



Housing Element Update

2021-2029

*Planning Commission and City
Council Study Session
September 13, 2021*



Agenda

- **Costa Mesa's Housing Element Update Process**
 - Recap of RHNA
- **Housing Element Strategy**
- **Overview of Housing Programs**
- **Public Review Draft Housing Element**
 - Overview of feedback received to date





Public Review Draft Housing Element

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

costamesaca.gov/housing-element-update

An aerial photograph of a city skyline at dusk. The sky is a mix of soft orange, yellow, and blue. Several tall, modern skyscrapers are visible, some with lights beginning to glow. The foreground shows a dense area of trees and lower-rise buildings. The overall scene is dimly lit, creating a serene and urban atmosphere.

Costa Mesa's Housing Element Update Process

A photograph of a family of three. A man in a white t-shirt is on the left, smiling. A woman in a beige sweater is on the right, smiling and holding a young child with curly hair. The child is being held up by the woman, and all three are holding hands. The background is a bright, indoor setting.

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



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	\$1,681	--	\$67,250	2,919 units
Low Income	51 – 80% AMI	\$2,688	\$67,251	\$107,550	1,794 units
Moderate Income	81 – 120% AMI	\$3,201	\$107,551	\$128,050	2,088 units
Above Moderate Income	>120% AMI	> \$3,201	\$128,051	--	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 2021 for Orange County (based on a median of \$106,700 for a family of 4).
 Source: <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2021.pdf>

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.

An aerial photograph of a city skyline at dusk. The sky is a mix of soft orange, pink, and blue. Several tall, modern skyscrapers are visible, some with lights beginning to glow. The foreground is filled with dense green trees and lower-rise buildings. The overall scene is a mix of urban architecture and nature.

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.

