Costa Mesa

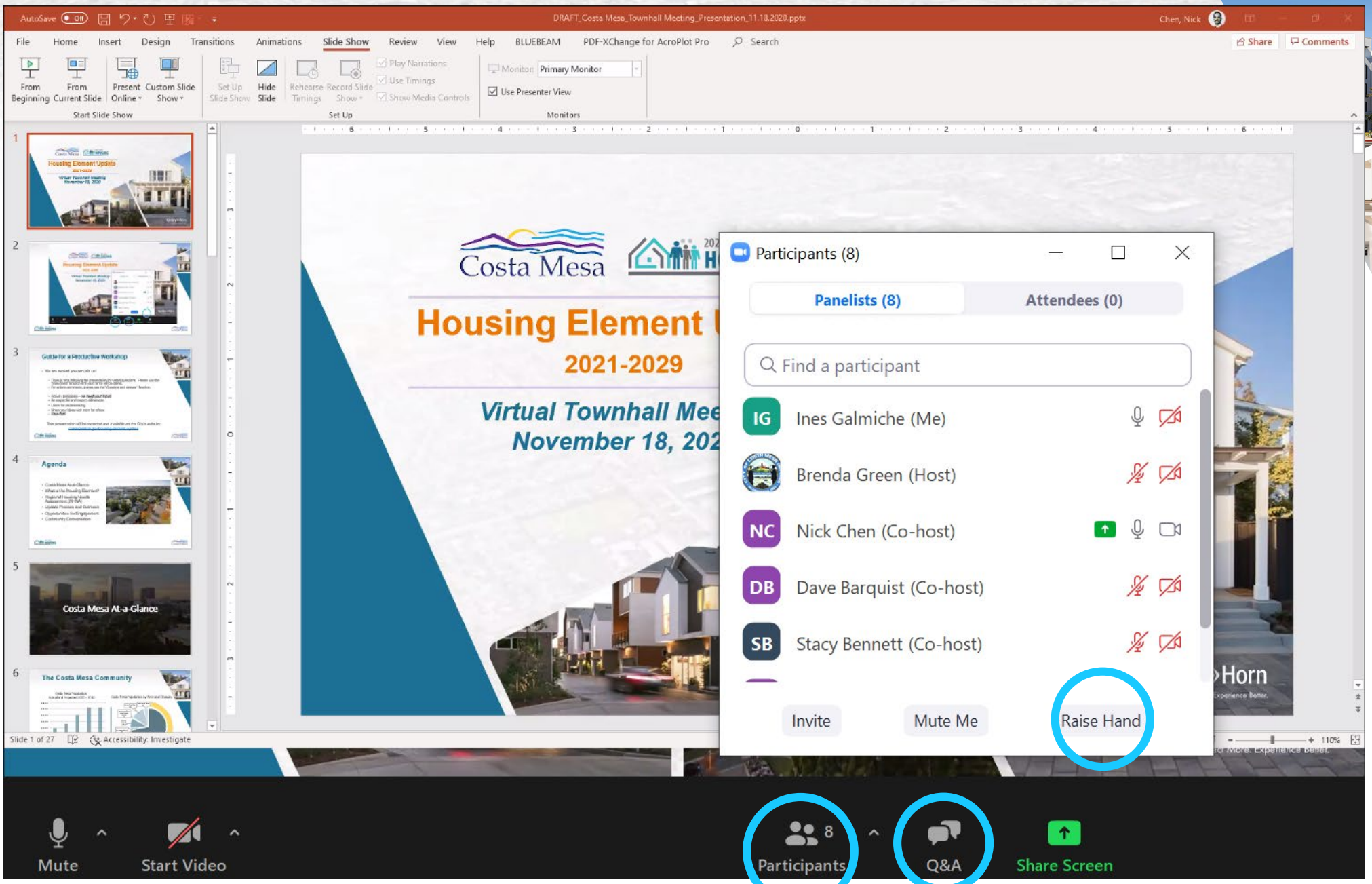
2021-2029 HOUSING element

# Housing Element Update

## 2021-2029

***Virtual Townhall Meeting***
***November 18, 2020***

Kimley»Horn
Expect More. Experience Better.



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# Guide for a Productive Workshop

- We are excited you can join us!
  - There is time following the presentation for verbal questions.  Please use the "raise hand" function and your name will be called.
  - For written comments, please use the "Question and Answer" function.

