of total).

## Employment by Occupation



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

In addition to understanding the industries in which the residents of Dana Point work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category in Dana Point is Management, in which 8,562 (48.5% of total) employees work. The second-most prevalent type of work is in Sales, which employs 4,353 (24.7% of total) in Dana Point.

## Farmworkers

### Farmworkers by Occupation:

Dana Point	Percent of total Dana Point workers:	SCAG Total	
17	0.10%	57,741	Total jobs: Farming, fishing, and forestry occupations
17	0.15%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

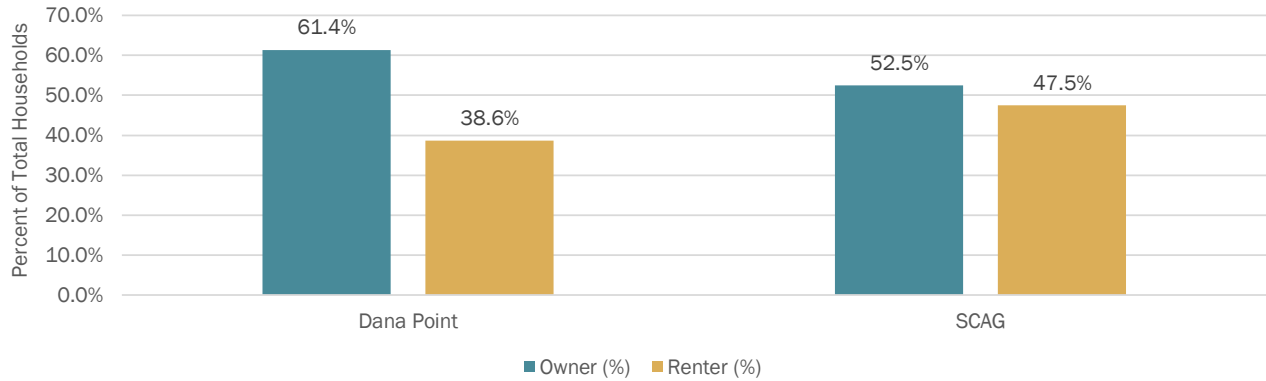
### Employment in the Agricultural Industry:

Dana Point	Percent of total Dana Point workers:	SCAG Total	
118	0.67%	73,778	Total in agriculture, forestry, fishing, and hunting
74	0.67%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

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

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of SCAG region jurisdictions have farmworkers living in them, they are essential to the region's economy and food supply.

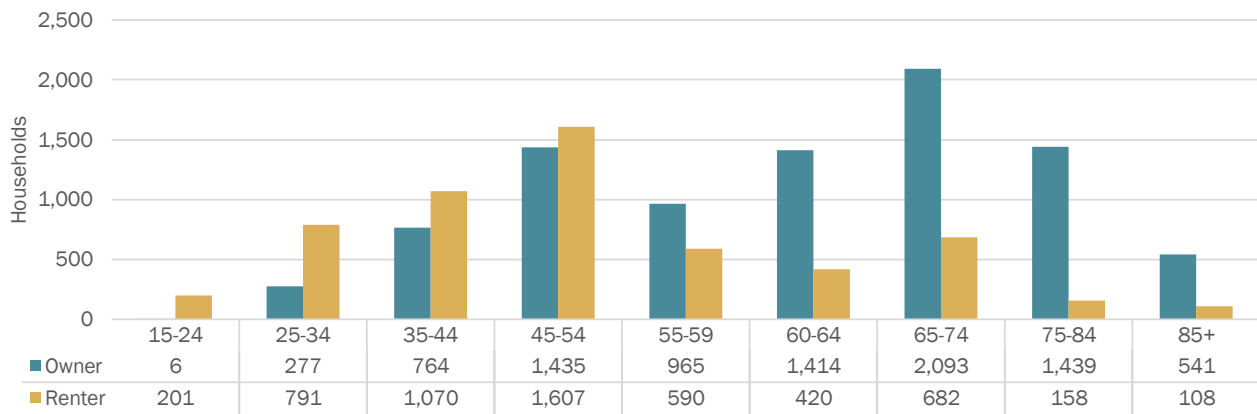
## Housing Tenure



American Community Survey 2014-2018 5-year estimates.

Housing security can depend heavily on housing tenure, i.e. whether homes are owned or rented. Dana Point's housing stock consists of 14,561 total units, 8,934 of which are owner-occupied and 5,627 of which are renter-occupied. The share of renters in Dana Point is lower than in the SCAG region overall.

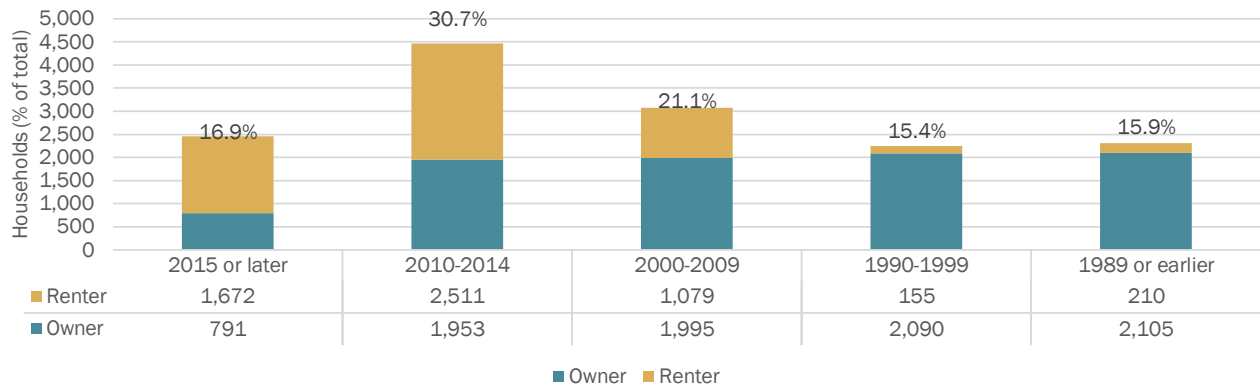
## Housing Tenure By Age



American Community Survey 2014-2018 5-year estimates.

In many places, housing tenure varies substantially based on the age of the householder. In Dana Point, the age group where renters outnumber owners the most is 15-24 (by 94.2%). The age group where owners outnumber renters the most is 75-84 (by 80.2%).

