

An aerial photograph of a city, likely Los Angeles, with a semi-transparent blue overlay. The image shows a dense urban area with various buildings and structures.

Chapter 2

Community Profile





Community Profile

This Community Profile for the City of Costa Mesa provides an overview of the City’s housing and population conditions. The Community Profile serves as the foundation for the 2021-2029 Housing Element’s policies. It describes and assesses the factors and characteristics that contribute to the supply and demand for housing in Costa Mesa. Specifically, the Community Profile describes the community’s population, employment, economics, and household characteristics. Special needs groups and housing stock characteristics are also described. The Community Profile provides baseline analysis to inform the goals, programs, and policies, included in the Housing Element.

The data used for this Community Profile has been collected using the most current available data from the Southern California Association of Governments (SCAG), 2010 U.S. Census, 2010-2018 U.S. Census American Community Survey (ACS), the California Department of Finance, the California Employment Development Department, the California Department of Education and other relevant available real estate and market data.

A. Population Characteristics

Population characteristics directly impact the current and future housing demand in a community. The type and extent of housing needs is often influenced by population growth, age composition of the community and the mix of race/ethnicity. These factors also determine the ability of the local population to afford housing costs. The following section describes and analyzes various population characteristics and local trends that affect housing needs.

1. Population Growth

Table 2-1 compares Costa Mesa’s forecasted population growth from 2010 to 2040 to the surrounding cities. The U.S. Census reported a population of 109,960 in 2010. Costa Mesa’s population represents 3.7 percent of the total Orange County population.

Table 2-1 estimates a 2010-2040 population growth of 5.8 percent, or 6,440 persons. Population growth estimates for Orange County anticipated an increase of 8.7 percent between 2010 to 2020. A 5.8 percent growth is projected for Orange County between 2020 and 2040. Costa Mesa’s estimated future population growth rate during that time period is lower than surrounding cities. For example, Irvine’s population is estimated to increase 10.5% through 2040 and Newport Beach’s population is estimated to increase 3.8% over that same period. This is compared to 2.2% growth in Costa Mesa between 2020 and 2040.



Jurisdictions	Population					Percent Change	
	2010 Actual	2012 Projected	2020 Projected	2035 Projected	2040 Projected	2010-2020	2020-2040
Newport Beach	85,186	86,300	89,300	92,300	92,700	4.8%	3.8%
Costa Mesa	109,960	111,200	113,900	116,500	116,400	3.6%	2.2%
Irvine	212,375	227,100	296,300	326,700	327,300	39.5%	10.5%
Santa Ana	324,528	329,200	340,600	343,400	343,100	5%	0.7%
Huntington Beach	189,992	193,200	203,800	207,300	207,100	7.3%	1.6%
Orange County	3,010,232	3,072,000	3,271,000	3,431,000	3,461,000	8.7%	5.8%

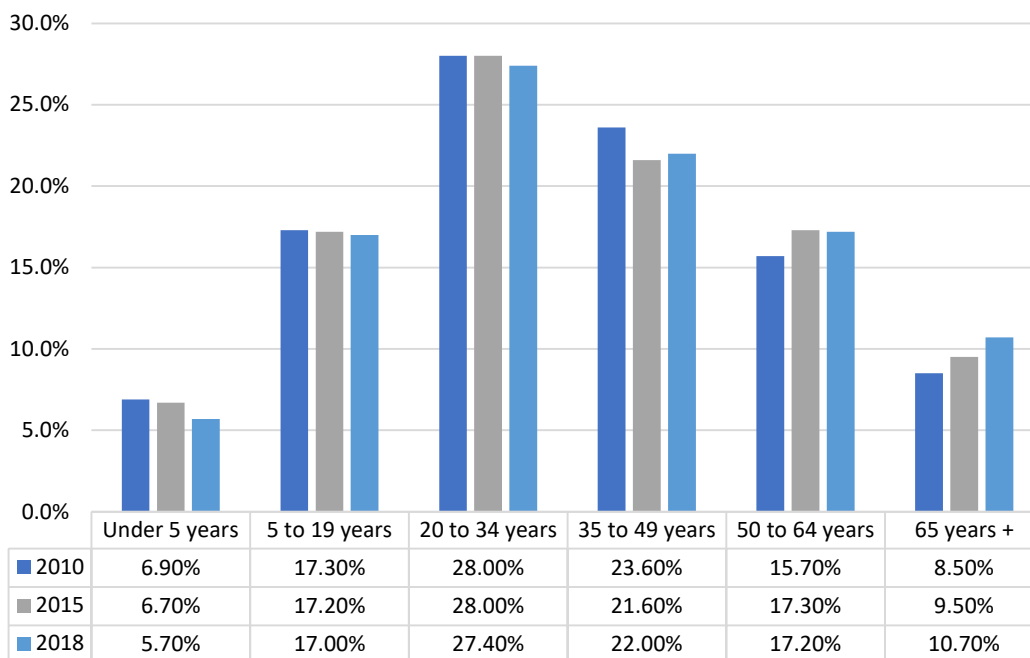
Sources: Bureau of the Census (2010) and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.

2. Age Characteristics

Age composition of a community is a consideration when evaluating housing need – housing demand within the local real estate market may be influenced by the unique preferences of certain age groups. For example, young adults and seniors may favor apartments, low to moderate-cost condominiums, and smaller or more affordable single-family units. Young adults and seniors tend to have comparatively lower or fixed incomes and may have a smaller family size. In comparison, the middle-aged demographic typically represents the largest portion of local home buyers.

As these age cohorts move through different stages of life, housing needs and preferences will likely change. Creating a well-balanced community that provides for the individual housing needs of its residents will consider the changing housing needs of the current and projected future population.

Figure 2-1: Age Distribution in Costa Mesa, 2010-2018



Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.



Figure 2-1 shows age distribution of Costa Mesa residents from 2010 to 2018. Young adults 20 to 34 years were estimated to represent the largest age group in Costa Mesa in 2018 (27.4 percent). Children aged 5 years and under were estimated to represent 5.7 percent of the City’s population in 2018. Seniors aged 65 years and over experienced the largest percent change of all age groups between 2010 and 2018 (a 2.2% increase).

These data shown in Figure 2-1 indicate a slight aging trend in the City of Costa Mesa, with some decreases in the population aged 34 years and under and a larger increase for persons aged over 50 years. The population aged 65 and over experienced the most growth. An aging population may result in changing needs for different housing types, amenities, and accessibility to local services.

Table 2-2 displays estimated age characteristics in 2018 for Costa Mesa, Orange County, and adjacent cities. Persons aged 25 to 44 represent the largest population age group in Costa Mesa. Teenagers aged 15 to 17 represent the smallest age group in Costa Mesa (3.2 percent of the total population). Just under 11 percent of Costa Mesa’s population are persons aged 65 years or older.

Jurisdiction	Under 5	5 to 14	15 to 17	18 to 24	25 to 44	45 to 64	65 years +
Newport Beach	3.9%	10%	3.5%	6.3%	23.4%	30.2%	22.7%
Costa Mesa	5.7%	11.4%	3.2%	9.6%	35.2%	24.3%	10.7%
Irvine	6.4%	12.4%	3.6%	13%	30.8%	23.9%	9.9%
Santa Ana	7.5%	15.2%	4.4%	11.3%	30.9%	22.1%	8.6%
Huntington Beach	5.2%	10.9%	3.5%	7.6%	27%	29%	16.9%
Orange County	6.0%	12.5%	4%	9.5%	27.4%	26.6%	13.9%

Source: American Community Survey, 5-Year Estimates, 2018

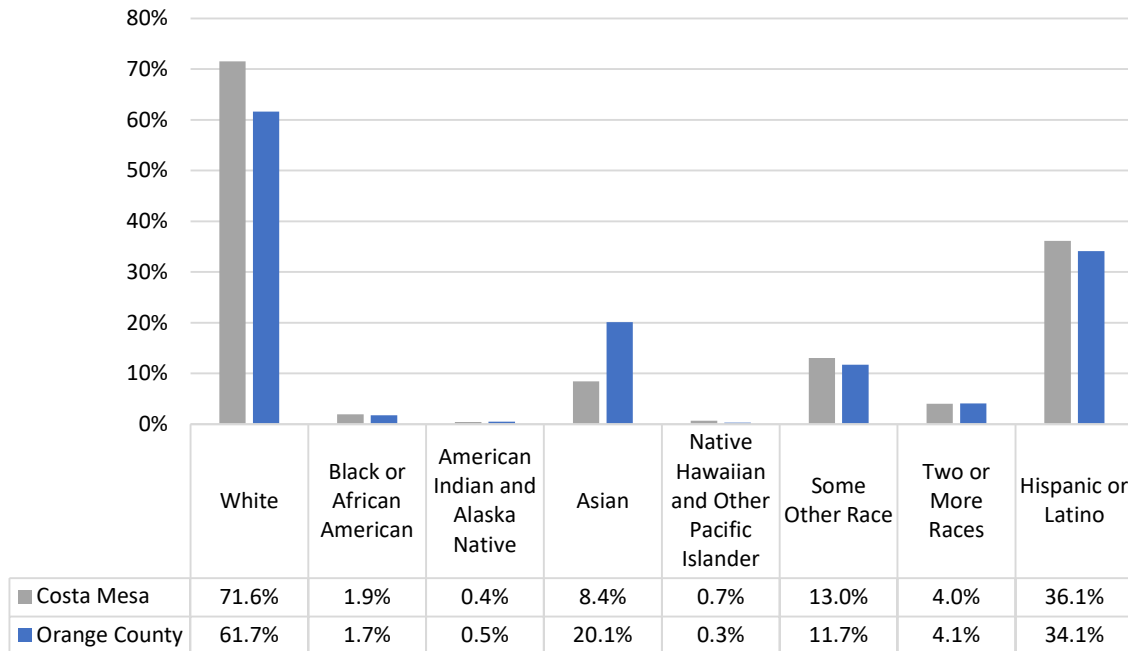
3. Race/Ethnicity Characteristics

Different racial and ethnic groups often represent a variety of household characteristics, income levels, and cultural backgrounds which may influence housing needs, housing choices, and housing types. Various cultures may also influence preferences for specific types of housing that need to be considered in future housing needs of a community.

