



Housing Element Update

2021-2029

Virtual Townhall Meeting #2
September 2, 2021



Agenda

- **Costa Mesa's Housing Element Update Process**
 - Recap of RHNA
 - Community Engagement
- **Housing Element Strategy**
- **Overview of Housing Programs**
- **Community Conversation**
 - Breakout Group #1: Candidate Housing Sites Analysis
 - Breakout Discussion #2: Housing Goals, Policies, and Programs





Public Review Draft Housing Element

Available on the City's Website until
September 15, 2021.

costamesaca.gov/housing-element-update

An aerial photograph of the Costa Mesa city skyline at dusk. The sky is a mix of soft orange and grey, with some clouds. Several tall, modern office buildings are visible, their windows reflecting the light. In the foreground, there are green trees and a road with some traffic. The overall scene is a mix of urban architecture and natural elements.

Costa Mesa's Housing Element Update Process

A photograph of a family of three in a bright, modern interior. A young child with curly hair is being held up by a woman, both smiling joyfully. A man is partially visible on the left, also smiling. The scene is warm and happy, with soft lighting and a clean background.

Housing Element Sections

- **Section 1:** Introduction to the Housing Element
- **Section 2:** Population and housing profile
- **Section 3:** Evaluation of housing constraints and resources
- **Section 4:** Policies, programs, and quantified objectives to achieve the City's identified housing goals

A photograph of a modern, multi-story building with a curved glass facade. The building is set against a sky with soft, colorful clouds, suggesting a sunset or sunrise. In the foreground, there is a courtyard area with several young trees, outdoor tables, and chairs. The overall scene is bright and contemporary.

Housing Element Sections

- **Appendix A:** Evaluation of current programs and policies
- **Appendix B:** Analysis and identification of sites to accommodate the City's RHNA allocation
- **Appendix C:** Summary of Community Engagement
- **Appendix D:** Glossary of Terms

Costa Mesa RHNA Allocation



Income Category	% of Area Median Income (AMI)	Affordable Monthly Rent ¹	Income Range ²		RHNA Allocation (Housing Units)
			Minimum	Maximum	
Very Low Income	0 - 50% AMI	\$961-\$1,281	--	\$64,050	2,919 units
Low Income	51 – 80% AMI	\$2,561	\$64,051	\$102,450	1,794 units
Moderate Income	81 – 120% AMI	\$3,090	\$102,451	\$123,600	2,088 units
Above Moderate Income	>120% AMI	> \$3,090	\$123,601	--	4,959 units
TOTAL:					11,760 units

1. 30% gross household income is “affordable” for a family of 4 and includes utilities/services such as basic water, sewer, and trash.
2. Income range is based on HCD’s State Income Limits for 2020 for Orange County (based on a median of \$103,000 for a family of 4).

Current Households by Income Category Estimates



Households by Income Category, 2020

Income Category (% of Orange County's AMI)	No. of Households	Percent
Extremely Low (30% AMI or less)	6,610	16.3%
Very Low (31 to 50% AMI)	5,220	12.9%
Low (51 to 80% AMI)	7,325	18.1%
Moderate or Above (over 80% AMI)	21,405	52.8%
Total	40,555	100%

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Summary of Community Engagement

- **Virtual Town Hall #1:** November 2020
- **Subject Matter Expert Meetings:** February to April 2021
- **District Specific Meetings:** February 2021
- **Online Community Survey:** November 2020 to February 2021
- **Planning Commission Study Session:** March 2021
- **City Council Study Session:** March 2021
- **Joint Planning Commission/City Council Study Session:** April 2021
- **Virtual Town Hall #2:** September 2021



Community Input on Housing Opportunity Areas

- Community Survey helped to determine approximate housing opportunity areas and types
- District Specific Meetings used maps and community discussions to focus on potential housing opportunities within each district at the corridor or parcel level
- Subject Matter Expert Meetings
 - Home Builders/Developers
 - Housing Advocacy Groups
 - Homeless Services Providers



Community Feedback

- Focused Meetings
 - Major property owners
 - Affordable and market-rate developers with local experience
 - Local housing advocates
 - Faith-based leaders/community
 - Mobile Home community



An aerial photograph of a city skyline at dusk. The sky is a mix of dark blue and orange, with some clouds. Several tall, modern skyscrapers are visible, some with lights on. The foreground is filled with green trees and a road with a few cars. The text "Housing Element Strategy" is overlaid in the center in a white, sans-serif font.