  - Actively participate – **we need your input!**
  - Be respectful and respect differences
  - Listen for understanding
  - Share your ideas with room for others
  - **Have fun!**

This presentation will be recorded and available on the City's website:

costamesaca.gov/housing-element-update

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# Agenda

- Costa Mesa At-a-Glance
- What is the Housing Element?
- Regional Housing Needs Assessment (RHNA)
- Update Process and Outreach
- Opportunities for Engagement
- Community Conversation

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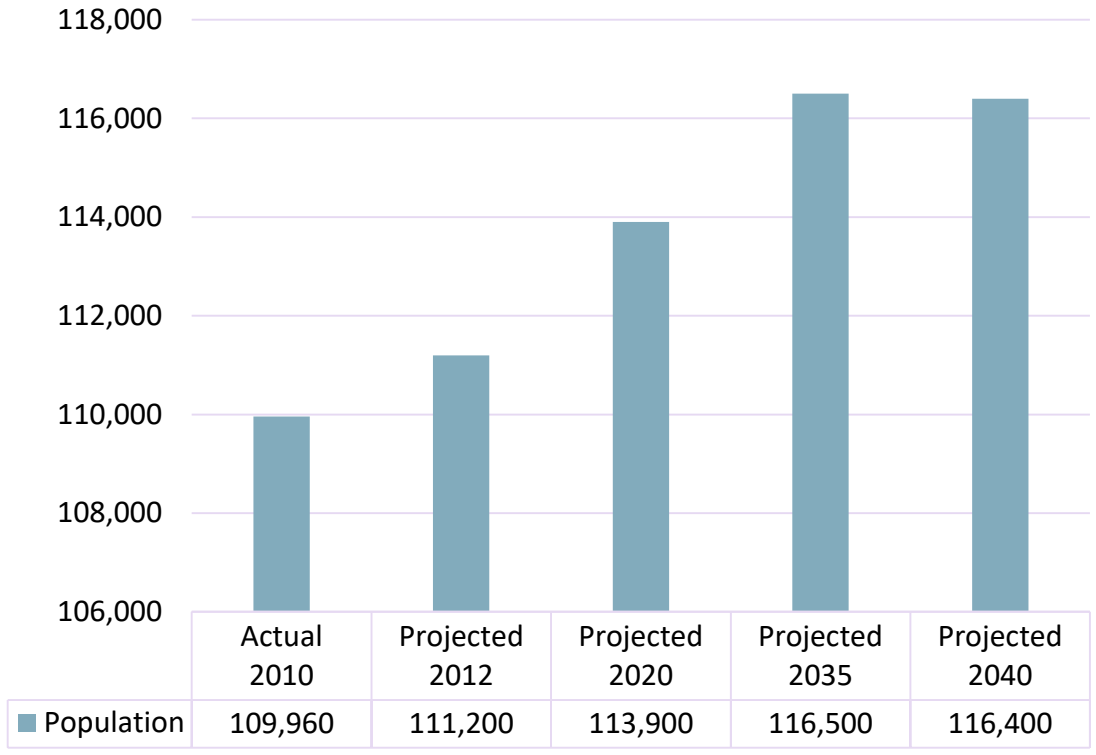
# Costa Mesa At-a-Glance