Figure 2-2 and Table 2-3 compare racial and ethnic composition between Costa Mesa, adjacent communities, and Orange County. The White population represents the largest racial group (71.6 in Costa Mesa). The smallest racial groups, each representing less than 1 percent of the City and County populations, are the American Indian/Alaska Natives and the Native Hawaiian/other Pacific Islanders. The Asian population in Costa Mesa represents 8.4 percent of the total population, compared to 20.1 percent of the total Orange County population. Persons identifying as of Hispanic or Latino origin represent 36.1 percent of entire Costa Mesa’s population, compared to 34.1 percent in Orange County. Persons identifying as being of Hispanic or Latino origin may be from any race. This is not additive to the racial composition information shown in Figure 2-2.



Figure 2-2: Percentage of Racial and Ethnic Composition, 2018



Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-3: Racial and Ethnic Composition, 2018

Jurisdiction	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Persons of Hispanic or Latino Origin (of any race)
Newport Beach	85.3%	0.8%	0.3%	8.3%	0.2%	2.1%	3.1%	9%
Costa Mesa	71.6%	1.9%	0.4%	8.4%	0.7%	13%	4%	36.1%
Irvine	47.6%	1.9%	0.2%	42.3%	0.2%	2.8%	5.2%	10.3%
Santa Ana	44.2%	1.1%	0.6%	11.8%	0.2%	40.1%	1.9%	76.8%
Huntington Beach	72.4%	1.4%	0.6%	12.1%	0.4%	7.7%	5.4%	20.0%
Orange County	61.7%	1.7%	0.5%	20.1%	0.3%	11.7%	4.1%	34.1%

Source: American Community Survey, 5-Year Estimates, 2018.

Demographic analysis includes evaluating demographic changes over time. The U.S. Census and ACS report little change in racial and ethnic composition in Costa Mesa between 2010 and 2018, as displayed in **Table 2-4**. The greatest percent change was an increase of about 2 percent of the Hispanic and Latino population, regardless of race. The population of persons who identify as two or more races rose by 1.6 percent. The White population experienced the greatest percent decrease between 2010 and 2015 at 5.6 percent. In 2018 the White population increased by 5 percent. Those identifying as Some Other Race increased by 4 percent in 2015 and then decrease by 5.2 percentage points in 2018.



Table 2-4: Racial and Ethnic Composition, 2010-2018

Race/Ethnicity	2010	2015	2018	Percent Change 2010 to 2015	Percent Change 2015 to 2018
White	72.3%	66.7%	71.6%	-5.6%	4.9%
Black	1.2%	1.6%	1.9%	0.4%	0.3%
American Indian and Alaska Native	0.4%	0.3%	0.4%	-0.1%	0.1%
Asian	9%	9%	8.4%	0%	-0.6%
Native Hawaiian or Other Pacific Islander	0.6%	0.5%	0.7%	-0.1%	0.2%
Some Other Race	14.1%	18.2%	13%	4.1%	-5.2%
Two or More Races	2.4%	3.6%	4%	1.2%	0.4%
Hispanic or Latino	34.2%	35.7%	36.1%	1.5%	0.4%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.

B. Economic Characteristics

Economic characteristics of a community provide valuable insight into a community’s ability to access the housing market. Different job types, income levels and the number of workers in a household could also affect housing affordability and choice. Therefore, a healthy balance between jobs and housing is important when evaluating the economic characteristics of a community.

1. Employment and Wage Scale

The SCAG Growth Forecast Report estimates employment growth for the City of Costa Mesa and nearby cities, as summarized in **Table 2-5**. From 2012 to 2040, Orange County forecasts a net gain of 373,000 new jobs – a 23.2 percent increase over 28 years. Santa Ana and Newport Beach are estimated to experience the smallest percent growth of approximately 7 percent. Irvine has the fastest growing job market with an estimated increase of almost 40 percent, or 95,600 new jobs. In contrast, Costa Mesa has a forecasted employment growth of 9.9 percent through 2040.

Table 2-6 shows how employment has changed amongst different sectors for Costa Mesa residents between 2010 and 2018. In 2010, the majority of the working population in the City was employed in education services, health care, and social assistance. In 2018, the majority of employed persons were estimated to be in the professional, scientific, management, and administrative services sector. This sector is estimated to have increased by 2.7 percent between 2010 and 2018. Agriculture, forestry, fishing and hunting, and mining represents the sector with the lowest rates of employment for all cities in Orange County.



Table 2-5: Employment Growth Trends, 2012-2040

Jurisdiction	2012	2020	2035	2040	% Change 2012-2020	% Change 2020-2040	# Change 2012-2040	Total % Change
Newport Beach	76,000	77,900	78,900	79,100	2.5%	1.5%	3,100	4.1%
Costa Mesa	84,600	89,600	92,700	93,200	5.9%	4.0%	8,600	10.2%
Irvine	224,400	280,600	314,000	320,000	25.0%	14.0%	95,600	42.6%
Santa Ana	154,800	160,600	165,200	166,000	3.7%	3.4%	11,200	7.2%
Huntington Beach	75,800	82,900	86,400	87,000	9.4%	4.9%	11,200	14.8%
Orange County	1,526,000	1,730,000	1,870,000	1,899,000	13.4%	9.8%	373,000	24.4%

Source: SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.

Table 2-6: Employment in Costa Mesa by Sector, 2018

Industry Sector	2010		2018		Percent Change 2010-2018
	# of people employed	% of City Employment	# of people employed	% of City Employment	
Agriculture, forestry, fishing and hunting, and mining	231	0.4%	557	0.9%	0.5%
Construction	3,831	6.4%	3,783	5.9%	-0.5%
Manufacturing	5,768	9.6%	5,869	9.2%	-0.4%
Wholesale trade	2,562	4.3%	2,005	3.2%	-1.1%
Retail trade	6,643	11.1%	7,224	11.3%	0.2%
Transportation and warehousing, and utilities	1,493	2.5%	1,850	2.9%	0.4%
Information	1,385	2.3%	1,216	1.9%	-0.4%
Finance and insurance, and real estate and rental leasing	6,076	10.2%	5,713	9%	-1.2%
Professional, scientific, management, and administrative services	9,150	15.3%	11,436	17.9%	2.7%
Education services, health care, and social assistance	10,210	17.1%	10,360	16.3%	-0.8%
Arts, entertainment, recreation, accommodation, and food services	7,828	13.1%	8,623	13.5%	0.5%
Other services (except public administration)	3,582	6%	3,698	5.8%	-0.2%
Public Administration	1,126	1.9%	1,406	2.2%	0.3%
Total	59,885	100.0%	63,740	100.0%	6.4%

Source: American Community Survey, 5-Year Estimates, 2010 and 2018.



The unemployment rate is essential to understand the current and projected housing needs and affordability. According to the 2018 ACS survey data in **Table 2-7**, Costa Mesa was estimated to have an unemployment rate of 4.8 percent, or 4,445 individuals unemployed in the City. This percentage is slightly less than Orange County’s rate of 5.1 percent.

Jurisdiction	Unemployment Rate*
Newport Beach	3.4%
Costa Mesa	4.8%
Irvine	4.9%
Santa Ana	5.6%
Huntington Beach	4.3%
Orange County	5.1%
*Population 16 years and over Source: American Community Survey, 5-Year Estimates, 2018.	

Table 2-7 shows approximately 4.8 percent of the population in Costa Mesa was estimated to be without work in 2018 and would therefore be more likely to need affordable housing options.

2. Regional Affordable Housing Rates

Income levels can determine affordability and choice of housing types offered in Costa Mesa. According to SCAG’s Regional Housing Needs Assessment (RHNA), housing needs are defined by the following four income categories:

- **Very Low Income** (less than 50 percent of the Orange County’s median family income)
- **Low Income** (50-80 percent of Orange County’s median family income)
- **Moderate Income** (81-120 percent of Orange County’s median family income)
- **Above Moderate Income** (120 percent and above of Orange County’s median family income)

Included in the very low-income category is the extremely low-income group. Extremely low incomes are less than 30 percent of the County’s median family income. Orange County’s 2020 median family income, based on an assumed family of four, is \$103,000. **Table 2-8** provides a summary of median salary by occupation in Costa Mesa in 2018.