Housing Element Strategy

Guiding Principles

- Plan for future housing opportunities along major corridors that are compatible with growth while preserving established residential neighborhoods.
- Complement the diversity and unique characteristics within each neighborhood, community, and district.
- Plan for a diverse range of housing types to address the housing needs of the community.

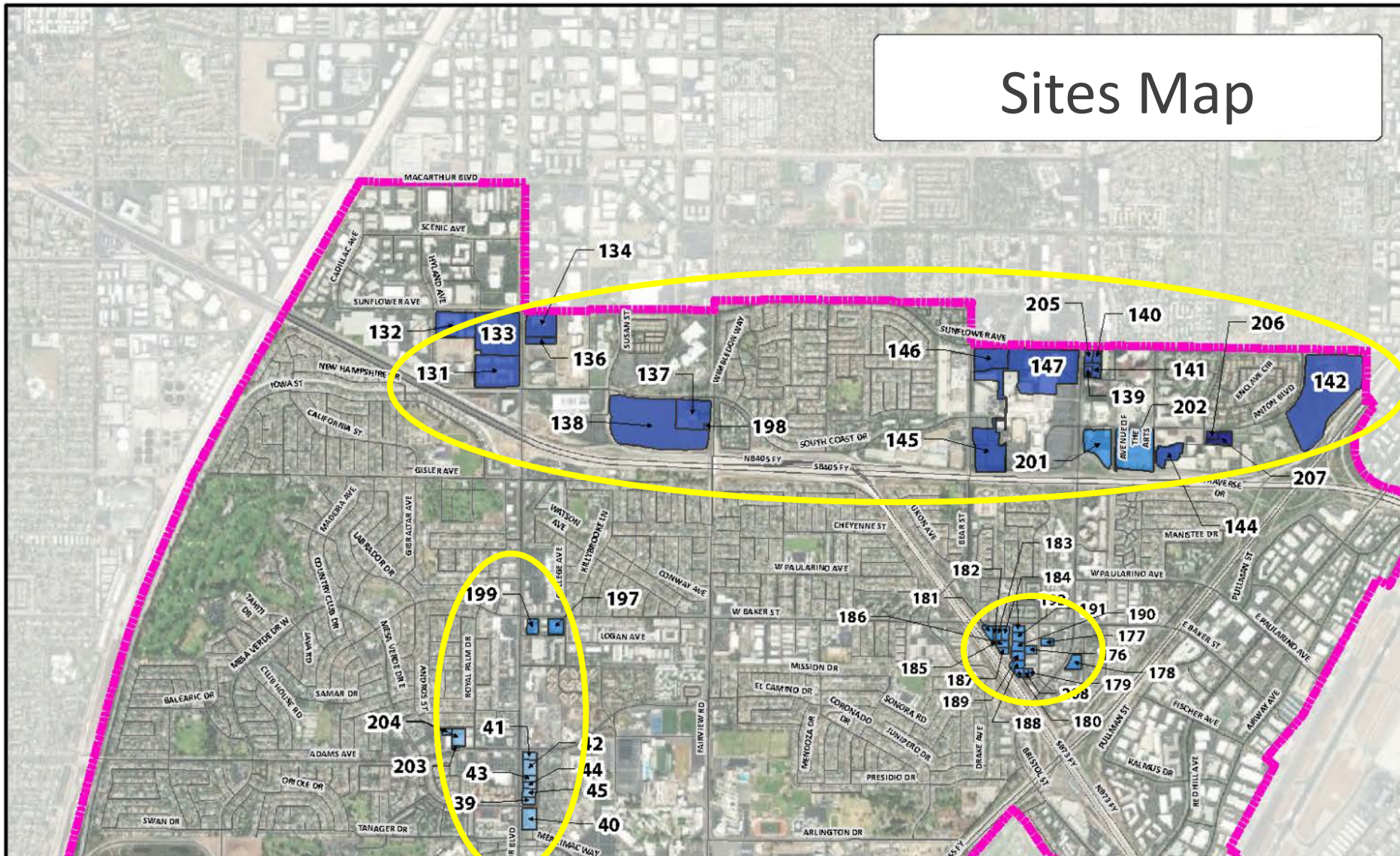


Recommended Strategies

- Based on community input, the City has identified corridors or areas around the City most suitable for potential future housing growth
- Within those corridors and areas, the City has identified sites based on certain criteria
- Amendments to Specific Plans, Urban Plans, and Overlays within the City as the mechanism for making zoning changes
- Accessory Dwelling Units (ADUs) estimated to be built over the next 8 years