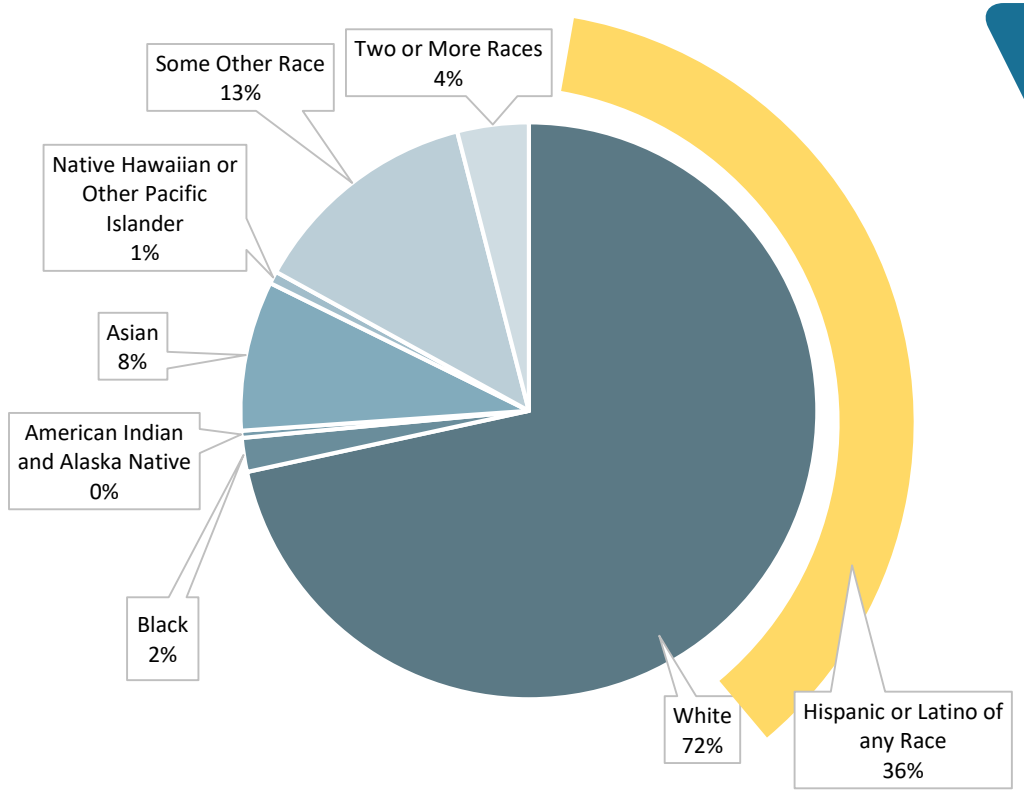
# The Costa Mesa Community

## Costa Mesa Population, Actual and Projected 2000 – 2040




| | Actual 2010 | Projected 2012 | Projected 2020 | Projected 2035 | Projected 2040 |
|---|---|---|---|---|---|
| Population | 109,960 | 111,200 | 113,900 | 116,500 | 116,400 |