Occupation	Salary
Management	\$84,842
Legal	\$154,293
Computer and Mathematical	\$73,170
Architecture and Engineering	\$93,000
Healthcare Practitioners and Technical	\$84,833
Business and Financial Operations	\$66,708
Life, Physical and Social Sciences	\$75,833
Construction and Extraction	\$31,719
Education, Training and Library	\$52,786
Installation, Maintenance and Repair	\$42,193
Community and Social Service	\$63,750
Arts, Design, Entertainment, Sports and Media	\$62,693
Office and Administration Support	\$47,958
Protective Services	\$31,979
Healthcare Support	\$28,243
Sales	\$57,677
Production	\$41,490
Transportation	\$31,950
Material Moving	\$27,401
Building, Grounds Cleaning, and Maintenance	\$25,534
Farming, Fishing and Forestry	\$31,090
Food Preparation and Serving Related	\$26,465
Personal Care and Service	\$34,167
<i>Source: American Community Survey, 5-Year Estimates, 2018.</i>	



C. Household Characteristics

A household is defined by the U.S. Census as all persons who occupy a housing unit. This may include single persons living alone, families related through marriage, blood or adoption, domestic partnerships and unrelated individuals living together. Not all housing is considered a housing unit including, nursing facilities, residential care facilities, dormitories, and other group living; the persons living with them also do not constitute a household.

Information on household characteristics assists in understanding growth and determining the housing needs of a community. Income and affordability are best measured at the household level. The special needs of certain groups, such as large families, single parent households, or low, very low, and extremely low-income households must also be assessed to identify potential housing needs. For example, if a city has a predominately aging population of homeowners who may have fixed incomes, the City may consider implementing a home rehabilitation or maintenance assistance program to assist in deferred maintenance due to lack of disposable income.

1. Household Type and Size

The City of Costa Mesa had an estimated 41,019 households in 2018. Married-couple families are the largest household type in Costa Mesa, representing 42.8 percent of the City’s population (**Table 2-9**). The percentage is lower by comparison to nearby cities. Just under 55 percent of all Orange County residents live in married-couple households. Households of this type typically occupy single family residences with multiple bedrooms. Non-family households are the second largest household type in Costa Mesa, representing 40.2 percent of all households. When combined with senior householders over the age of 65 and living alone, (as shown in **Figure 2-3**), it represents 46.8 percent of all households. Persons aged 65 or older tend to occupy apartments or smaller age-centric living.

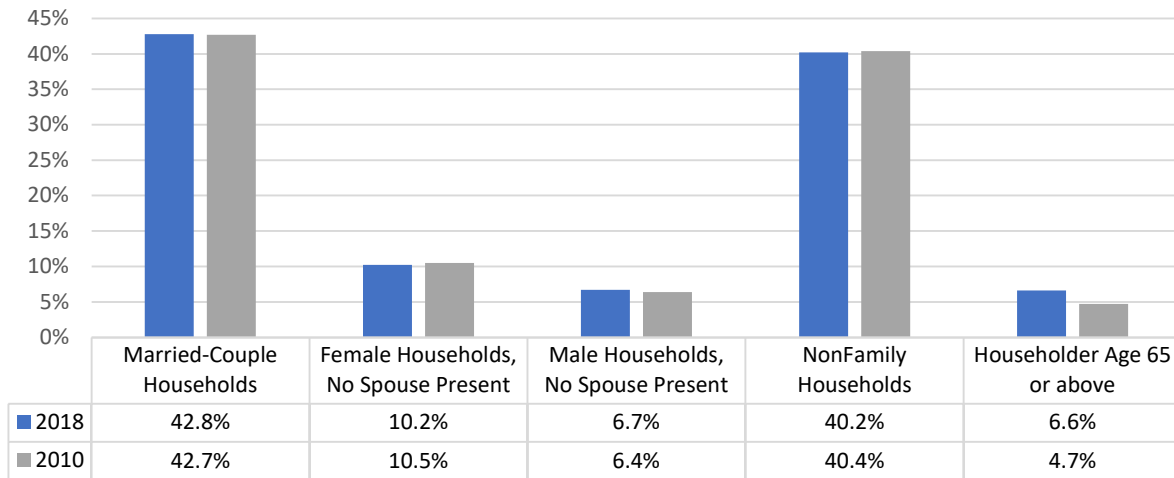
Table 2-9: Household Characteristics by Jurisdiction, 2018

Jurisdiction	Married-couple Family Households		Female Household, No Spouse Present		Non-Family Household ¹		Total Households	
	2010	2018	2010	2018	2010	2018	2010	2018
Newport Beach	44.8%	50.1%	5.7%	4.9%	46.7%	42.5%	37,803	37,870
Costa Mesa	42.7%	42.8%	10.5%	10.2%	40.4%	40.2%	40,104	41,019
Irvine	52.8%	54.2%	9.3%	8.8%	34.0%	33.2%	71,680	95,371
Santa Ana	53.7%	54.3%	16.3%	18.0%	19.5%	18.7%	74,381	76,521
Huntington Beach	48.7%	48.9%	10.0%	10.8%	36.4%	35.1%	75,220	76,821
Orange County	54.2%	54.7%	11.4%	11.8%	29.0%	28.2%	984,503	1,032,373

1. A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.
 Source: American Community Survey, 5-Year Estimates, 2018.



Figure 2-3: Costa Mesa Household Characteristics, 2010 and 2018



Source: American Community Survey, 5-Year Estimates, 2010 and 2018.

Table 2-10 summarizes changes in household types between 2010 and 2018. Over this time period, households in Costa Mesa increased by 915. The changes in household types have remained generally constant for all housing types. The two largest percent changes between 2010 and 2018 were a 0.3% decrease for female households and a 0.3% increase for male households.

Household Types	2010	Percent	2015	Percent	2018	Percent
Married-couple Family Households	17,127	42.7%	17,039	41.7%	17,568	42.8%
Female Household, No Spouse Present	4,196	10.5%	4,746	11.6%	4,191	10.2%
Male Household, No Spouse Present	2,564	6.4%	2,371	5.8%	2,751	6.7%
Nonfamily Household	16,217	40.4%	16,752	41%	16,509	40.2%
Total Households	40,104	100%	40,908	100%	41,019	100%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2018.

Jurisdiction	Average Persons per Household
Newport Beach	2.3
Costa Mesa	2.7
Irvine	2.7
Santa Ana	4.3
Huntington Beach	2.6
Orange County	3.0

Source: American Community Survey, 5-Year Estimates, 2018.



The average household size in Costa Mesa is estimated to be 2.7 persons per household, as shown in **Table 2-11**. This is less than Orange County’s average household size of 3.0 persons per household. Of Costa Mesa’s adjacent communities, the smallest average household size is in Newport Beach (2.3 persons per household), and the largest household size is in Santa Ana (4.3 persons per household).

2. Household Income

Household income is directly connected to housing affordability and housing choice. As household income increases, it is more likely that the household can afford market rate housing units, larger units, and/or pursue ownership opportunities. As household income decreases, households may spend a disproportionate amount of their income on housing. State and federal guidance suggests that households paying more than 30 percent of their income for housing are considered overpaying. Household income and overpayment influences a household’s housing cost burden and may influence increased incidences of overcrowding and substandard living conditions in the area. A high housing cost burden may also influence a household’s available income for reinvestment in the local economy, education, and other similar investments.

The data for **Table 2-12** comes from the Department of Housing and Urban Development (HUD)’s 2020 Comprehensive Housing Affordability Strategy (CHAS) estimates which are based on 2013-2017 American Community Survey (ACS) data and area median family income (AMFI). A total of 52.8 percent of the Costa Mesa population qualify for the moderate-income category. About 29 percent qualify for very low or extremely low income - this is about 11,842 Costa Mesa households that make less than \$42,699 annually.