## Housing Tenure by Year Moved to Current Residence

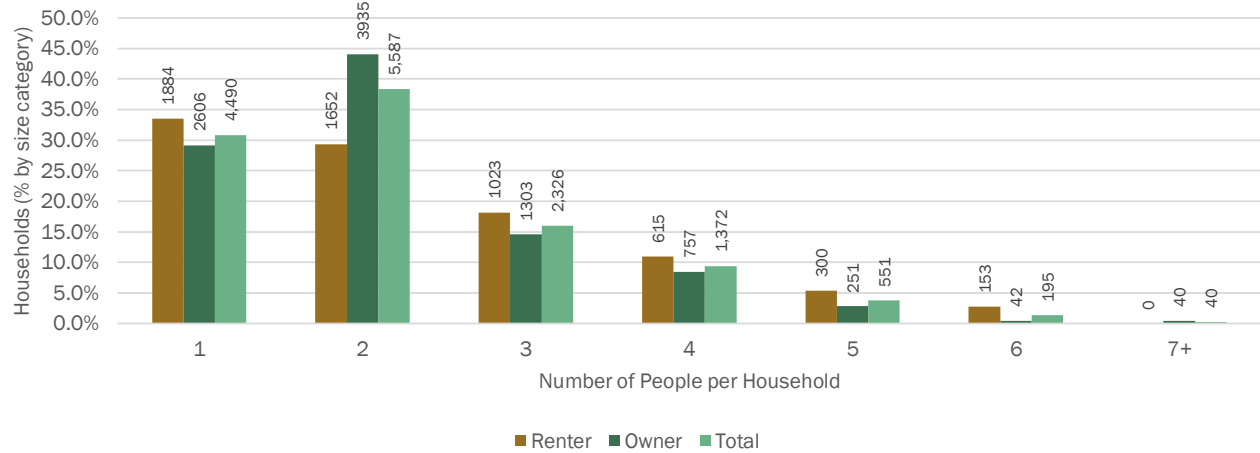


American Community Survey 2014-2018 5-year estimates.

Across the SCAG region, the most common move-in period was 2010-2014 (31.9%) followed by 2000-2009 (26.1%). In Dana Point, the period during which most people started living in their current residence was 2010-2014 (30.7%) followed by 2000-2009 (21.1%).

## II. SPECIALIZED HOUSEHOLD NEEDS: LARGE FAMILIES, SENIORS, AND FEMALE-HEADED

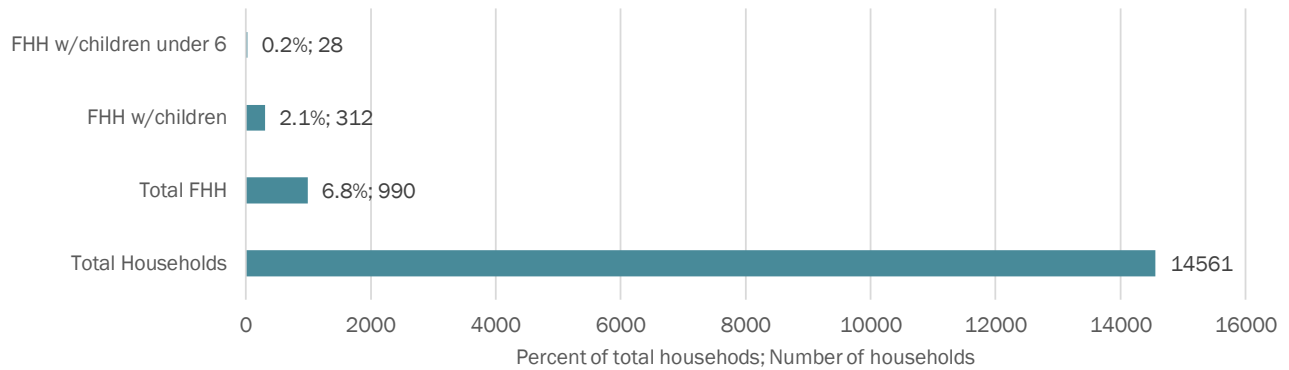
### Households by Household Size



American Community Survey 2014-2018 5-year estimates.

This chart illustrates the range of household sizes in Dana Point for owners, renters, and overall. The most commonly occurring household size is of two people (38.4%) and the second-most commonly occurring household is of one person (30.8%). Dana Point has a higher share of single-person households than the SCAG region overall (30.8% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0.3% vs. 3.1%).

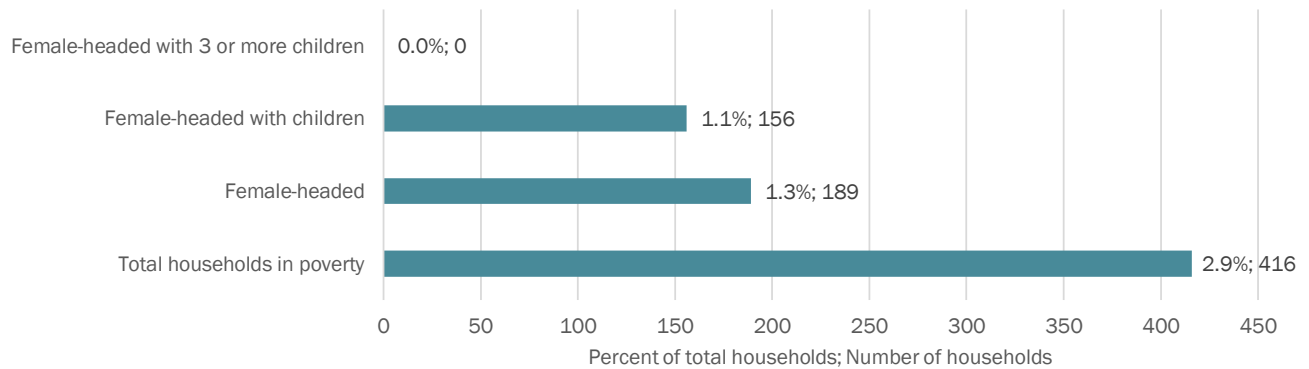
## Female Headed Households (FHH)



American Community Survey 2014-2018 5-year estimates.

Statute requires analysis of specialized housing needs, including female-headed households in an effort to ensure adequate childcare or job training services. Of Dana Point's 14,561 total households, 6.8% are female-headed (compared to 14.3% in the SCAG region), 2.1% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.2% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

## Households by Poverty Status



American Community Survey 2014-2018 5-year estimates.

2.9 percent of Dana Point's households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. Poverty thresholds, as defined by the ACS, vary by household type. More information can be found at M256. In 2018, a single individual under 65 was considered in poverty with a money income below \$13,064/year while the threshold for a family consisting of 2 adults and 2 children was \$25,465/year.



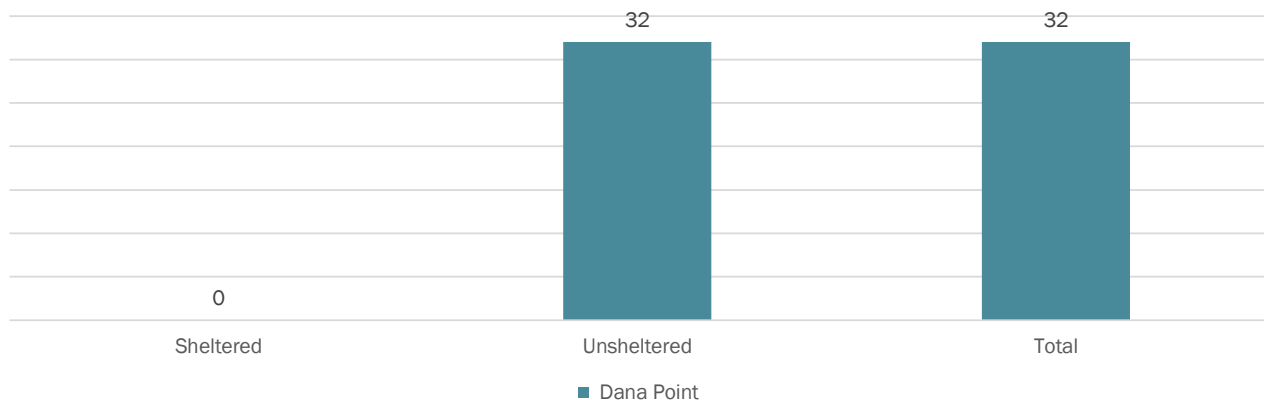
### Elderly Households by Income and Tenure