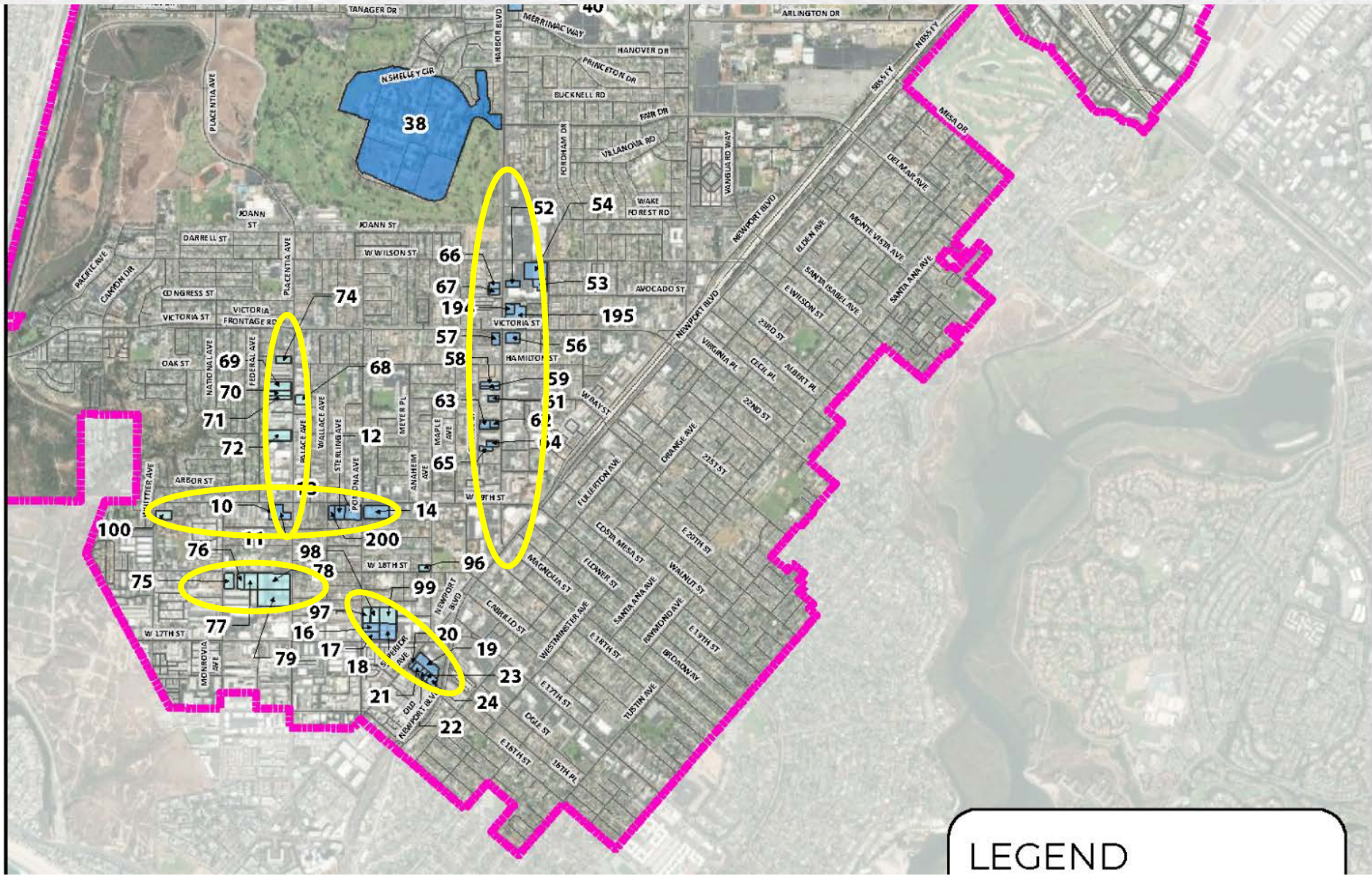
Sites Map



LEGEND

- City Boundary
- Sites Inventory
- Density
 - 40 du/ac
 - 41 du/ac - 50 du/ac
 - 51 du/ac - 60 du/ac
 - 61 du/ac - 90 du/ac
 - Over 90 du/ac