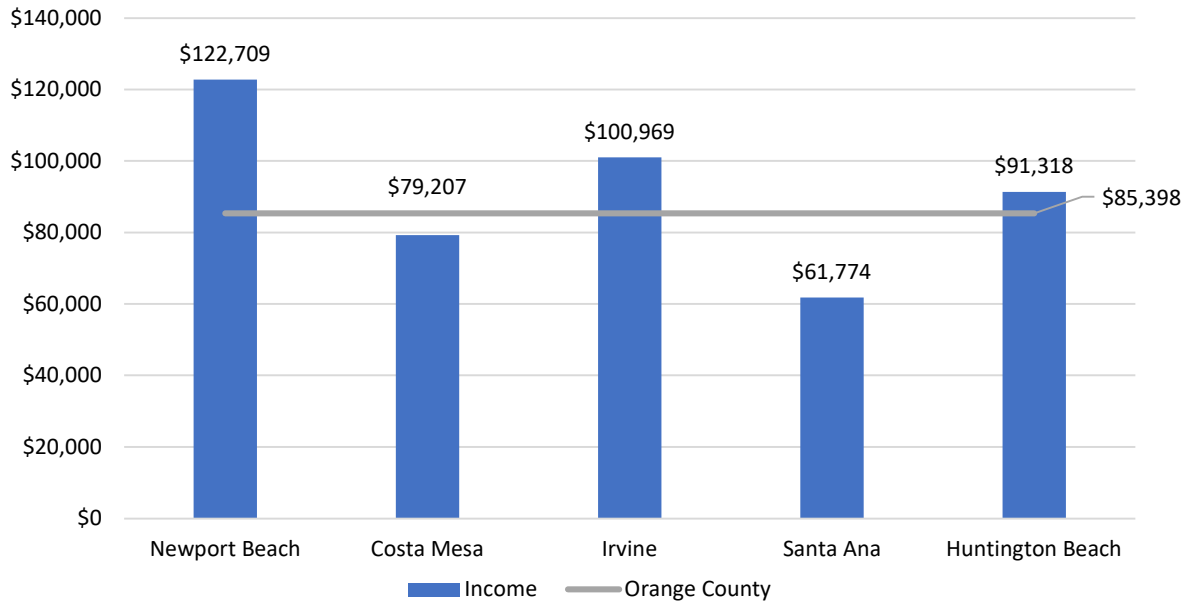
Income Category (% of Orange County’s AMFI)	No. of Households	Percent
Extremely Low (30% AMFI or less)	6,610	16.3%
Very Low (31 to 50% AMFI)	5,220	12.9%
Low (51 to 80% AMFI)	7,325	18.1%
Moderate or Above (over 80% AMFI)	21,405	52.8%
Total	40,555	100%

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

The median household income in Costa Mesa is \$6,191 lower than Orange County’s median household income. **Figure 2-4** compares Costa Mesa’s median household income to that of Orange County and the City’s neighboring communities. This figure shows that Costa Mesa households have a lower median household income comparatively.



Figure 2-4: Median Household Income by City, 2018



Source: American Community Survey, 5-Year Estimates, 2018.

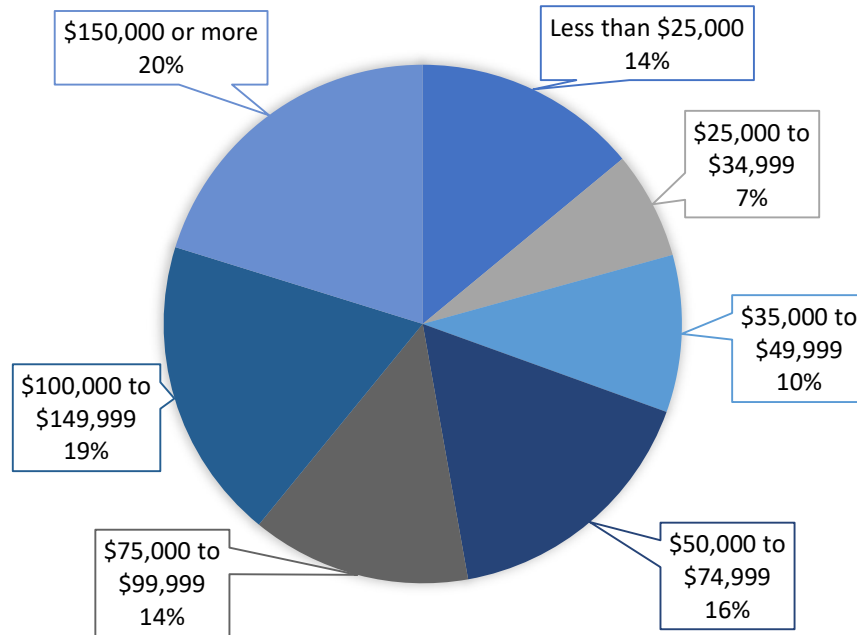
Table 2-13 presents the median income for Costa Mesa and its adjacent cities in comparison to the regional median for Orange County in 2018. Costa Mesa households have a median income 7.2 percent below the regional median. The City’s median household income is higher than that of Santa Ana at \$61,774. Aside from Costa Mesa and Santa Ana, the other nearby cities have a median income above the regional median. Newport Beach has a significantly higher median household income at \$122,709 annually, approximately and 64.5 percent higher than the Costa Mesa’s median household income.

Jurisdiction	Median Income	Percent Above/Below Regional Median
Newport Beach	\$122,709	43.7%
Costa Mesa	\$79,207	-7.2%
Irvine	\$100,969	18.2%
Santa Ana	\$61,774	-27.7%
Huntington Beach	\$91,318	6.9%
Orange County	\$85,398	--

Source: American Community Survey, 5-Year Estimates, 2018.



Figure 2-5: Costa Mesa Income Breakdown by Income Category



Source: American Community Survey, 5-Year Estimates, 2018.

D. Housing Problems and Housing Needs

The 2020 Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs by income level for different types of households in Costa Mesa. The most recent available CHAS data for Costa Mesa was published in August 2020 and is based on 2013-2017 American Community Survey (ACS) data (**Table 2-14**). Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room – excluding bathrooms and kitchens);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; and
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

The types of housing problems in Costa Mesa vary according to household income, housing type, and tenure. Renters make up the greatest percentage of households at about 60 percent. Renters experiencing at least one of the four housing problems listed above represent 33.4 percent of all households and about 55 percent of all renters. Households who do not have any of the four housing problems are similar for both owners and renters (25.7 percent and 26.6 percent, respectively). For the City as a whole, 46.5 percent of households have at least one of the four housing problems.

The severe housing problems category relates to the livability of a residence and critically affects the quality of life of the occupants. These are important to analyze as it may reveal an aging housing stock, as well as a need for affordable housing. Severe housing problems include incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room (rate of severe overcrowding), and a cost burden greater than 50 percent of a household’s annual income. **Table 2-14** shows that at 70.6 percent or the



majority of Costa Mesa households do not have any of the four severe housing problems. However, 28.2 percent of households do experience at least one of these problems. Renters with at least one severe housing problem represent 21.5 percent of all Costa Mesa households. Owners with at least one severe housing problem represent 6.7 percent of all households.

Table 2-14: Housing Assistance Needs of Lower Income Households, 2013-2017						
Housing Problem Overview*	Owner	% of total HH	Renter	% of total HH	Total	% of total HH
Household has at least 1 of 4 Housing Problems	5,330	13.1%	13,540	33.4%	18,870	46.5%
Household has none of 4 Housing Problems	10,425	25.7%	10,785	26.6%	21,210	52.3%
Cost Burden not available, no other problems	95	0.2%	380	0.9%	475	1.2%
Total	15,850	39.0%	24,705	60.9%	40,555	100.0%
Severe Housing Problem Overview**	Owner	% of total HH	Renter	% of total HH	Total	% of total HH
Household has at least 1 of 4 Severe Housing Problems	2,720	6.7%	8,715	21.5%	11,435	28.2%
Household has none of 4 Severe Housing Problems	13,040	32.2%	15,610	38.5%	28,650	70.6%
Cost Burden not available, no other problems	95	0.2%	380	0.9%	475	1.2%
Total	15,855	39.1%	24,705	60.9%	40,560	100.0%
<i>Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.</i> <i>* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.</i> <i>** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.</i>						

1. Overcrowding

“Overcrowding” is generally defined as a housing unit occupied by more than one person per room in a house (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). An overcrowded household results from either a lack of affordable housing and/or a lack of housing units of adequate size. The combination of lower incomes and high housing costs can result in households living in overcrowded housing conditions. Additionally, overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for larger families.

Overcrowded and severely overcrowded households can contribute to neighborhood deterioration. This can be due to more intensive use leading to excessive wear and tear, and/or the potential cumulative



overburdening of community infrastructure and service capacity. Generally, overcrowding in neighborhoods could contribute to overall decline in social cohesion and environmental quality. Such decline may spread geographically and impact the quality of life, the economic value of property, and the vitality of commerce within a city.

Table 2-15 summarizes the overcrowding condition in Costa Mesa. Data from the 2018 ACS reports an estimated 6 percent overcrowded housing units and 3 percent severely overcrowded housing units. About 1 percent of owner-occupied housing units are overcrowded and just under 8 percent of renter-occupied housing units are overcrowded. Renters living in overcrowded housing units represent 5.1 percent of all occupied housing units and renters living in severely overcrowded housing units represent 2.8 percent of all occupied housing units.

Table 2-15: Overcrowding by Tenure, 2018

Tenure	Overcrowded Housing Units (1.0 to 1.50 persons/room)		Severely Overcrowded Housing Units (>1.51 persons/room)		Total Overcrowded Occupied Housing Units	
	Count	Percent of Total Occupied Housing Units	Count	Percent of Total Occupied Housing Units	Count	Percent of Total Occupied Housing Units
Owner Occupied	361	0.9%	74	0.2%	435	1.1%
Renter Occupied	2,082	5.1%	1,169	2.8%	3,251	7.9%
Total	2,443	6%	1,243	3%	3,686	9%

Source: American Community Survey, 5-Year Estimates, 2018.