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	625	240	865	16.7%
	30-50% HAMFI	415	45	460	8.9%
	50-80% HAMFI	800	190	990	19.1%
	80-100% HAMFI	380	75	455	8.8%
	> 100% HAMFI	2,160	260	2,420	46.6%
<b>TOTAL</b>		<b>4,380</b>	<b>810</b>	<b>5,190</b>	

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

Statute requires analysis of specialized housing needs, including housing needs for seniors. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Of Dana Point's 5,190 such households, 16.7% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 25.5% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

### III. PEOPLE EXPERIENCING HOMELESSNESS

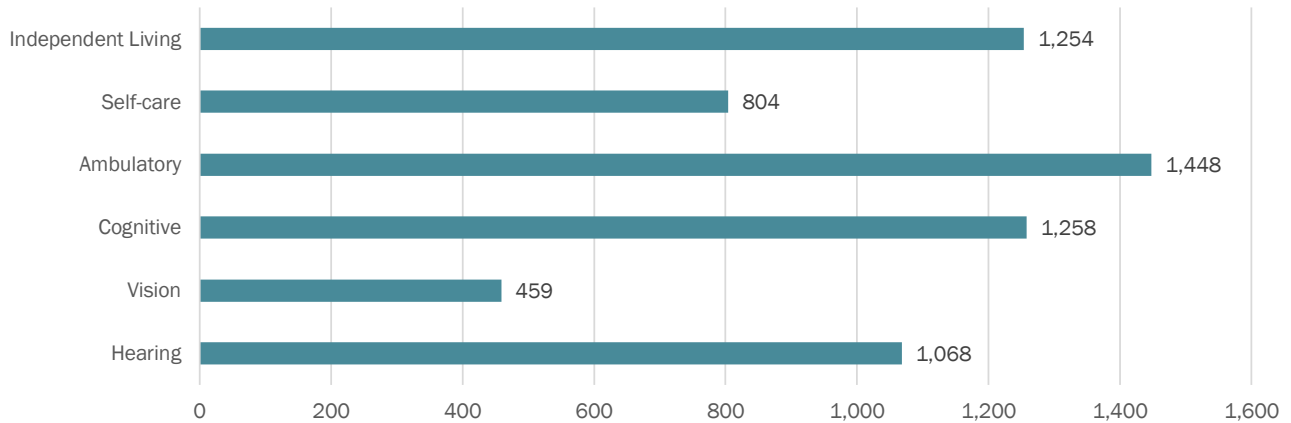


2019 city and county homelessness point-in-time counts processed by SCAG. Jurisdiction-level counts were not available in Imperial County and sheltered population (and thus total) counts were not available in Riverside County. As a result, SCAG region totals from this compilation of data sources likely undercount true totals.

#N/A

## IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES

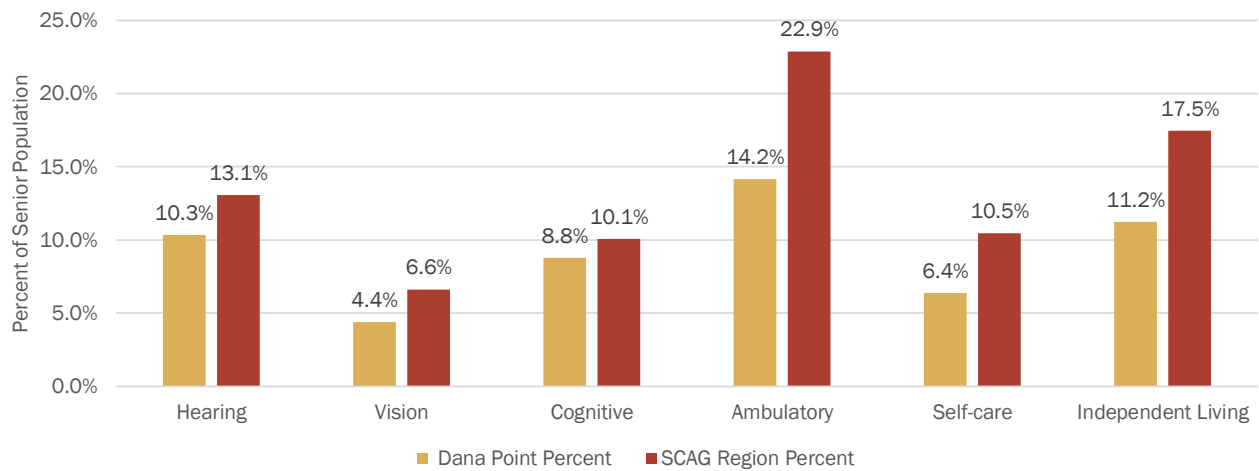
### Disability by Type



American Community Survey 2014-2018 5-year estimates.

Disability data also provides valuable context for assessing current and future need for accessible housing units. Note that since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate.

### Disability by Type - Seniors (65 and over)



American Community Survey 2014-2018 5-year estimates.

In Dana Point, the most commonly occurring disability amongst seniors 65 and older was an ambulatory disability, experienced by 14.2% of Dana Point's seniors (and 22.9% of seniors in the SCAG region).

## Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	430	42%	15,262	78%
Unemployed	74	7%	727	4%
Not in Labor Force	529	51%	3,530	18%
<b>TOTAL</b>	<b>1,033</b>		<b>19,519</b>	

*American Community Survey 2014-2018 5-year estimates.*

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Dana Point, 41.6% of the population with a disability is employed, compared to 78.2% of the non-disabled population.