## Costa Mesa Population by Race and Ethnicity

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*Source: 2016-2040 SCAG RTP/SCS (Adopted April 2016); American Community Survey, 5-Year Estimate, 2018.*

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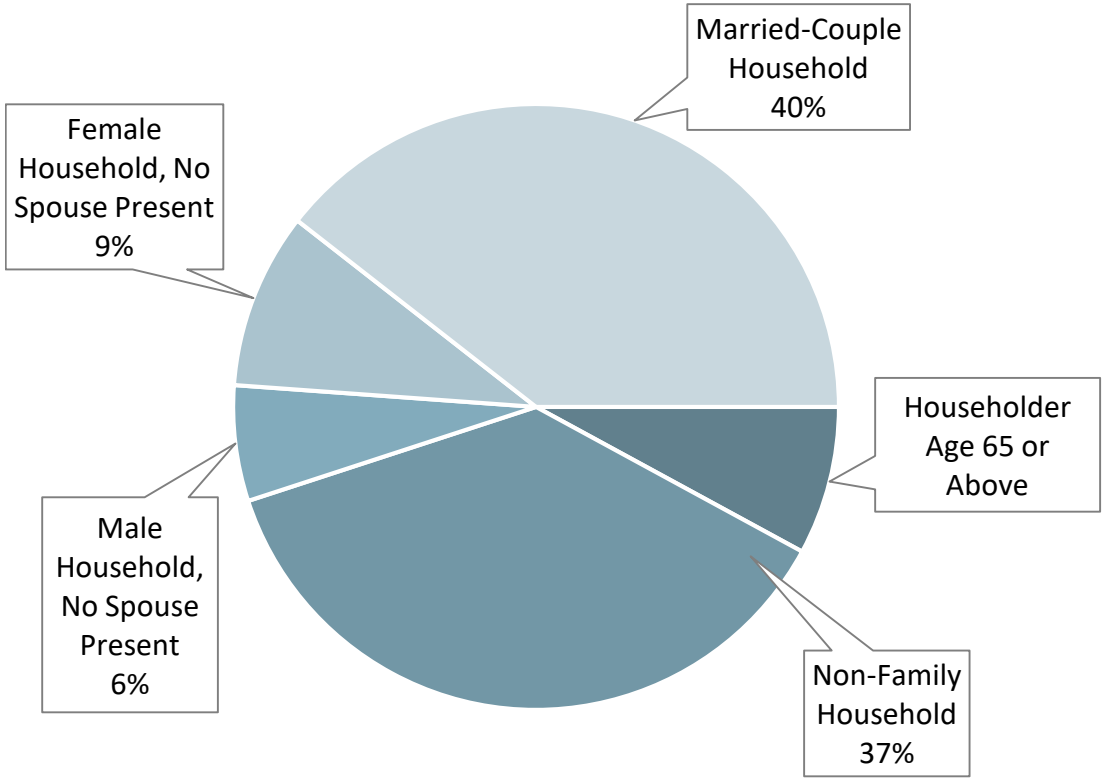
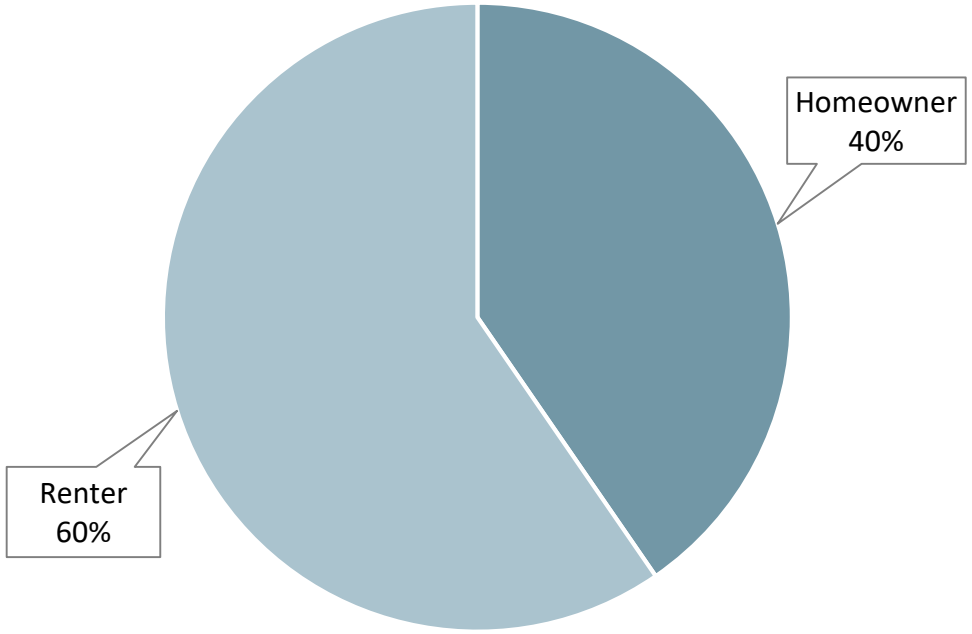
# The Costa Mesa Community