Costa Mesa has one of the largest estimated percentages of renters living in overcrowded housing units compared to nearby cities and Orange County (**Table 2-16**). With 88 percent of renter-occupied housing units overcrowded, Costa Mesa is slightly less than Newport Beach; however, Newport Beach reports 505 overcrowded renter-occupied units while Costa Mesa reports 3,251. Santa Ana has the lowest percentage of renters living in overcrowded units, but at 27 percent it has the highest rate of owner-occupied housing units experiencing overcrowding (15 percent more than Costa Mesa). Overcrowding in Costa Mesa is 12 percent below the regional percentage for owners and 12 percent above the regional percentage for renters. In comparison, Costa Mesa has one of the lowest rates of overcrowding in owner-occupied housing units (12 percent) behind Newport Beach. **Table 2-17** shows the combination of renter occupied and owner occupied indicating that the City of Costa Mesa has the second highest rate of overcrowding in this area of Orange County (9 percent) which is 0.1 percent above the regional total.



Table 2-16: Overcrowded Housing Units by Tenure, 2018

Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons/room)		Renter Occupied Overcrowded Units (>1.0 persons/room)	
	Count	Percent of Total Overcrowded Units	Count	Percent of Total Overcrowded Units
Newport Beach	65	11%	505	89%
Costa Mesa	435	12%	3,251	88%
Irvine	958	16%	4,921	84%
Santa Ana	6,470	27%	17,375	73%
Huntington Beach	557	20%	2,291	80%
Orange County	21,800	24%	69,713	76%

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-17: Overcrowded Housing Units

Jurisdiction	Total Overcrowded Units	Percent of Jurisdiction's Total Housing Units
Newport Beach	570	1.5%
Costa Mesa	3,686	9%
Irvine	5,879	6.2%
Santa Ana	23,845	31.2%
Huntington Beach	2,848	3.7%
Orange County	91,513	8.9%

Source: American Community Survey, 5-Year Estimates, 2018.

2. Overpayment (Cost Burden) for Housing In Relation to Income

Overpayment is an important consideration when evaluating housing need and affordability. State and federal guidance suggests that households paying more than 30 percent of their income for housing are considered overpaying. Overpayment for housing can cause an imbalance for overall household budgets.

Table 2-18 and Table 2-19 provides a summary of housing overpayment in Costa Mesa and a comparative analysis between homeowners and renters. In general, renters are more prone to overpayment than homeowners due to lower incomes that do not allow them to qualify for purchasing a home with a fixed mortgage payment or at an affordable price. In Costa Mesa, 48.8 percent of renters are estimated to spend more than 30 percent of their income on housing. In comparison, 31.8 percent of homeowners spend that same amount. For renters, as their household income rises so does their ability to afford rent. Renters who earn an Area Median Family Income (AMFI) of 30 percent or less have much greater cost burdens than homeowners with the same income; 17.5 percent of renters spend 30 percent or more of their income and 16.3 percent spend over 50 percent. By comparison, homeowners who also earn an AMFI of 30 percent or less, 7.3 percent spend 30 percent or more of their income on housing and 6.2 percent spend over 50 percent. **Table 2-18** also shows that homeowners who earn a low to moderate income are the most likely to experience a cost burden of 30 percent or more.



Table 2-18: Summary of Housing Overpayment for Homeowners

Income by Cost Burden*	Cost Burden > 30%	% of Owner HH	Cost Burden > 50%	% of Owner HH
Household Income is less-than or = 30%	1,165	7.3%	990	6.2%
Household Income >30% to less-than or = 50% AMFI	770	4.9%	505	3.2%
Household Income >50% to less-than or = 80% AMFI	1,230	7.8%	540	3.4%
Household Income >80% to less-than or = 100% AMFI	670	4.2%	185	1.2%
Household Income >100% AMFI	1,200	7.6%	115	0.7%
Total	5,035	31.8%	2,335	14.7%

* Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.
 Note: AMFI = Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. AMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.
 Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

Table 2-19: Summary of Housing Overpayment for Renters

Income by Cost Burden	Cost Burden > 30%	% of Renter HH	Cost Burden > 50%	% of Renter HH
Household Income is less-than or = 30%	4,325	17.5%	4,020	16.3%
Household Income >30% to less-than or = 50% AMFI	3,390	13.7%	1,790	7.2%
Household Income >50% to less-than or = 80% AMFI	3,100	12.5%	605	2.4%
Household Income >80% to less-than or = 100% AMFI	725	2.9%	15	0.1%
Household Income >100% AMFI	505	2.0%	10	0.0%
Total	12,045	48.8%	6,440	26.1%

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



E. Special Needs Groups

State law recognizes certain households may have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include seniors, persons with disabilities, female-headed households, large households, and farm workers. Based on the analysis included within this section the City of Costa Mesa has developed **Program 2C** which describes how the City will expend available CDBG funds to support residents with special housing needs.

Special circumstances may be related to one’s employment and income, family characteristics, disability and household characteristics, or other factors. Consequently, certain Costa Mesa residents may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed in the Housing Element include the elderly, persons with disabilities (including persons with developmental disabilities), individuals experiencing homelessness, single parents, large households, and farmworkers (**Table 2-20**). These groups may also overlap, for example some elderly people may have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing.

The following sections provide a detailed discussion of the housing needs facing each particular group in Costa Mesa as well as programs and services available to address their housing needs.

Table 2-20: Special Needs Groups in Costa Mesa

Special Needs Groups	# of People or Households	Percent of Total Households	Percent of Total Population
Senior Population	12,138 people	--	10.7%
Senior Headed Households	9,757 people	--	8.6%
Seniors Living Alone	3,075 households	7.5%	--
Persons with Disabilities	9,224 people	--	8.1%
Large Households (5 or more persons per household)	3,926 households	9.6%	--
Single-Parent Households	3,787 households	9.2%	--
Single-Parent, Female Headed Households with Children (under 18 years)	2,304 households	5.7%	--
People Living in Poverty ¹	14,554 people	--	12.9%
Farmworkers	557 people	--	0.5%
Migrant Farmworkers	340 people	--	--
Seasonal Farmworkers	666 people	--	--
Permanent Farmworkers	1,106 people	--	--
Persons Experiencing Homelessness	193 people	--	0.2%

*1. The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty.
Source: American Community Survey, 5-Year Estimates, 2018; Orange County Point in Time County /Homeless Count, 2019.*



1. Seniors

The senior population is generally defined as those over 65 years of age. Seniors have a high likelihood of limited and fixed incomes, higher health care costs, greater mobility challenges and self-care limitations, transit dependency, and commonly live alone. Specific housing needs of the senior population include affordable housing, supportive housing, co-living, multi-generational settings such as Accessory Dwelling Units and other housing options that include a planned service component.

Table 2-21 shows that Costa Mesa has a lower senior population compared to some nearby cities and Orange County, in general. Seniors over the age of 65 comprise 10.7 percent of the Costa Mesa population. Costa Mesa seniors represent a greater population percentage than those in Irvine (9.9 percent) and Santa Ana (8.6 percent). Newport Beach has the largest senior population of the area compared at 22.7 percent (12 percent more than Costa Mesa). The senior population of the County of Orange (13.9 percent) is 3.2 percent greater than that of Costa Mesa.

Jurisdiction	Population Count	Percent
Newport Beach	19,574	22.7%
Costa Mesa	12,138	10.7%
Irvine	26,228	9.9%
Santa Ana	28,621	8.6%
Huntington Beach	34,002	16.9%
Orange County	440,488	13.9%

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-22 illustrates the tenure of senior households in the City of Costa Mesa. The majority of senior households are owner-occupied with 58.8 percent of all senior households.

Tenure	Senior Households	Percent of Total Senior Households
Owner Occupied	5,143	58.8%
Renter Occupied	3,611	41.2%
Total	8,754	100.0%

Source: American Community Survey, 5-Year Estimates, 2019.

Federal housing data defines the household type as ‘elderly family’ if it consists of two persons with either or both age 62 or over. **Table 2-23** summarizes the income and tenure of elderly family households in Costa Mesa. Of elderly households in Costa Mesa, 24.5 percent earn less than 30 percent of the surrounding area income, 39.4 percent earn less than 50 percent of the surrounding area.



Table 2-23: Elderly Households by Income and Tenure

Income Category, relative to surrounding area	Owner	Renter	Total	Percent of Total Elderly Households
Extremely Low (30% HAMFI or less)	905	955	1,860	24.5%
Very Low (30% to 50% HAMFI)	840	290	1,130	14.9%
Low (50% to 80% HAMFI)	1,090	555	1,645	21.7%
Moderate (80% to 100% HAMFI)	465	195	660	8.7%
Above Moderate (100% HAMFI or more)	1,720	580	2,300	30.3%
Total	5,020	2,575	7,595	--

Source: HUD CHAS, 2012-2016, (Reported by the Southern California Association of Governments Per-Certified Local Housing Data for 2021).