## Developmental Disabilities

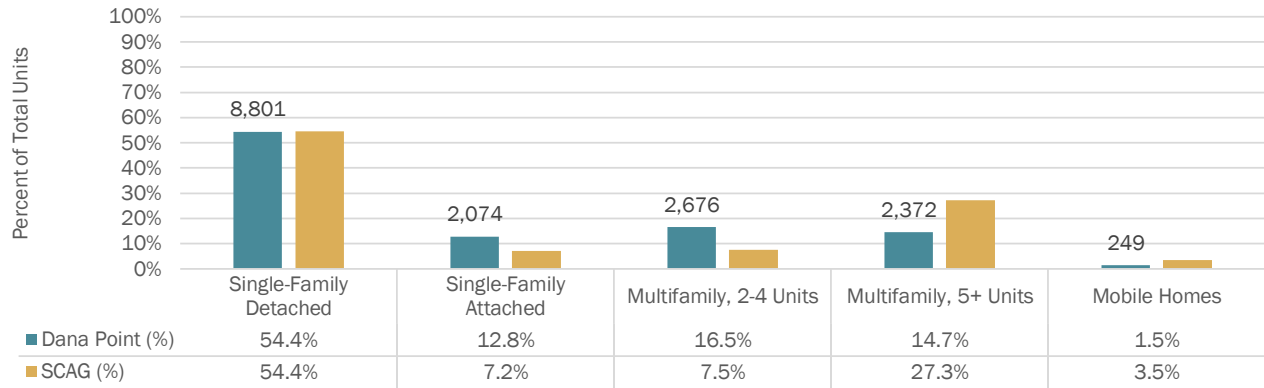
	Dana Point
<b>By Residence:</b> Home of Parent/Family/Guardian	143
Independent/Supported Living	10
Community Care Facility	0
Intermediate Care Facility	5
Foster/Family Home	5
Other	5
<b>By Age:</b> 0 - 17 Years	168
18+ Years	73
<b>TOTAL</b>	<b>409</b>

*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.*

The California Department of Developmental Services also provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation.

## V. HOUSING STOCK CHARACTERISTICS

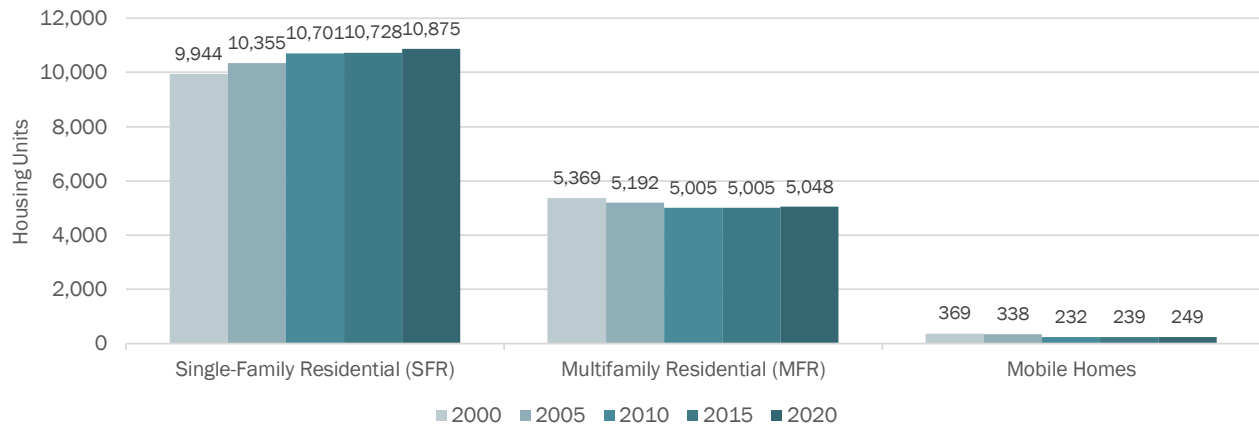
### Housing Type



CA DOF E-5 Population and Housing Unit Estimates

The chart above provides detailed information on the housing stock in Dana Point, which has a total of 16,172 housing units. The most prevalent housing type in Dana Point is single-family detached with 8,801 units. The share of all single-family units in Dana Point is 67.2%, which is higher than the 61.7% share in the SCAG region. Out of the total housing units in Dana Point, there are 14,113 occupied-units, which equates to a 12.7% total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 2.332.

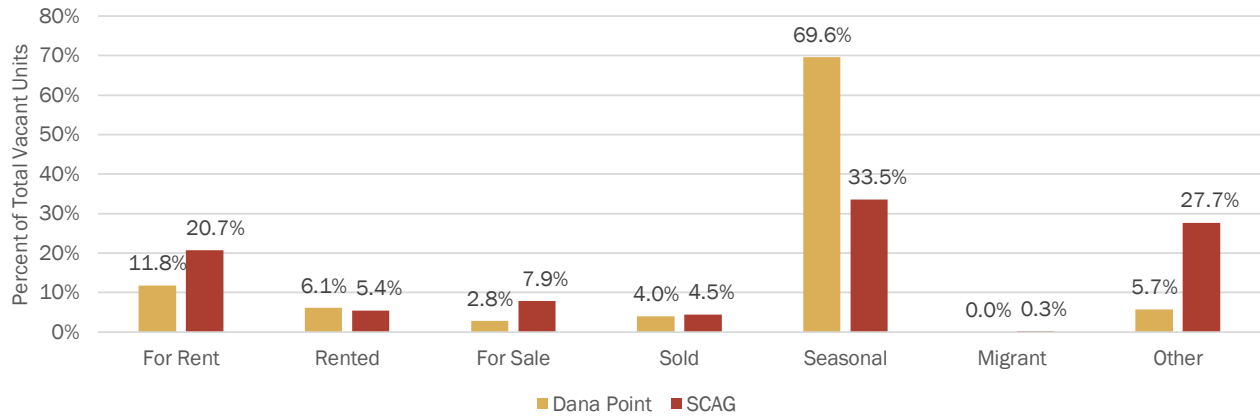
### Housing Type Trend



CA DOF E-5 Population and Housing Unit Estimates

Over the past two decades (2000-2020), there has been more construction of single-family residential units than multi-family residential units in Dana Point. When comparing 2000 to 2020, SFR units increased by 931, MFR units increased by -321, and mobile homes decreased by -120.

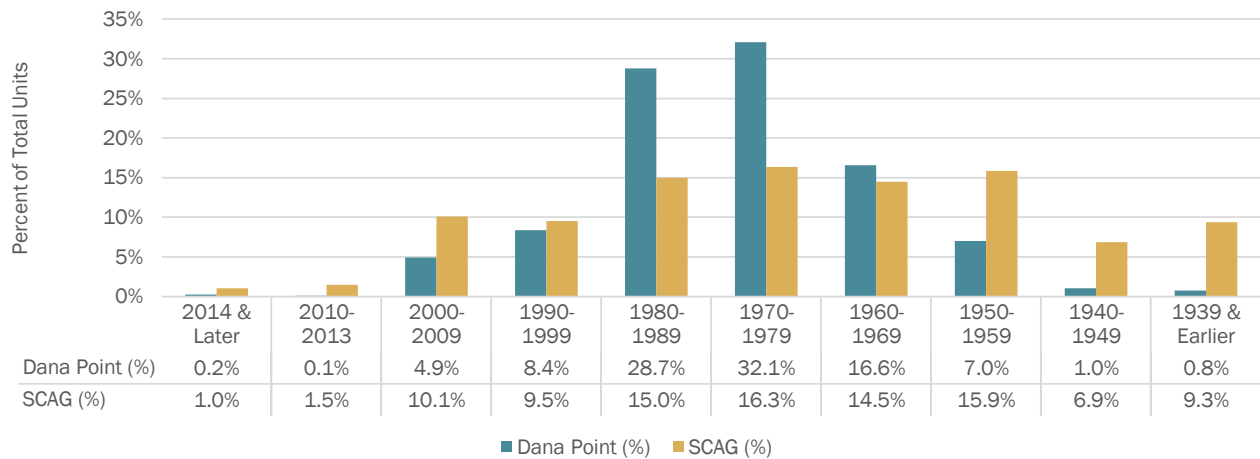
### Vacant Units by Type



American Community Survey 2014-2018 5-year estimates.