## Costa Mesa Households by Type




## Households by Tenure, Owner or Renter

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*Source: American Community Survey, 5-Year Estimate, 2018.*

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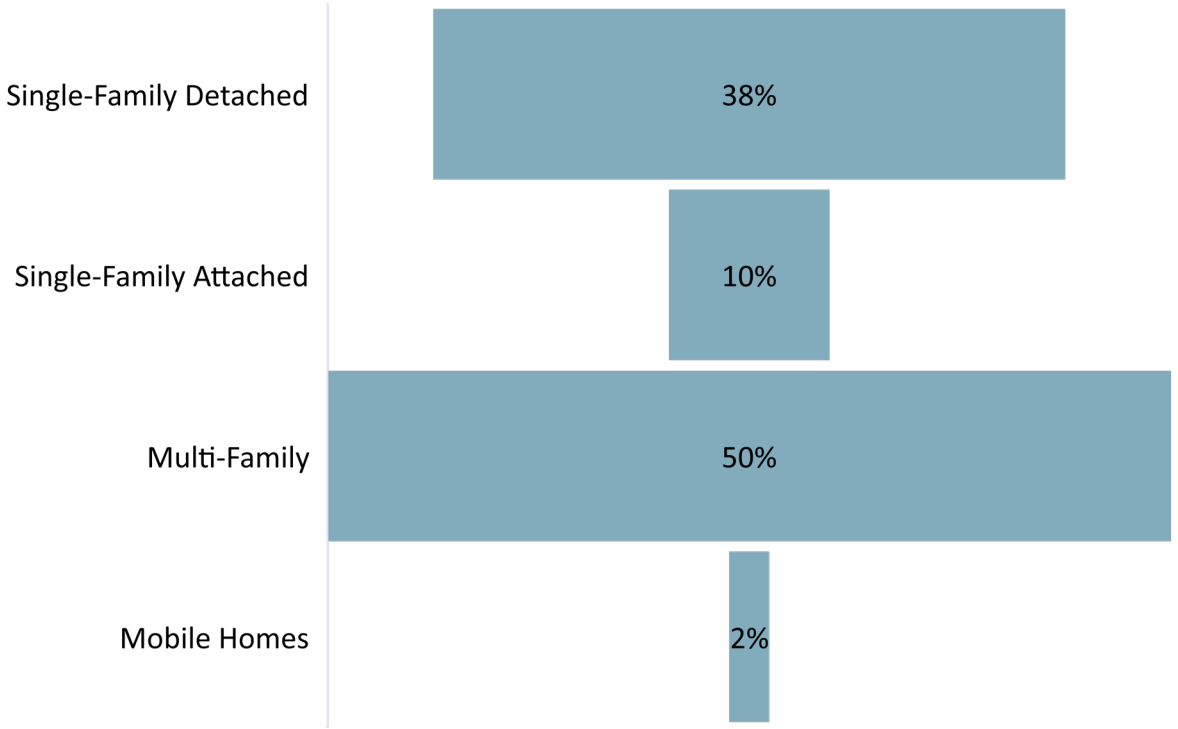
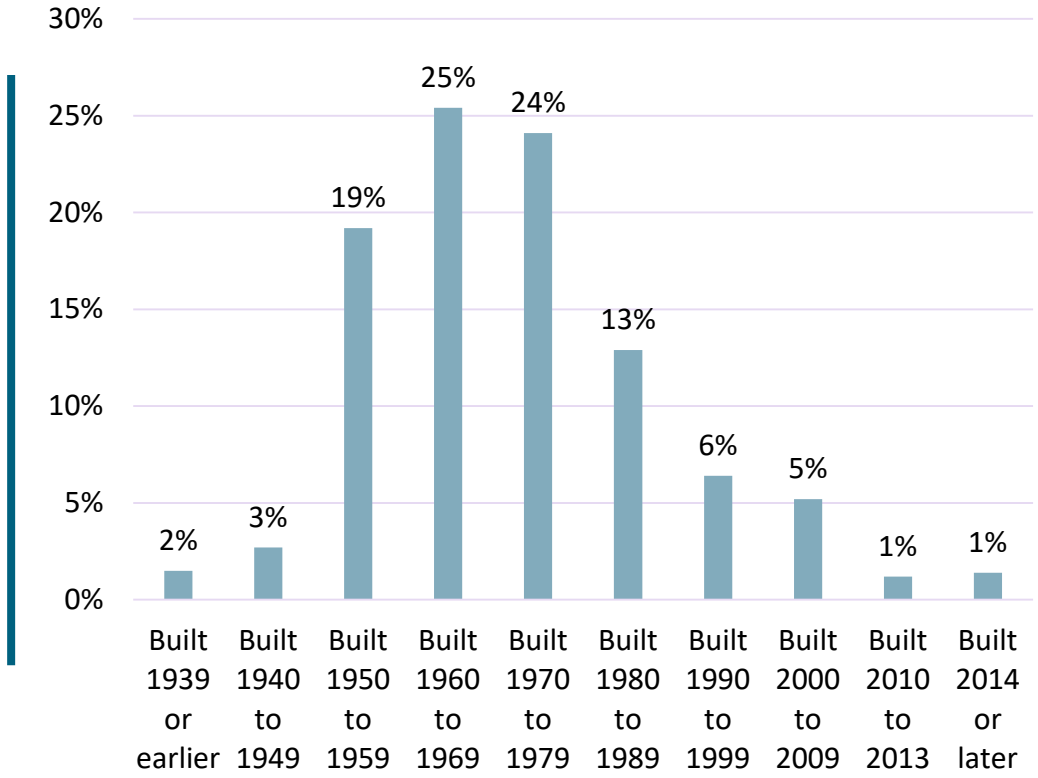
# Housing in Costa Mesa

## Housing by Type, Costa Mesa




## Costa Mesa Housing Units by Year Constructed

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*Source: American Community Survey, 5-Year Estimate, 2018.*

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# What is the Housing Element?

# What is the Housing Element?

- Required Chapter of the Costa Mesa General Plan (the General Plan establishes long-range planning and policy for the City)
- Identifies projected housing needs by income category
- Provides goals, policies, programs, and quantified objectives to guide current need and future housing growth for all incomes in Costa Mesa
- Requires certification by the Department of Housing and Community Development (HCD) for compliance with state laws

# Why are Housing Elements Updated?

- Engages the community in the planning process
- Demonstrates Costa Mesa's ability to meet current and future housing growth need
- Establishes a plan for meeting the housing needs of all income levels
- Ensures the Housing Element is compliant with state housing laws

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# Housing Element Certification