In addition to overpayment problems faced by seniors due to their relatively fixed incomes, seniors may be faced with various disabilities. In 2018, the American Community Survey (ACS) 5-year estimate reported 4,064 Costa Mesa seniors with a disability. Among these disabilities, the most common were ambulatory disabilities, independent living disabilities and hearing disabilities. Based on this analysis, the City has developed **Program 2D** to identify opportunities for Senior Housing developments within Costa Mesa. Actions include outreach and collaboration with the senior housing development community to understand needs and opportunities.

2. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities may hinder access to traditionally designed housing units. Physical, mental, and/or developmental disabilities may deprive a person from earning an income, restrict one’s mobility, or make self-care difficult. Some residents may also have disabilities that require living in a supportive or institutional setting. Thus, persons with disabilities generally have special housing needs that must be provided with the City’s housing stock.

No current comparisons of disability with income, household size, or race/ethnicity are available. However, it is reasonable to assume that a substantial portion of persons with disabilities would have annual incomes within Federal and State income limits, especially households not in the labor force. Furthermore, lower income persons with disabilities are likely to require housing assistance and services. Housing needs for disabled persons are further compounded by costly design issues and location factors such as proximity to transit, medical services, and retail. For example, special needs households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

The 2018 ACS identifies six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability, and independent living disability. The Census and the ACS provides clarifying questions to determine persons with disabilities and to differentiate between disabilities. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:



- **Hearing Disability:** Is this person deaf or does he/she have serious difficulty hearing?
- **Visual Disability:** Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- **Cognitive Difficulty:** Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- **Ambulatory Difficulty:** Does this person have serious difficulty walking or climbing stairs?
- **Independent Living Difficulty:** Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor’s office or shopping?

Table 2-24: Disability Status in Costa Mesa

Disability Type	Under 18 with a Disability	18 to 64 with a Disability	65 years and Over with a Disability	Total	Percent of Population with Disability	Percent of Total Population
Population with a Hearing Difficulty	93	904	1,592	2,589	28.1%	2.3%
Population with a Vision Difficulty	112	894	905	1,911	20.7%	1.7%
Population with a Cognitive Difficulty	371	2,159	1,489	4,019	43.6%	3.6%
Population with an Ambulatory Difficulty	48	1,670	2,571	4,289	46.5%	3.8%
Population with a Self-care Difficulty	96	591	1,069	1,756	19%	1.6%
Population with an Independent Living Difficulty	--	1,403	1,993	3,396	36.8%	3%
Total	535	4,625	4,064	9,224*	100%*	8.2%*

Source: American Community Survey, 5-Year Estimates, 2018.
**This number may include persons reporting having one or more disabilities. Percentages include persons reporting having more than one disability and are not additive.*

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributed to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self- sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.



Per Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains the age of 18, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. A developmental disability includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment like that required for individuals with intellectual disability. This term does not include other handicapping conditions that are solely physical in nature.

According to the Regional Center of Orange County's (RCOC) *Total Annual Expenditures and Authorized Services for Fiscal Year 2019-2020*, a total of 25,163 individuals living in Orange County received services. RCOC represents the fifth largest regional center in California and has over 300 service coordinators. Diagnosis reported by the individuals who received services include 37.6 percent with an intellectual disability, 31 percent with Autism, 2.5 percent with Cerebral Palsy, 1 percent with Epilepsy, 3.9 percent with a Category 5 disability, and 24.1 percent reported "Other". Of those who received services, 31.6 percent reported their race as White, 16 percent reported Asian, 16.1 percent reported Other Ethnicity or Race/Multi-Cultural, and 2 percent reported Black/African American. Approximately 34 percent of those who received services also reported their ethnicity as Hispanic or Latino. Ages of the 25,163 individuals includes 21.1 percent 2 years or younger, 39.9 percent 3 to 21 years, and 39 percent over the age of 22. The majority of those who received services lived at the home of a parent or guardian (82.3 percent), but 6.8 percent live in a Community Care Facility and 5.6 percent live in Independent Living or Supported Living.

People with developmental disabilities may live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities may require a supervised group living environment. The most severely affected individuals may require an environment where medical attention and physical therapy services are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

There are several housing types and assistance programs appropriate for people living with a development disability: rent subsidized homes, licensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of housing opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all new, multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing as people with disabilities may be living on a fixed income.

3. Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because many communities have a limited supply of adequately sized and affordable housing units. To save for other basic necessities such as food, clothing, and medical care, it is common for lower income large households to reside in smaller units with a low number of bedrooms, which may result in overcrowding and can contribute to fast rates of deterioration.



Securing housing large enough to accommodate all members of a household is generally more challenging for renters as multi-family rental units are generally physically smaller with limited bedrooms than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare; housing units with 4 or more bedrooms account for approximately 15 percent of housing units in the City. Therefore, it is more likely that large households will experience overcrowding in comparison to smaller households. Additionally, single-family homes with higher bedroom counts, whether rental or ownership units, are rarely affordable to lower income households in the region.

According to the 2018 ACS 5-year estimates, there is a much greater amount of large renter households than large owner-occupied households (**Table 2-25**). Approximately, 63 percent of large households are renter households, of which 56 percent are 5-person households. As **Table 2-25** also shows a reverse relation between household size and overcrowding; as the total number of large households decreases, the household size increases. Therefore, 58.3 percent of large households are 5-person households compared to 17.1 percent 7-person households.

Household Size	Owner		Renter		Total	
	Count	Percent	Count	Percent	Count	Percent
5-Person Household	944	62.1%	1,441	56%	2,385	58.3%
6-person household	278	18.3%	728	28.3%	1,006	24.6%
7-or-more person Households	298	19.6%	402	15.6%	700	17.1%
Total	1,520	37.2%	2,571	62.8%	4,091	100%

Source: American Community Survey, 5-Year Estimates, 2018

Table 2-26 provides comparisons of large households between Costa Mesa and its neighboring cities. At ten percent, Costa Mesa has a lower total number of large households than Orange County (14.2 percent). Of the neighboring cities, Santa Ana has the greatest number of large households (25 percent more than Costa Mesa). In comparison, Costa Mesa has approximately 5 percent more large households than Newport Beach. While lower than the County percentage as a whole, ten percent of the total households containing five or more persons is a large portion of the Costa Mesa community. In response, **Program 2E** describes actions the City will take to encourage the development of additional housing options for large-family households.

	5-Person Households	6-Person Households	7-or-More Person Households	Total Large Households
Newport Beach	3.6%	1.3%	0.3%	5.1%
Costa Mesa	5.8%	2.5%	1.7%	10.0%
Irvine	5.3%	1.9%	0.6%	7.8%
Santa Ana	14.2%	9.4%	11.4%	35.0%
Huntington Beach	5.3%	1.6%	0.9%	7.8%
Orange County	7.9%	3.5%	2.8%	14.2%

Source: American Community Survey, 5-Year Estimates, 2018.



4. Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Many female-headed households with children are susceptible to having lower incomes than similar two-parent households.

Table 2-27 shows a breakdown of single parent households and poverty status. Of the single parent households in Costa Mesa, the majority are estimated to be female households with no spouse present (60.7 percent) and 39.3 percent are estimated to be male households with no spouse present. With 3,110 single parent households, Costa Mesa is only 0.2 percentage points over Orange County’s percentage. Over a quarter of these Costa Mesa single-parent households live under the poverty line (27.4 percent).

Jurisdiction	Single Parent-Male, No Spouse Present		Single Parent-Female, No Spouse Present		Single Parent Households Living in Poverty		Single Parent Households	Percent of Total Households
	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	Percent
Costa Mesa	1,223	39.3%	1,887	60.7%	851	27.4%	3,110	7.6%
Orange County	22,456	29.5%	53,659	70.5%	22,999	30.2%	76,115	7.4%

Source: American Community Survey, 5-Year Estimates, 2018.

5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The United States Department of Agriculture, National Agriculture Statistics provides data on hired farm labor across the United States. The data is compiled at both a State and County level. Within Orange County, a total of 99 farms reportedly hired 1,772 workers in 2017. Permanent workers, those who work 150 days or more, represent the largest category of workers with 1,106 workers (62 percent). A total of 666 workers (38 percent) are considered seasonal and work less than 150 days. Orange County reported 340 migrant workers (19 percent) with full time hired labor in 2017. In addition, the County reported 176 unpaid workers.

The median annual salary for the agriculture, forestry, fishing, hunting, and mining industry in Costa Mesa is \$31,023, which is 36 percent of the Orange County median income and is considered as a very-low income (2018).



6. Extremely Low-Income Households and Poverty Status

Extremely low-income households are those which earn less than 30 percent of the AMFI. The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) indicates that there are approximately 6,610 extremely low-income households in Costa Mesa. **Table 2-8** identifies occupations with salaries that could qualify as extremely low-income, these include: healthcare support; material moving; building, grounds cleaning, and maintenance; food preparation and serving related.

Extremely low-income households represent approximately 16.3 percent of all Costa Mesa households. Of these households, 76.5 percent are renters and 23.5 percent are homeowners. Extremely low-income renter households represent about 20.5 percent of Costa Mesa renter households, and extremely low-income owner households represent about 9.8 percent of Costa Mesa owner households.