The ACS provides additional detail on vacant housing units by category.

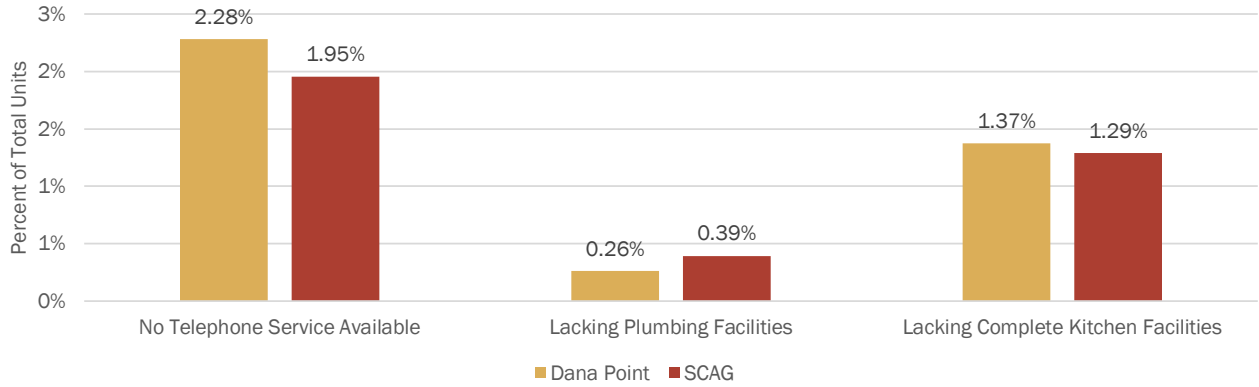
### Housing Units by Year Structure Built



American Community Survey 2014-2018 5-year estimates.

Examining the age of the current housing stock is one way to understand how historical development patterns have contributed to a city's form. The time period where the highest share of Dana Point's housing units were built is 1970-1979, while in the SCAG region more units were built during 1970-1979 than any other period.

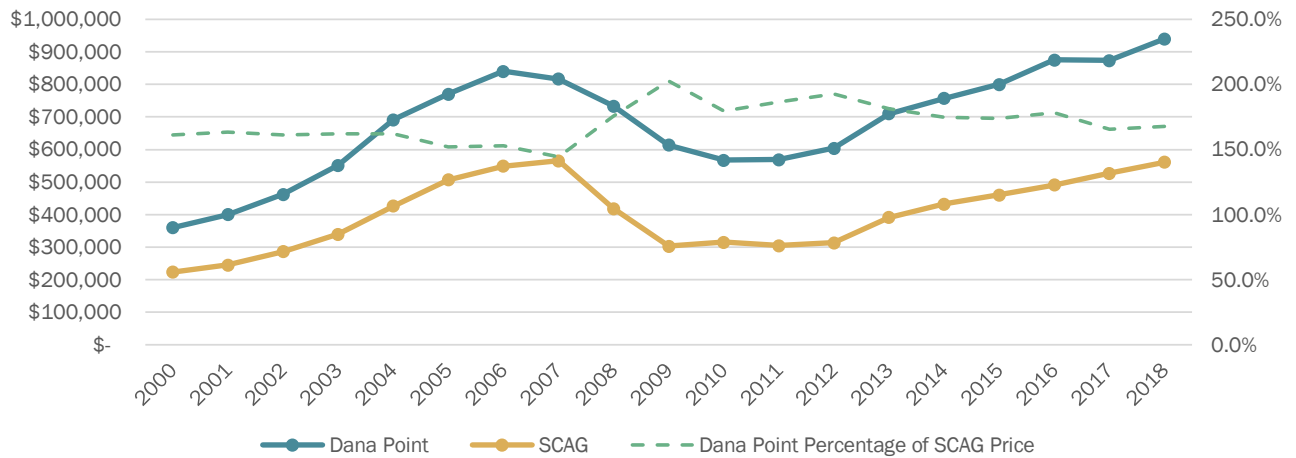
### Substandard Housing



American Community Survey 2014-2018 5-year estimates.

The ACS includes surveys about three factors of what may be considered substandard housing. In Dana Point, 332 units lack telephone service, 38 units lack plumbing facilities, and 200 units lack complete kitchen facilities.

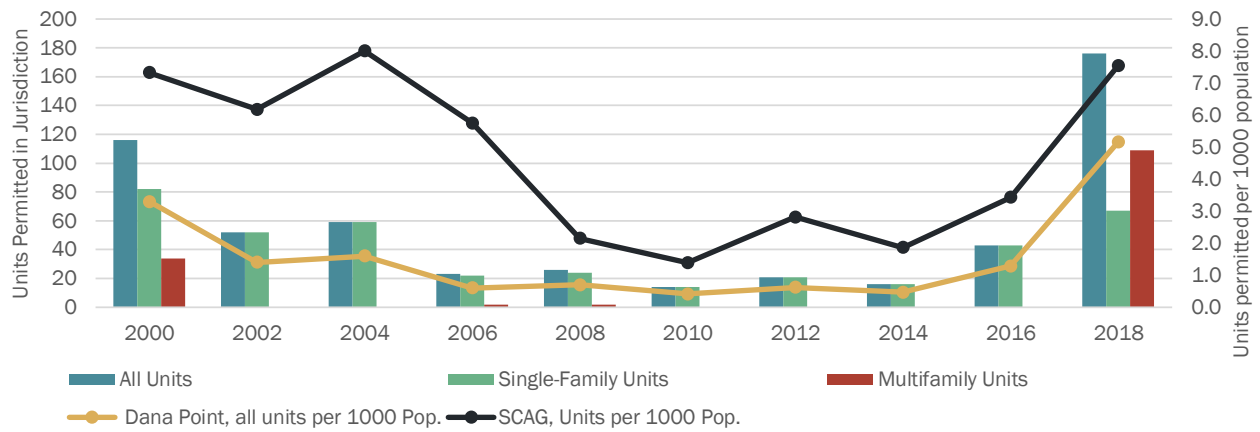
### Median Home Sales Price for Existing Homes



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

Between 2000 and 2018, median home sales prices in Dana Point increased 161% while prices in the SCAG region increased 151%. 2018 median home sales prices in Dana Point were \$940,000 and the highest experienced since 2000 was \$940,000 in 2018. Prices in Dana Point have ranged from a low of 144.4% of the SCAG region median in 2007 and a high of 202.6% in 2009.