## What Does it Mean to Have a "Certified" Housing Element?

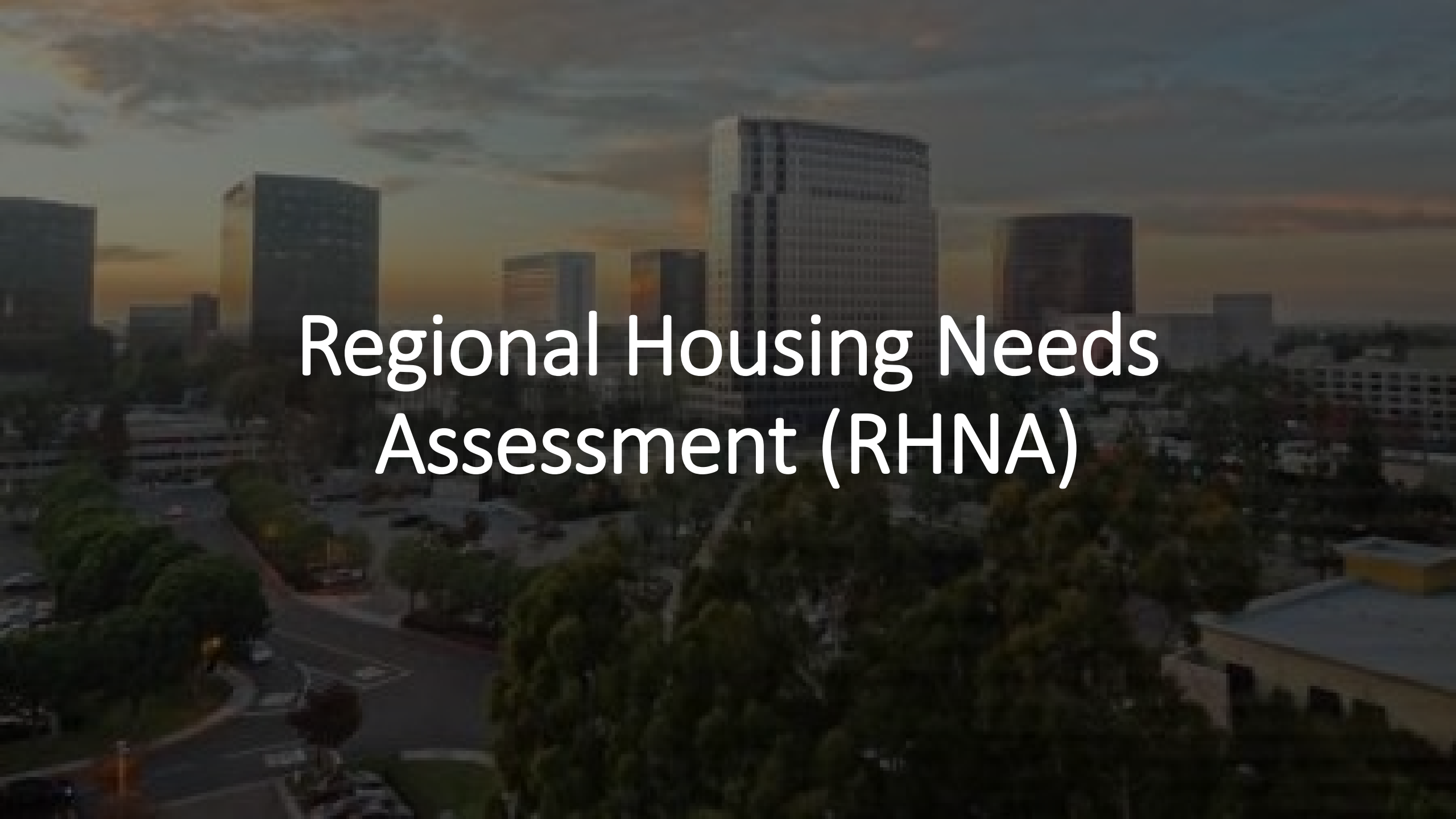
- Reviewed and certified by the Department of Housing and Community Development (HCD)
- Demonstrates substantial compliance with state law

## Benefits of Certification

- Access to state grants and alternative funding sources
- Identifies the City's ability to meet current and future growth needs

# Housing Element Features

- Population and housing profile
- Evaluation of housing constraints and resources
- Evaluation of current programs and policies
- Analysis and identification of sites to accommodate the City's RHNA allocation
- Policies, programs, and quantified objectives to achieve the City's identified housing goals



# Regional Housing Needs Assessment (RHNA)

# What is RHNA?

- Statewide determination of units is split into regional allocations
- Initiates the Housing Element Update process
- Quantifies housing needs, by income category, within each County and City in California
- Based on future growth in population, employment and households

# How is RHNA determined?

**Department of Housing and Community Development**

*HCD determines and distributes the State's housing need to all the regional councils of government*