Table 2-28 illustrates the tendencies for extremely low-income households to experience housing problems and cost burdens. The housing problems identified by CHAS include the following:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

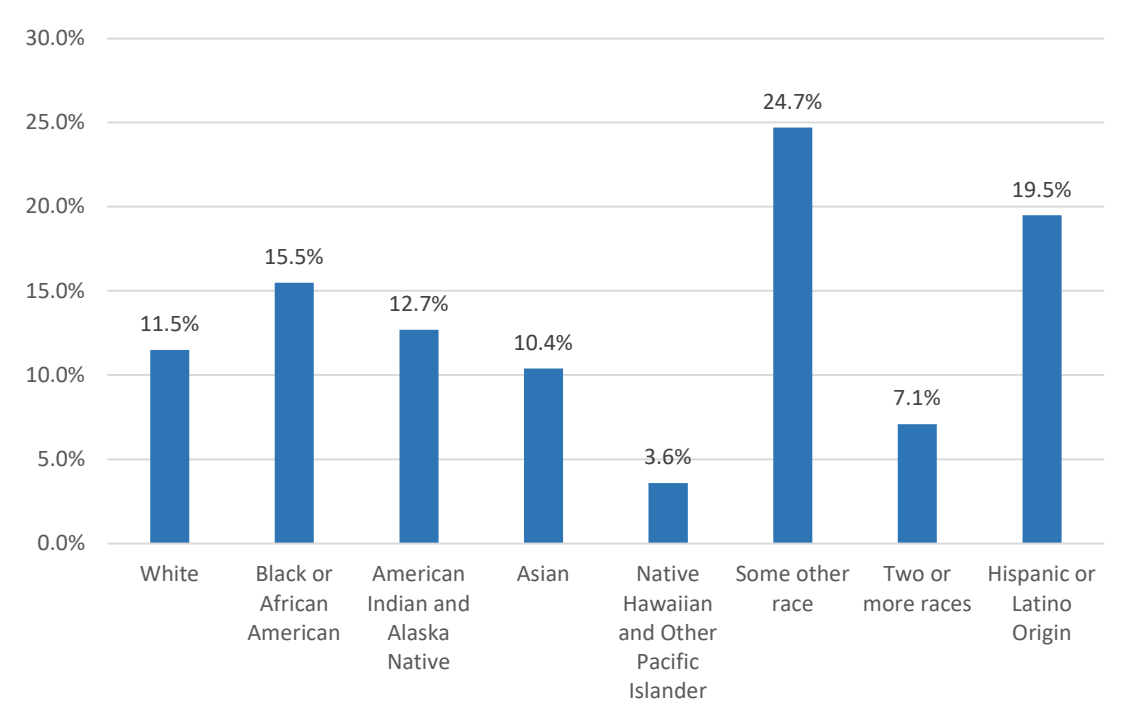
As the table shows, over double the percent of renters experience housing problems and cost burdens than homeowner. Cost burdens over 50 percent are more common than over 30 percent for both extremely low-income renter and owner households. In total, 13.8 percent of all Costa Mesa households earn an extremely low-income and experience at least one housing problem and 12.4 percent spend over half of their income on housing.

Housing Problems	Renter Households		Owner Households		Total Households	
	Count	% of Renter HH	Count	% of Owner HH	Count	% of Total HH
Household has at least 1 of 4 housing problem	4,400	17.8%	1,210	7.6%	5,610	13.8%
Cost burden > 30%	4,325	17.5%	1,165	7.3%	5,495	13.5%
Cost Burden > 50%	4,020	16.3%	990	6.2%	5,015	12.4%

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

Figure 2-6 compares poverty levels by race and ethnicity in order to identify disparities amongst people in Costa Mesa. Residents who report Some Other Race have the highest percentage of poverty in the City (24.7 percent). About 20 percent of people living under the poverty line are of Hispanic or Latino origin. Combined, the Black and American Indian/Alaska Native populations account for 28.2 percent of those below the poverty level, despite representing a total of just 2.3 percent of the entire population. Native Hawaiian and other Pacific Islander community members have the lowest percentage of poverty, but only represent 0.7 percent of the total City population. The White population is the largest racial group in the City and is estimated to have one of the lower poverty percentages at 11.5 percent.

Figure 2-6: Percent below Poverty Level, by Race and Hispanic or Latino Origin



Source: American Community Survey, 5-Year Estimates, 2018.

Projected Need

To calculate the future needs of extremely low-income households, the City assumes 50 percent of its very low-income RHNA are extremely low-income households. The City was allocated a very low-income RHNA of 2,919 units; as such, the extremely low-income unit need is projected to be 1,459 units.

To address the unique needs of extremely low-income households, the City has included programs in the Housing Plan that seek to provide a variety of housing types that may provide services for extremely low-income households facing other challenges, as well as facilitate the development of new affordable units. Programs that directly address the needs of extremely low-income households include:

- **Program 2J: Transitional and Supportive Housing** will amend the land use matrix to comply with SB 2, create an inventory of sites appropriate for the development of transitional and supportive housing units, and collaborate with organizations on addressing the needs of persons experiencing homelessness and extremely low-income residents.
- **Program 2L: Development of Housing for Extremely Low- and Lower-Income Households** will facilitate the development of housing for extremely low- and lower-income households by subsidizing up to 100 percent of the of the City’s application processing fees for qualifying developments where all units are affordable to 80% AMI or lower (when funding is available), and promote the benefits of this program to the development community.



7. Persons Experiencing Homelessness

Throughout the Southern California region, homelessness has become an increasingly important issue. Factors contributing to the rise in homelessness include increased unemployment and underemployment, limited affordable housing available to lower and moderate-income persons (especially extremely low-income households), reductions in public subsidies to lower income persons, and legislative impacts pertaining to the behavioral health system of care and correctional reform mandates.

State law mandates that cities address the special needs of persons experiencing homelessness within their jurisdictional boundaries. “Homelessness” as defined by the U.S. Department of Housing and Urban Development (HUD) has recently been updated to include the following descriptions:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (previously 30 days) and were in shelter or a place not meant for human habitation immediately prior to entering that institution.
- People who are losing their sleeping quarters, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This category applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others); persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge); or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

The Point in Time Count is required to be conducted every two years by the local Continuum of Care (CoC) jurisdiction led by the County of Orange Health Care Agency in accordance with the U.S. Department of Housing and Urban Development (HUD) guidelines to provide information on where individuals experiencing homelessness are located in the county. On January 22, 2019, 1,167 volunteers across Orange County counted 6,860 individuals experiencing homelessness; of those, 2,899 were sheltered and 3,961 were unsheltered. The 2021 Point in Time count was deferred to the COVID-19 pandemic and is anticipated to occur in January 2022. The 2019 Point In Time Count individual city results are shown in **Table 2-29**. Costa Mesa reported a total of 193 individuals experiencing homelessness (187 unsheltered and 6 sheltered); this represents 2.8 percent of the total homeless population for Orange County. This percentage is greater than that of the neighboring cities of Newport Beach and Irvine as both counted under 2 percent.



Santa Ana reported the largest population of people experiencing homelessness as a quarter of the total number for Orange County reside there (23 percent more than Costa Mesa).

Table 2-29: Homeless Count by Jurisdiction – January 22, 2019

Jurisdiction	Unsheltered	Sheltered	Total	% of County
Newport Beach	64	0	64	0.9%
Costa Mesa	187	6	193	2.8%
Irvine	127	3	130	1.9%
Santa Ana	830	939	1,769	25.8%
Huntington Beach	289	60	349	5.1%
Orange County	3,961	2,899	6,860	100%

Source: Orange County Point in Time Count, Everyone Counts Report 2019.

In analyzing homelessness from a fair housing and areas of historic concentration standpoint, the City determined that while people experiencing homelessness may seek refuge throughout the City, historically the majority of people were in and around the Downtown Recreation Center/Lions Park area. This is partially due to services available in the area, access to transit, and public spaces which were more easily habitable. In response, the City of Costa Mesa opened an emergency Bridge Shelter at a temporary location in April 2019 with 50 beds, while constructing a permanent shelter location with 72 beds which opened in April 2021. These facilities were successful in providing additional resources and being able to house individuals and families experiencing homelessness with the goal of transitioning them to more permanent supportive housing. The Downtown Recreation and Lions Park areas saw an almost immediate trend of fewer people sleeping in these public spaces and the areas of concentration largely disappeared. There are no current known identified areas with significant concentrations of people experiencing homelessness within the City.

The Bridge Shelter assists persons experiencing homeless with temporary housing along with a variety of programs including:

- Collaborative Case Management
- Housing Related Support Services (including Coordinated Entry System housing assignments, Housing Search Assistance, linking clients to rental assistance programs and other general housing services)
- Legal Services
- Basic Needs (including food, clothing, and housing/emergency services)
- Social Services
- Transportation

The permanent Bridge Shelter publishes bi-weekly reports in which they regularly assist approximately 60 to 110+ persons over a two-week span. Section 2.B.4 (Emergency Shelter) provides a more detailed description of the City’s efforts related to the Bridge Shelter facility.