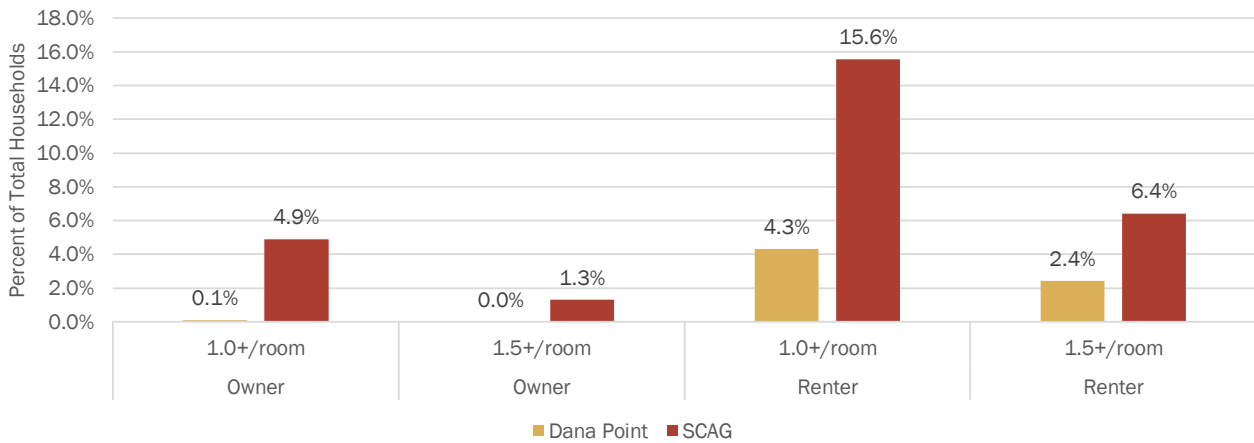
## Housing Units Permitted



Core Logic/Data Quick. Additional detail available in SCAG 2019 Local Profiles. SCAG median home sales price calculated as household-weighted average of county medians.

## VI. OVERPAYMENT AND OVERCROWDING

### Crowding by Extent and Tenure



American Community Survey 2014-2018 5-year estimates.

In Dana Point, 9 owner-occupied and 242 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. owner-occupied households and 136 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

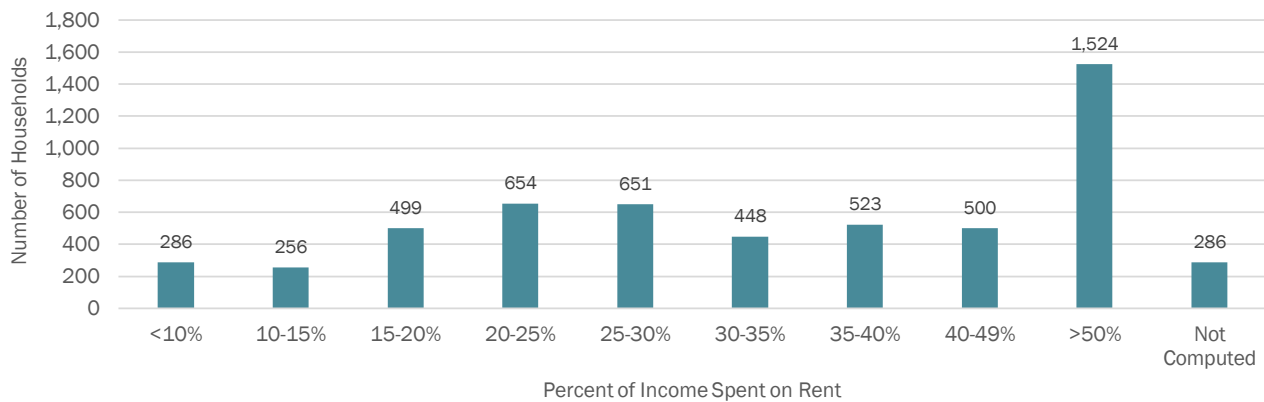
### Cost Burden by Income

Households by Share of Income Spent on Housing Cost:			
Income	< 30%	30-50%	> 50%
< 30% HAMFI	235	90	1,490
30-50% HAMFI	200	365	905
50-80% HAMFI	860	1,130	755
80-100% HAMFI	665	455	74
> 100% HAMFI	6,130	945	225
<b>Total Households</b>	<b>8,090</b>	<b>2,985</b>	<b>3,449</b>

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

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for 'cost burden' and 50% the threshold for 'severe cost burden.' However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience more true 'cost burden.' These data indicate the number of households in Dana Point by their income relative to the surrounding area and their share of income spent on housing.

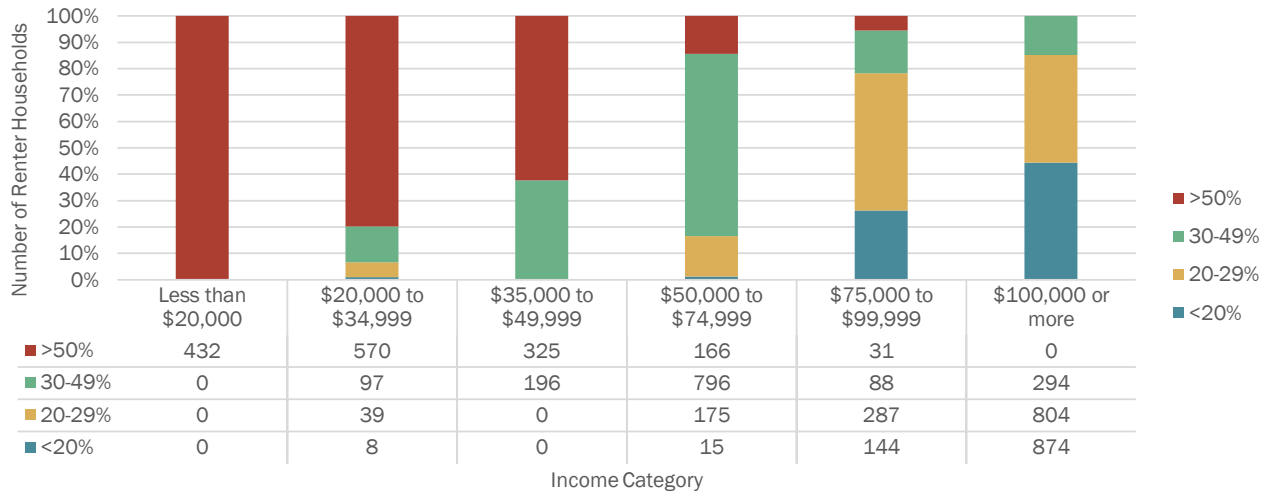
### Spending on Rent



Across Dana Point's 5,627 renter households, 2,995 (53.2%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 1,524 renter households in Dana Point (27.1%) spend fifty percent or more of gross income on housing cost, compared to 28.9% in the SCAG region.