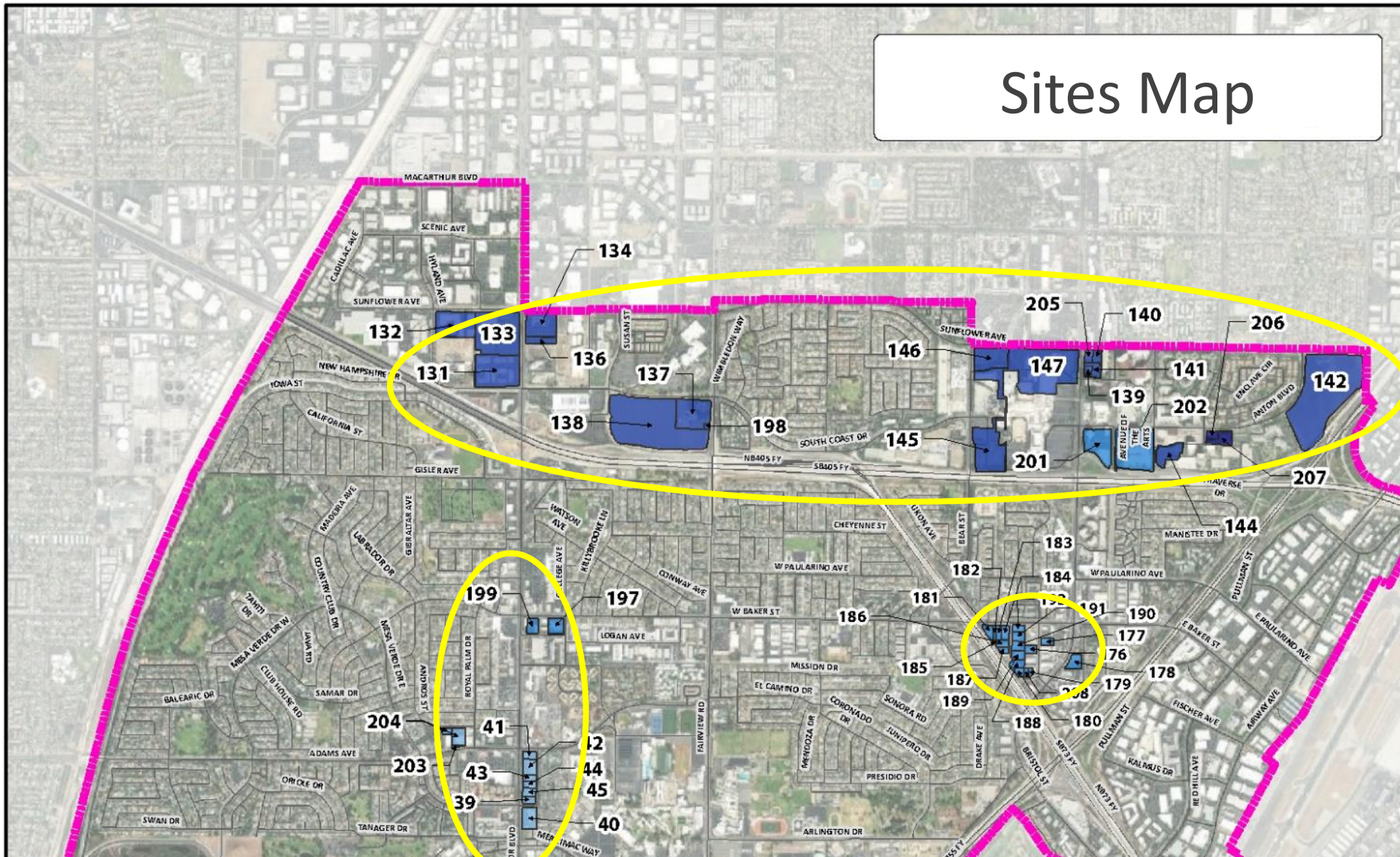


Recommended Strategies

- 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



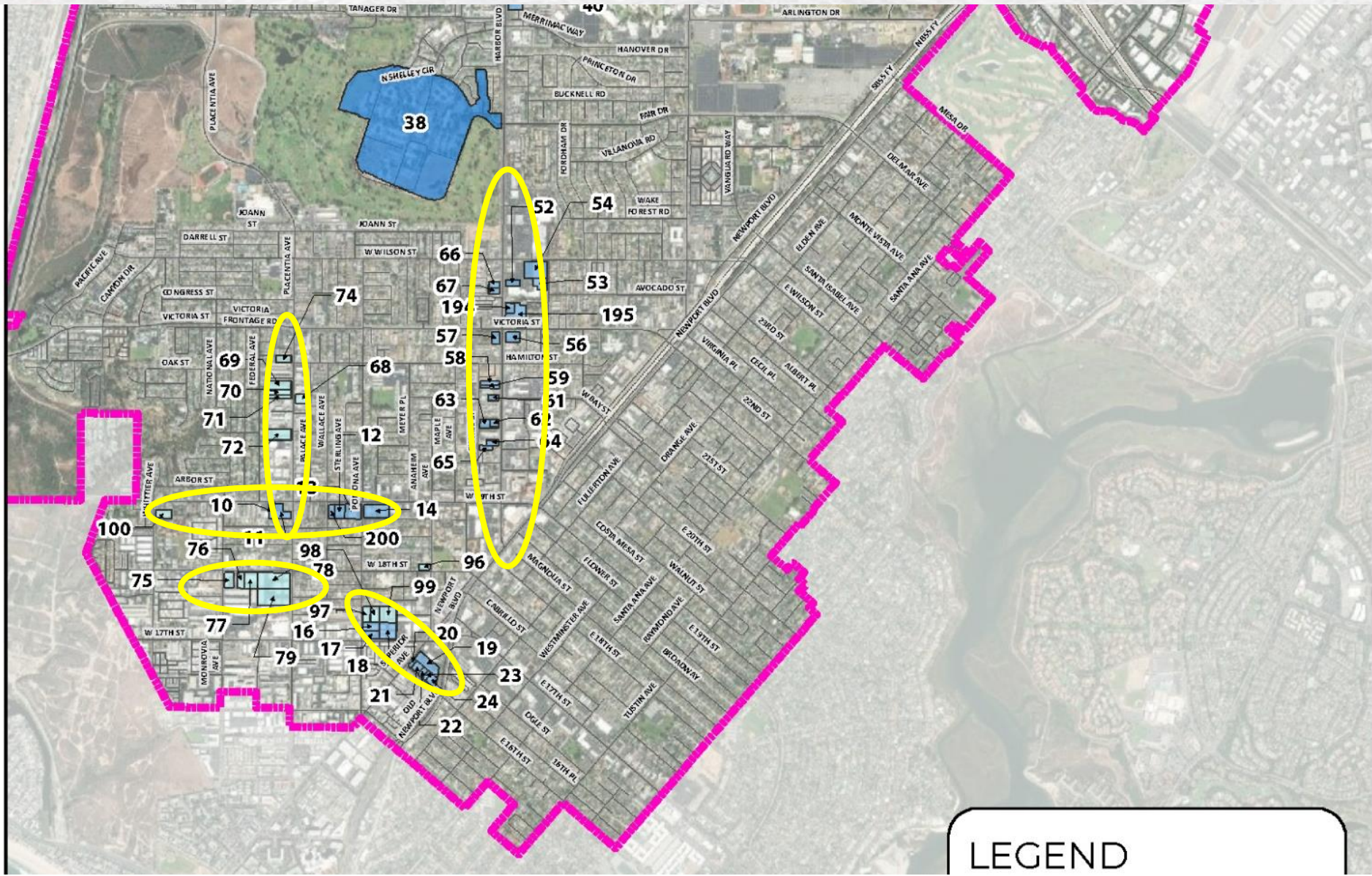
Sites Map



LEGEND

- City Boundary
- Sites Inventory
- Density
 - 40 du/ac
 - 41 du/ac - 50 du/ac
 - 51 du/ac - 60 du/ac
 - 61 du/ac - 89 du/ac
 - 90 du/ac





LEGEND

LEGEND

- City Boundary

Sites Inventory

Density

- 40 du/ac
- 41 du/ac - 50 du/ac
- 51 du/ac - 60 du/ac
- 61 du/ac - 89 du/ac
- 90 du/ac




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 soft orange and grey, with scattered clouds. Several tall, modern skyscrapers are visible, some with lights beginning to glow. The foreground is dominated by a dense canopy of green trees, with a road and parking areas visible through the foliage. The overall scene is a blend of urban architecture and natural greenery.

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 3B: Fairview Developmental Center	As identified in previous Housing Elements, the sites analysis includes potential future development at the Fairview Developmental Center.
Program 3C: North Costa Mesa Specific Plan	Community feedback and a citywide analysis resulted in the North Costa Mesa Specific Plan area being identified as a corridor area to plan for potential development.
Program 3D: Urban Plans and Overlays	The City's Urban Plans and Overlay areas fall in line with identified corridors and focus areas for potential development.
Program 3E: Accessory Dwelling Units (ADUs)	Costa Mesa's draft housing element includes an assumption of approximately 850 ADUs being developed based on historical trends and identified program actions.



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 blue. Several tall, modern skyscrapers are visible, some with lights reflecting on their glass facades. The foreground shows a dense area of trees and lower-rise buildings, partially obscured by a semi-transparent dark overlay that makes the text stand out.

Public Review Draft Housing Element

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.
- Review draft publicized through:
 - City-wide flyer, Social media, Community platforms, Local stakeholder contacts

[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 housing-element@costamesaca.gov.