LEGEND

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- City Boundary
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ADU Methodology

- Accessory Dwelling Units are an important way for Costa Mesa to create housing that may be more affordable
- The City has determined there is the potential for **approximately 850 accessory dwelling units** to be built within the next 8 years
 - In approximately the last 6 months, the City has received 53 applications for ADUs
 - At this rate, the City estimates approximately 100 ADUs will be developed per year



Source: American Planning Association (APA)

An aerial photograph of a city skyline at dusk. The sky is a mix of dark blue and orange, with some clouds. In the foreground, there are green trees and a road. In the background, several tall skyscrapers are visible, some with lights on. The text 'Overview of Housing Programs' is overlaid in the center in a white, sans-serif font.

Overview of Housing Programs

Housing Element Programs

- Housing Programs are actions the City will commit to take within specified time periods during the 6th cycle to support housing goals
- Housing Programs are developed in response to:
 - Data trends in the community profile or gathered through community engagement
 - Identified constraints and fair housing findings
 - New changes and requirements within State law



Program Analysis

Draft Housing Element Program	Related Analysis
Program 2A: Inclusionary Housing Ordinance	Housing prices are outpacing income levels. Stakeholder outreach and Housing Element analysis show the need for the City to consider implementing an Inclusionary Housing Ordinance.
Program 2D: Senior Housing Options	Approximately 11% of the Costa Mesa population is 65 years or older and 7.5% are seniors living alone.
Program 2E: Large-Family Households	Approximately 10% of all households are 5 or more members. Rental options typically have a low number of bedrooms.
Program 3F: Motel Conversions, Efficiency Units, Co-Living Housing Types	City does not currently have a definition within the Zoning Code to address permitting these types of units, which are becoming more feasible development types.



Program Analysis

Draft Housing Element Program	Related Analysis
Program 3G: Measure Y	Stakeholder and community outreach identified Measure Y as a potential constraint in relation to the City obtaining a compliant Housing Element.
Program 3O: Federal/State Housing Programs	New Federal and State funding sources are becoming available annually which may help to facilitate housing development.
Program 4A: Fair Housing	Fair housing analysis within Section 3 determined actions the City can take to address identified fair housing issues.



Sample Housing Element Program

Housing Program 3K: Annual Progress Reports

Costa Mesa will complete the required housing status reporting through the City's Annual Progress Report. This report outlines the status of residential development projects within the city at various phases of the development progress as well as the City's progress towards meeting the stated program actions within the Housing Element. The report is due to the State Department of Housing and Community Development (HCD) each year within a timeline determined and published by the State.

Timeframe: Annually

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division

Funding Source: In Kind



An aerial photograph of a city skyline at dusk or dawn. The sky is a mix of soft orange, yellow, and grey tones. Several tall, modern skyscrapers are visible, their windows reflecting the ambient light. The foreground shows a dense urban area with lower-rise buildings, streets, and greenery. A dark, semi-transparent overlay covers the entire image to make the white text stand out.

Public Review Draft Housing Element

We Want Your Input!

The Public Review Draft of the Housing Element is available on the City's Website.

Go to:

costamesaca.gov/housing-element-update



City Hall » City departments » Development Services » Planning »

HOUSING ELEMENT UPDATE

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[Click here to submit comments on the City's Public Review Draft](#)

The City of Costa Mesa has released its Draft 2021 – 2029 Housing Element Update.

DRAFT Housing Element Chapters

1. [Cover](#)
2. [Introduction](#)
3. [Profile](#)
4. [Housing Constraints, Resources, and Affirmatively Furthering Fair Housing](#)
5. [Housing Plan](#)
6. [Appendix A – Review of Past Performance](#)
7. [Appendix B – Candidate Sites Analysis Overview](#)
8. [Appendix C – Summary of Community Engagement](#)
9. [Appendix D – Glossary of Housing Terms](#)

Draft Housing Element Comment Page

- Document is available on the City's Website until September 15, 2021.
- A comment page has been created in English and Spanish for community members and stakeholders to provide input on the draft Housing Element.

[City Hall](#) » [City departments](#) » [Development Services](#) » [Planning](#) »

HOUSING ELEMENT UPDATE

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[Click here to submit comments on the City's Public Review Draft](#)

The City of Costa Mesa has released its Draft 2021 – 2029 Housing Element Update.