**Southern California Association of Governments**

*SCAG develops methodology to determined "fair share" distribution of the region's housing need to local jurisdictions*

**City of Costa Mesa RHNA Allocation, 2021-2029**

***11,733 units***

# Costa Mesa RHNA Allocation

| Income Category | % of Area Median Income (AMI) | Income Range[1] | | RHNA Allocation (Housing Units)[2] |
|---|---|---|---|---|
| | | Minimum | Maximum | |
| Very Low Income | 0 - 50% AMI | -- | $51,500 | 2,912 units |
| Low Income | 51 – 80% AMI | $52,530 | $82,400 | 1,790 units |
| Moderate Income | 81 – 120% AMI | $83,430 | $133,900 | 2,084 units |
| Above Moderate Income | >120% AMI | $133,900 | -- | 4,947 units |
| | | | **TOTAL:** | **11,733 units** |

1. Income range is based on the 2020 HUD Area Median Income (AMI) for Orange County of $103,000.
2. RHNA Allocation is in draft form and subject to change pending final approval by SCAG (9/3/2020).

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# Update Process and Outreach

# What is Included in the Update Process?

- Comprehensive community outreach
- The City's demographic conditions
- Adequate sites to meet the City's RHNA allocation
- Goals, policies, programs and quantified objectives
- Public Hearings before Planning Commission and City Council

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# Opportunities for Engagement

# Tentative Public Participation Upcoming Opportunities

**Community Townhall #1**

November 18

**Community Survey**

November 2020

**Districts Meetings, Round 1**

December 2020

**District Meetings, Round 2**

December 2020

**Subject Matter Expert Meeting**

December 2020

**Targeted Focus Groups**

December 2020

**City Council Study Session**

January 2021

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# How Can You Engage?

**Your participation is vital to the Housing Element Update!**

There are numerous opportunities for participation including:

- Workshops
- Surveys
- District Meetings
- City Council and Planning Commission Study Sessions
- Review of the Public Review Draft

The City will continue to provide detailed information and dates for additional community engagement, visit costamesaca.gov/housing-element-update

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# We Want Your Input!

Participate in the Housing Element Survey!

Go to:

costamesaca.gov/housing-element-update

Click the link titled “Take Survey” to begin.

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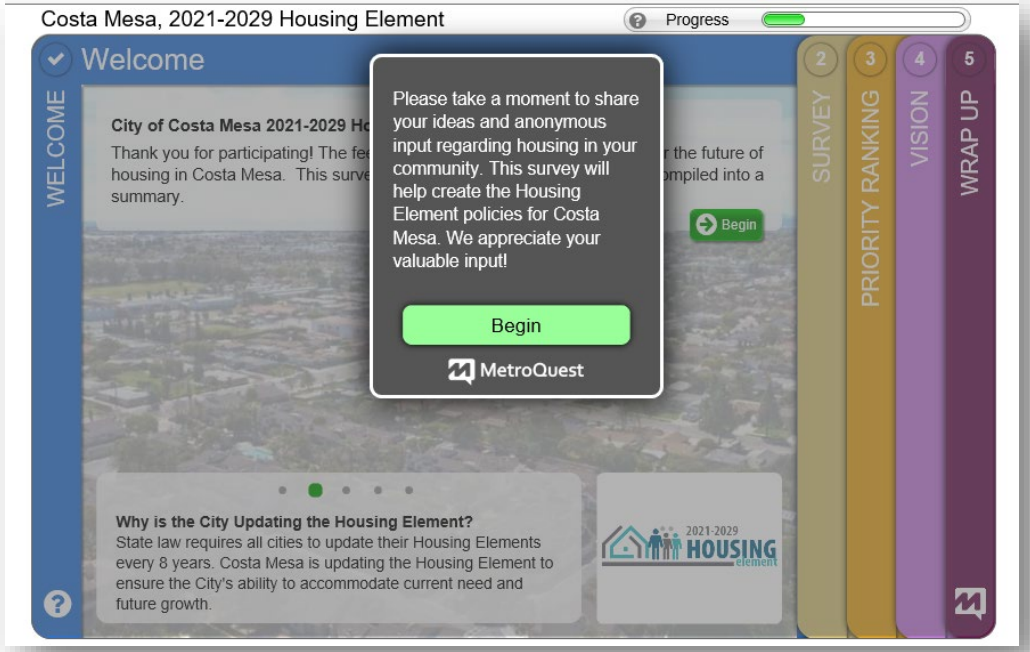
# How to Use the Survey

1. Click the link provided on the City's website using either your phone or a desktop/laptop
2. Click "*Begin*" to start the survey
3. Carefully read the instructions on each slide
4. Respond to the provided prompts with your ideas and input
5. Complete slide five and click "*Submit Final Questions*" to complete the survey and submit all responses




The survey provides the City with important community feedback to help shape goals and policies within the Housing Element. Your input is very important!