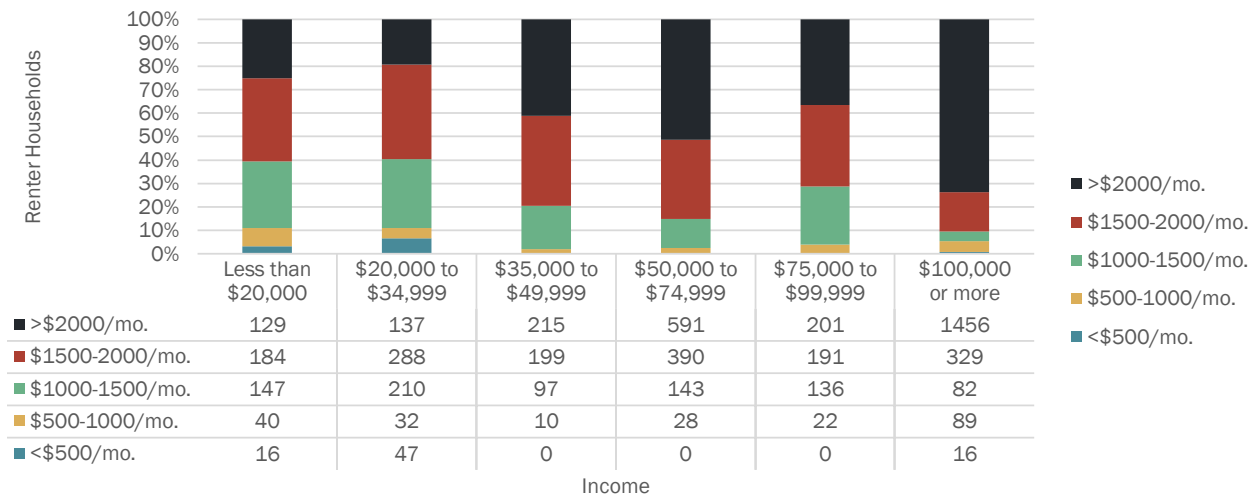
### Spending on Rent by Income



American Community Survey 2014-2018 5-year estimates.

While the previous table breaks down cost burden by area-relative income, the ACS also allows for the analysis of Dana Point's 5,341 renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). As one might expect, the general trend is that low-income households spend a higher share of income on housing (e.g. over 50%) while high-income households are more likely to spend under 20% of income on housing.

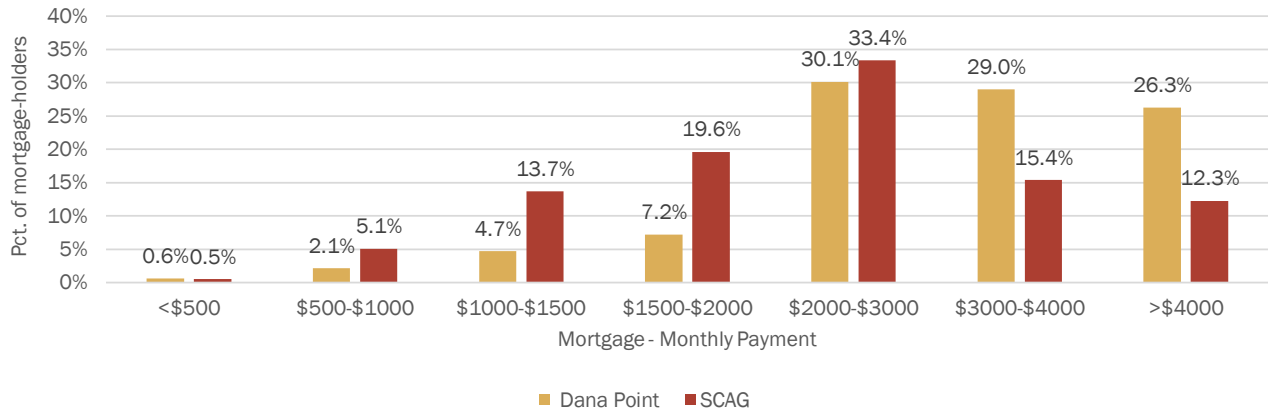
### Household Income by (Cash) Rent



American Community Survey 2014-2018 5-year estimates.

Dana Point renter households' cash rent paid can be broken down by household incomes. As one might expect, the general trend is that lower-income households spend less on rent while higher-income households spend more on rent, though this may not be universally true. Rent categories range from <\$500/month (1.5% of Dana Point renters) to >\$2000/month (50.3% of Dana Point renters). The most common rent category in Dana Point is >\$2000/month with 50.3% of renters.

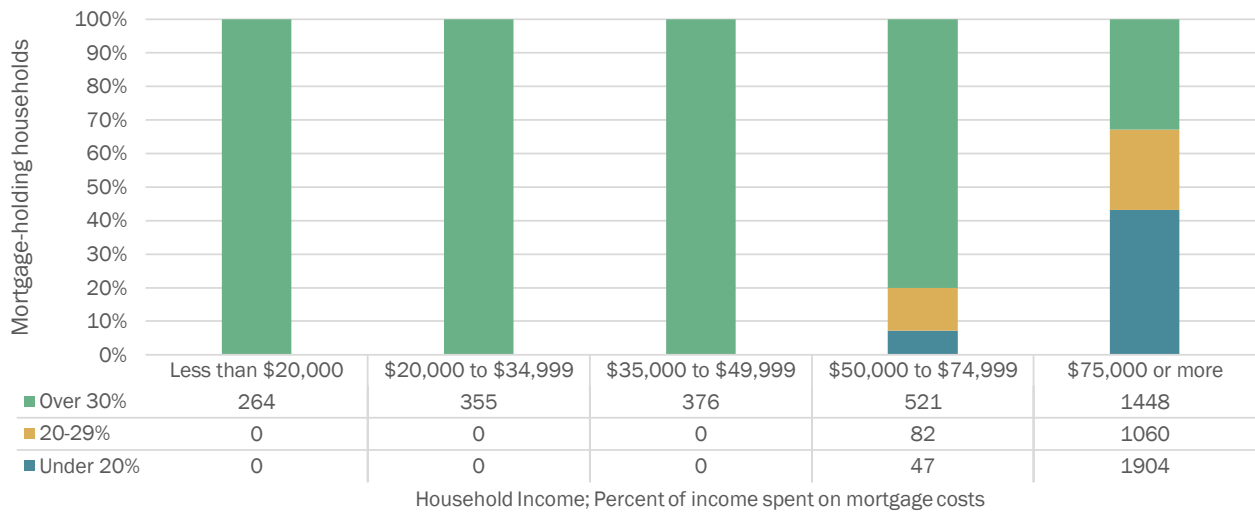
### Monthly Owner Costs for Mortgage Holders



American Community Survey 2014-2018 5-year estimates.