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

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

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





Ways to Provide Comments

- Public Review Draft Townhall Meeting (Occurred virtually on September 2nd)
 - Meeting held in English and Spanish
 - Approximately 70 attendees (excluding staff) across both meetings
 - Included presentation and breakout rooms on sites strategy and housing goals, policies, and programs
- PC/CC Study Session (Tonight)
- Comment response form available on the City's website in English and Spanish
 - costamesaca.gov/housing-element-update
- Send email comments/attachments to City Staff at housing-element@costamesaca.gov

Summary of Public Review Draft Town Hall

- Inclusionary Housing Ordinance
- Quality of life – congestion and traffic concerns
- Consider impacts to infrastructure – roadway and water infrastructure
- Need for an overall community visioning process
- Include the entire census tract at Newport/17th as a housing opportunity site
- Include SRO and group living options
- Encourage housing for all ages and incomes
- Include more detail on Measure Y
- Discuss how ADU affordability is monitored
- Consider conversion of underutilized commercial/retail properties for housing opportunities



Written Comments

- Chargers/The Hive site as a housing opportunity site
- Inclusion of local hire requirements
- New housing being visually attractive, and include greenbelts, sound walls
- Located near jobs, transit stops and high-resource neighborhoods



Written Comments

- Increase densities to make housing projects more financially feasible
- Encourage mixed income higher density communities, co-housing and motel conversions.
- Consider whether Casa Bella Apartments should be listed as an “at-risk” affordable housing development
- Assisted living and group living



Online Response Form

- Overcrowding
- Definition of a residence
- Timeframe for development at FDC – future development should include focus on open space
- Green focus at FDC – sustainability, solar panels, community garden, etc.
- Traffic studies for future housing developments
- Permit small/tiny home building
- Plant fruit trees and push to be known as a leading City in “green” focus

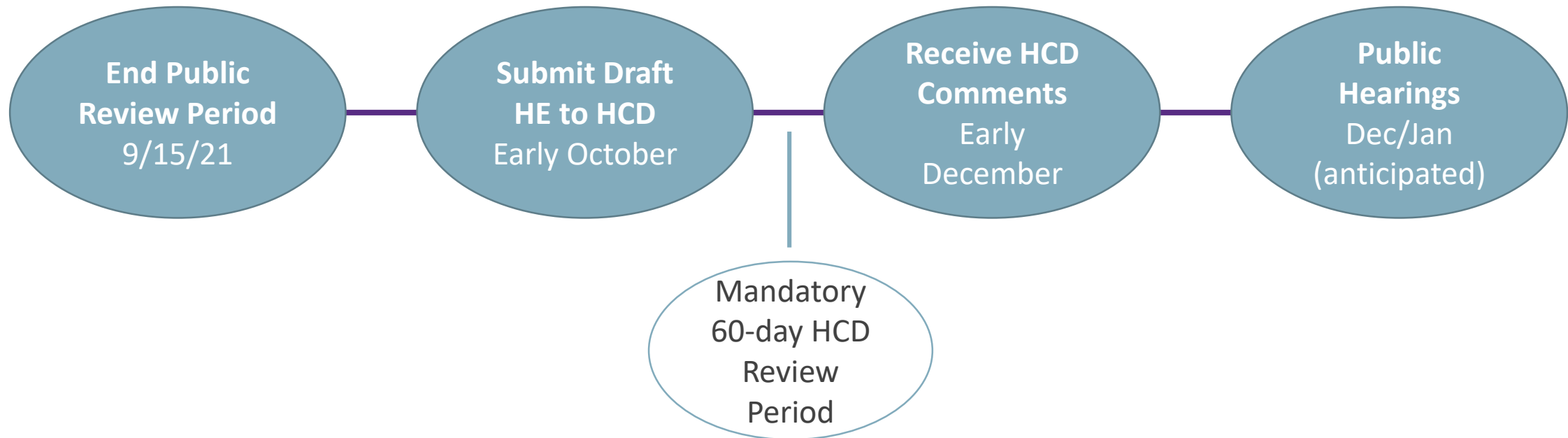


Next Steps

- 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 HCD comments back to Planning Commission and City Council for a public hearing.



Schedule to Complete



Thank you!

Questions?

Please contact us:

Email: housing-element@costamesaca.gov

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