English (United States) ▼



City of Costa Mesa Public Review Draft of the 2021-2029 Housing Element

Please use this survey to submit comments on the various chapters of the City's Public Review Draft of the 2021-2029 Housing Element Update. Comments for each chapter are not required and the survey can be completed with as many or as few responses as you would like.

If you have questions, please submit them to Minoo Ashabi at minoo.ashabi@costamesaca.gov.

1. Please submit comments on Chapter 1 (Introduction) here.

Enter your answer

2. Please submit comments on Chapter 2 (Community Profile) here.

Enter your answer

3. Please submit comments on Chapter 3 (Housing Constraints, Resources, and AFFH) here.

Enter your answer



An aerial photograph of a city skyline at dusk. The sky is a mix of soft orange, pink, and grey tones. Several tall, modern skyscrapers are visible, some with lights beginning to glow. In the foreground, there is a dense area of green trees and lower-rise buildings. The overall scene is dimly lit, suggesting the end of the day.

Community Conversation

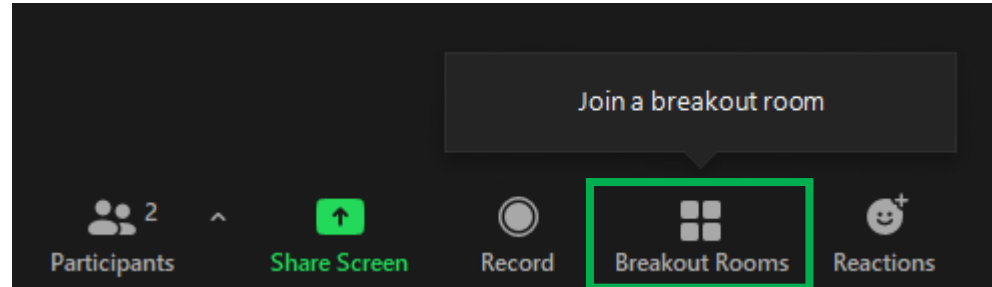
Breakout Rooms

- Purpose: To facilitate group discussions on:
 - Opportunity corridors and sites
 - Housing programs
- Tonight's discussion format:
 - Two breakout rooms
 - Both groups will have the same discussion topics
 - Each breakout room discussion is facilitated by members of the project team
 - Summary discussions at the end to hear what was said on the other room

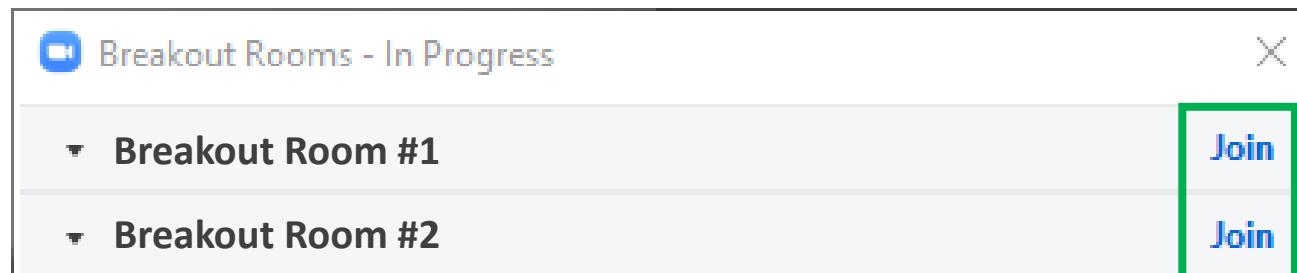


How to Access the Breakout Rooms

Step 1: This message will pop up shortly. Click the “Breakout Rooms” symbol.



Step 2: Click “Join” on the line that corresponds with one of the breakout rooms (It doesn’t matter which). The “Join” button should be on the right side of the box that appears on your screen.



An aerial photograph of a city skyline at dusk. The sky is a mix of soft orange, pink, and blue tones. Several tall, modern skyscrapers are visible, some with lights beginning to glow. The foreground is filled with a dense canopy of green trees, and a road with a few cars is visible in the lower left. The overall scene is a panoramic view of a city during the 'blue hour'.

Breakout Room Summaries

Next Steps

- Public Review comment period will close September 15, 2021.
- Staff will review feedback received on the Public Review Draft and finalize a draft document to send to the State Department of Housing and Community Development (HCD).
- Staff will bring the draft Housing Element and HCD comments back to Planning Commission and City Council for discussion at a public hearing.



Thank you!

Questions?

Please contact us:

Email: housing-element@costamesaca.gov

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