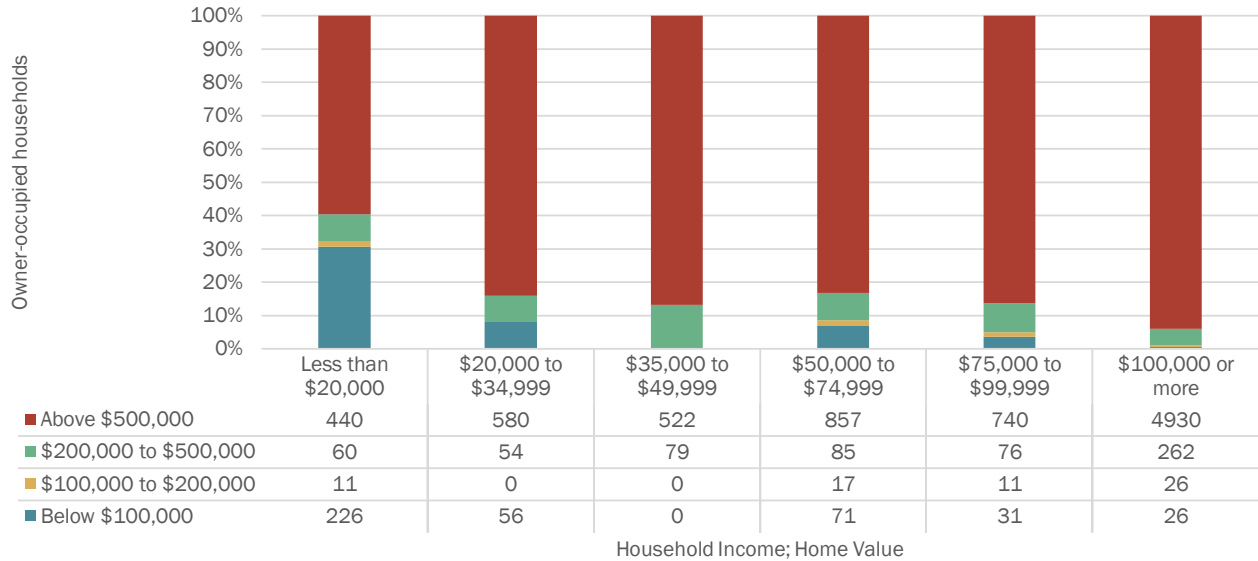
While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 61.4% of Dana Point and 52.5% of the SCAG region. The most commonly occurring mortgage payment in Dana Point is \$2000-\$3000/month and the most commonly occurring mortgage payment in the SCAG region is \$2000-\$3000/mo.

### Costs for Mortgage Holders by Income



Mortgage-holding households in Dana Point can be broken down by income and the percentage of income spent on mortgage costs. As one might expect, the general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing. The income category most prevalent amongst Dana Point mortgage-holding households is \$75,000 or more (4,412 households) and the most prevalent share of income spent on mortgage costs is over 30% (2,964 households).

### Household Income by Home Value (for owned units)



Another approach to evaluating the relationship between housing and income is to compare incomes and home values in Dana Point. The most commonly-occurring income category amongst owner households in Dana Point is \$100,000 or more (5,244 households) and the most commonly-occurring home value category is Above \$500,000 (8,069 households).

### Extremely Low Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	12,285	1,430	11.6%
Black, non-Hispanic	80	0	0.0%
Asian and other, non-Hispanic	622	65	10.5%
Hispanic	1,670	450	26.9%
<b>TOTAL</b>	<b>14,657</b>	<b>1,945</b>	<b>13.3%</b>
Renter-occupied	5,775	1,075	18.6%
Owner-occupied	8,875	870	9.8%
<b>TOTAL</b>	<b>14,650</b>	<b>1,945</b>	<b>13.3%</b>

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

Housing the extremely-low income population (below 30% of area median income) can be especially challenging. HUD's CHAS dataset provides a wealth of information on such households in Dana Point. The above table provides a breakdown of extremely low income households by race and ethnicity. The race/ethnicity with the highest share of extremely-low income households in Dana Point is Hispanic (26.9% compared to 13.3% of total population). In the SCAG region, the highest share of extremely-low income households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

## VII. ASSISTED UNITS AT RISK OF CONVERSION

### Assisted Units at Risk of Conversion

Risk Level	Definition:	Low-income units in jurisdiction	Percent of county's low-income units
Very High	At-risk of converting to market rate within the next year	0	#DIV/0!
High	At-risk of converting to market rate in the next 1-5 years	0	#DIV/0!
Moderate	At-risk of converting to market rate in the next 5-10 years	0	#DIV/0!
Low	At-risk of converting to market rate in the next 10 or more years and/or are owned by a large/stable non-profit, mission-driven developer.	0	#DIV/0!
<b>TOTAL</b>		<b>0</b>	<b>#DIV/0!</b>

California Housing Partnership, July 2020. Includes HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer. Detailed 2019 data can be found in SCAG's RHNA data appendix at <http://scag.ca.gov/programs/Documents/RHNA/SCAG-Final-RHNA-Data-Appendix-030520.pdf>. Complete, updated data can be requested from CHP through Danielle Mazzella, Preservation & Data Manager (dmazzella@chpc.net)

## VIII. REGIONAL HOUSING NEEDS ALLOCATION

### 6th Cycle Regional Housing Needs Allocation for Dana Point:

	Units
Very-Low Income (<50% of AMI)	146
Low Income (50-80% of AMI)	84
Moderate Income (80-120% of AMI)	101
Above Moderate Income (>120% of AMI)	199
<b>TOTAL</b>	<b>530</b>

SCAG, 2020. Estimate based on final adopted RHNA methodology (3/5/20). Final RHNA allocation will be issued following the conclusion of the RHNA appeals process in early 2021. Please note that for the housing element update, local jurisdictions will have to consider extremely low income (ELI) households as well. ELI housing needs may be calculated either by using Census data or simply assuming that 50 percent of the very low income households qualify as extremely low income households.

## MAJOR DATA SOURCES USED

	DESCRIPTION	FOR MORE INFORMATION, PLEASE SEE
ACS	American Community Survey 2014-2018 5-year estimates	<a href="http://www.data.census.gov">www.data.census.gov</a>
DOF	CA DOF E-5 Population and Housing Unit Estimates	<a href="http://www.dof.ca.gov/forecasting/demographics/">www.dof.ca.gov/forecasting/demographics/</a>
CHAS	HUD CHAS, 2012-2016	<a href="http://www.huduser.gov/portal/datasets/cp.html">www.huduser.gov/portal/datasets/cp.html</a>
CA DDS	California Department of Developmental Services	<a href="http://www.dds.ca.gov/transparency/">www.dds.ca.gov/transparency/</a>
SCAG LOCAL PROFILES	Including Construction Industry Research Board (CIRB) and Core Logic/DataQuick	<a href="http://www.scag.ca.gov/DataAndTools/Pages/LocalProfiles.aspx">www.scag.ca.gov/DataAndTools/Pages/LocalProfiles.aspx</a>



**MAIN OFFICE**

900 Wilshire Blvd., Suite 1700  
Los Angeles, CA 90017  
Tel: (213) 236-1800  
[www.scag.ca.gov](http://www.scag.ca.gov)

**REGIONAL OFFICES**

**IMPERIAL COUNTY**

1503 North Imperial Ave., Ste. 104  
El Centro, CA 92243  
Tel: (213) 236-1967

**ORANGE COUNTY**

OCTA Building  
600 South Main St., Ste. 741  
Orange, CA 92868  
Tel: (213) 236-1997

**RIVERSIDE COUNTY**

3403 10th St., Ste. 805  
Riverside, CA 92501  
Tel: (951) 784-1513

**SAN BERNARDINO COUNTY**

1170 West 3rd St., Ste. 140  
San Bernardino, CA 92410  
Tel: (213) 236-1925

**VENTURA COUNTY**

4001 Mission Oaks Blvd., Ste. L  
Camarillo, CA 93012  
Tel: (213) 236-1960