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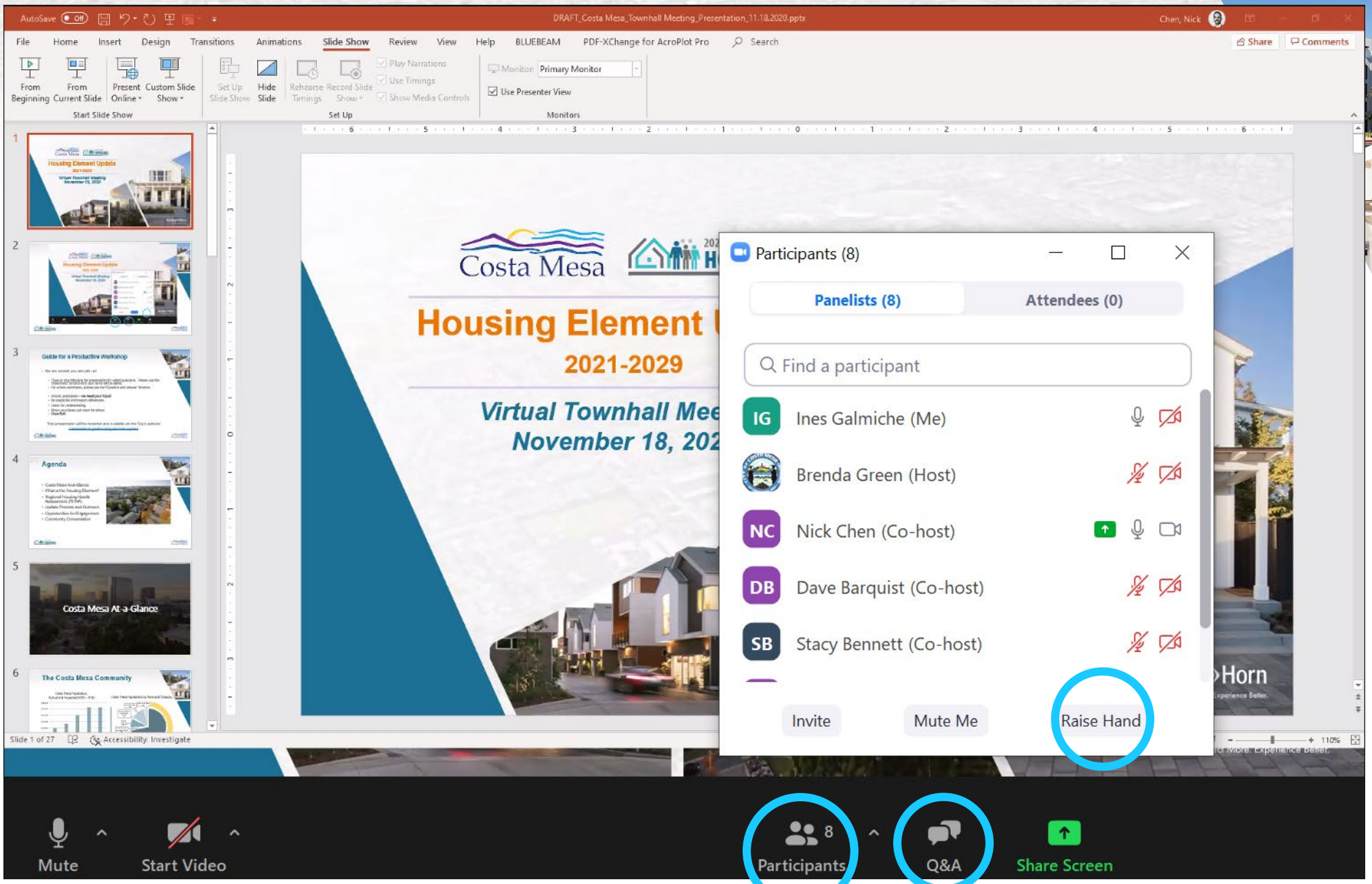
Community Conversation



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# Thank you!

## Questions?

Please contact:

**Minoo Ashabi**, Principal Planner

Email: housing-element@costamesaca.gov

Or visit: costamesaca.gov/housing-element-update