8. Students

The need for student housing is another factor that affects housing demand. Student housing often only produces a temporary housing need based on the duration of the educational institution. The impact upon housing demand is important in areas that surround universities and colleges. Costa Mesa is home to a number of private and public universities and colleges. Located in Costa Mesa are Vanguard University (2,200 students), California Southern University (online), and Orange Coast Community College (24,000 students). Orange Coast Community College is primarily a commuter school serving students local to the south Orange County area. During pre-pandemic conditions when classes were fully in person, OCC had approximately 20,000 students, 39.1% of which were full-time. As OCC had very little on-campus housing, the majority of students commuted into campus. While data is not readily available, it is a fair assumption that the majority of these students live at home with family and do not require separate housing. OCC has recently built on-campus housing which may house up to 800 students.

Typically, students are low-income and may therefore require affordable housing options, especially within easy commuting distance from campuses. To reduce living cost, students may seek shared housing situations to decrease expenses, which may lead to overcrowding. Affordable housing may also influence choices students make after graduating, which may affect the region’s economy. College graduates provide a specialized pool of skilled labor that contributes to the region’s economy; however, the lack of affordable housing may lead to their departure from the region.

F. Housing Stock Characteristics

Characteristics of the housing stock (growth, type, availability and tenure, age and condition, housing costs, and affordability) may affect the housing needs for the community. This section details the Costa Mesa housing stock characteristics to identify how well the current housing stock meets the needs of its current and future residents.

1. Housing Growth

According to the American Community Survey (ACS), between 2010 and 2018 the Costa Mesa housing stock grew by 0.6 percent, or 1,233 units, as shown in **Table 2-30**. This is the smallest percent increase for the area. The City of Irvine experienced the largest housing surge of the area during this time with an addition of 25,250 more units (an increase of 30.4 percent more than Costa Mesa). Orange County as a whole saw an increase of 4.6 percent of its total housing stock.

Jurisdiction	2010	2015	2018	Percent Change 2010 to 2015	Percent Change 2015 to 2018
Newport Beach	43,503	43,690	44,801	0.4%	2.5%
Costa Mesa	42,867	43,030	43,100	0.4%	0.2%
Irvine	76,184	91,938	101,434	20.7%	10.3%
Santa Ana	77,796	77,192	78,597	-0.8%	1.8%
Huntington Beach	79,166	78,252	81,396	-1.2%	4.0%
Orange County	1,042,254	1,064,642	1,091,376	2.1%	2.5%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.



2. Housing Type

Table 2-31 is a breakdown of housing units in the City by type in comparison to Orange County. Costa Mesa is estimated to be predominantly made up of multi-family housing (50.3 percent). The City has an estimated 37.7 percent single-family detached housing and 9.6 percent attached single-family units. This differs from the rest of the region as Orange County reports an estimated 50.7 percent single-family detached units and 34.3 percent multi-family housing. The percentage of mobile homes in Costa Mesa is estimated to be comparable to that of Orange County (2.4 percent and 2.8 percent, respectively). Single-family attached units are less prevalent in Costa Mesa (9.6 percent) than County as a whole (12.2 percent).

Jurisdiction	Single-Family Detached		Single-Family Attached		Multi-Family		Mobile Homes*	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Costa Mesa	16,236	37.7%	4,119	9.6%	21,692	50.3%	1,053	2.4%
Orange County	553,164	50.7%	133,326	12.2%	374,176	34.3%	30,710	2.8%

*Includes mobile homes, boats, RVs, vans, etc.
 Source: American Community Survey, 5-Year Estimates, 2018.

3. Housing Availability and Tenure

Housing tenure and vacancy rates generally influence the supply and cost of housing. Housing tenure defines if a unit is owner-occupied or renter-occupied, and it relates to the availability of housing product types and length of tenure. The tenure characteristics in a community can indicate aspects of the housing market such as affordability, household stability, and availability of unit types, among others. Tenure distribution may correlate with household income, composition, and age of the householder.

In 2018, owner-occupied housing units accounted for 40.4 percent of the housing stock and 59.6 percent were rental occupied units (**Table 2-32**). At 88.7 percent, the large majority of single-family units are owner-occupied. Multi-family housing units are conversely predominantly occupied by renters (77.1 percent). Mobile homes in Costa Mesa are estimated to be occupied by mostly owners than renters (4.6 percent and 0.8 percent, respectively).

Tenure	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes	Total Occupied Units
Owner Occupied	76.1%	12.6%	6.6%	4.6%	40.4%
Renter Occupied	14.1%	7.9%	77.1%	0.8%	59.6%

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-33 compares estimated average household sizes and tenure amongst cities surrounding Costa Mesa. Aside from Santa Ana, all of the cities included below have household sizes that are below that of Orange County and fairly similar amongst owner-occupied households. The average household size for



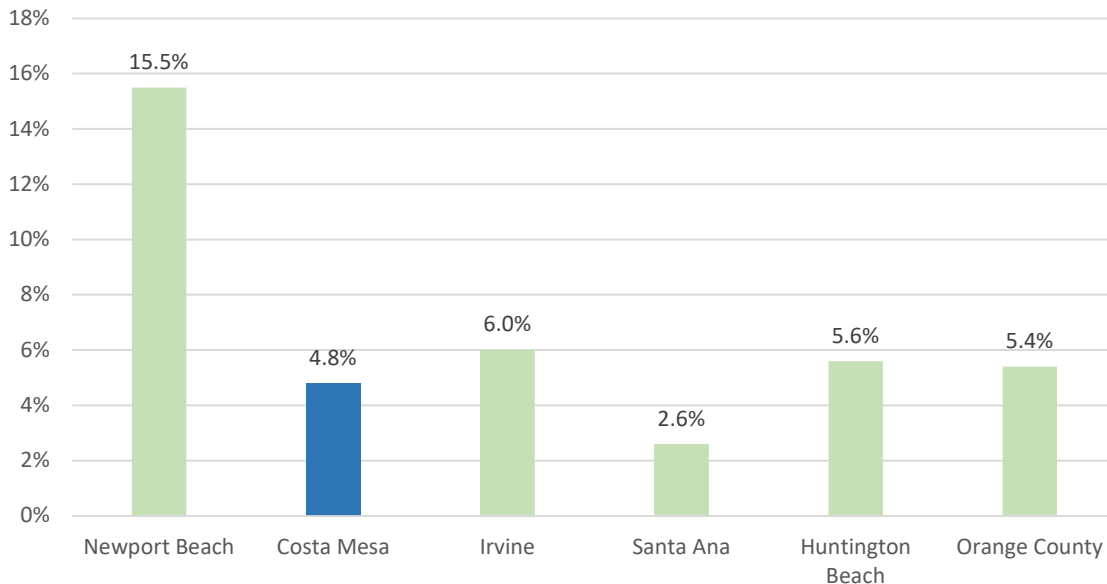
Santa Ana is estimated to be nearly double that of the other cities for both renters and owners and is an average of about 1.6 persons per household more than Costa Mesa. **Figure 2-7** illustrates vacancy rates by city and shows that Costa Mesa has the second lowest vacancy rate in the area (4.8 percent). Orange County’s vacancy rate is 0.6 percent above that of Costa Mesa.

Jurisdiction	Owner Occupied Household Size	Renter Occupied Household Size	Average Household Size
Newport Beach	2.46	2.02	2.27
Costa Mesa	2.8	2.66	2.71
Irvine	2.81	2.61	2.7
Santa Ana	4.28	4.32	4.3
Huntington Beach	2.58	2.62	2.6
Orange County	2.99	3.06	3.02

Source: American Community Survey, 5-Year Estimates, 2018.

Vacancy rates may reveal the degree of housing choice available. High vacancy rates generally indicate low demand and/or high supply conditions in the housing market. Low vacancy rates typically indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for lower and moderate-income households to find housing. Vacancy rates between two to three percent are usually considered healthy for housing that is owned, and rates of five to six percent are usually considered healthy for rental housing. Costa Mesa’s vacancy rate indicates a healthy demand for housing within the City and a potential lack of available housing units at all income categories.

Figure 2-7: Vacancy Rates by Jurisdiction, 2018



Source: American Community Survey, 5-Year Estimates, 2018.



Based on 2018 ACS estimates, the most common reason for vacancies in Costa Mesa is due to units being up for rent (37.8 percent), as shown in **Table 2-34**. Another 566 units (31.5 percent) are vacant in the City because they are for seasonal, recreational, or occasional use. Homes that have been sold and are not yet occupied represent the lowest vacancy type (4.1 percent).

Type of Housing	Estimate	Percent
For rent	786	37.8%
Rented, not occupied	191	9.2%
For sale only	115	5.5%
Sold, not occupied	86	4.1%
For seasonal, recreational, or occasional use	656	31.5%
Other vacant	247	11.9%
Total	2,081	100%
<i>Source: American Community Survey, 5-Year Estimates, 2018.</i>		

4. Housing Age and Condition

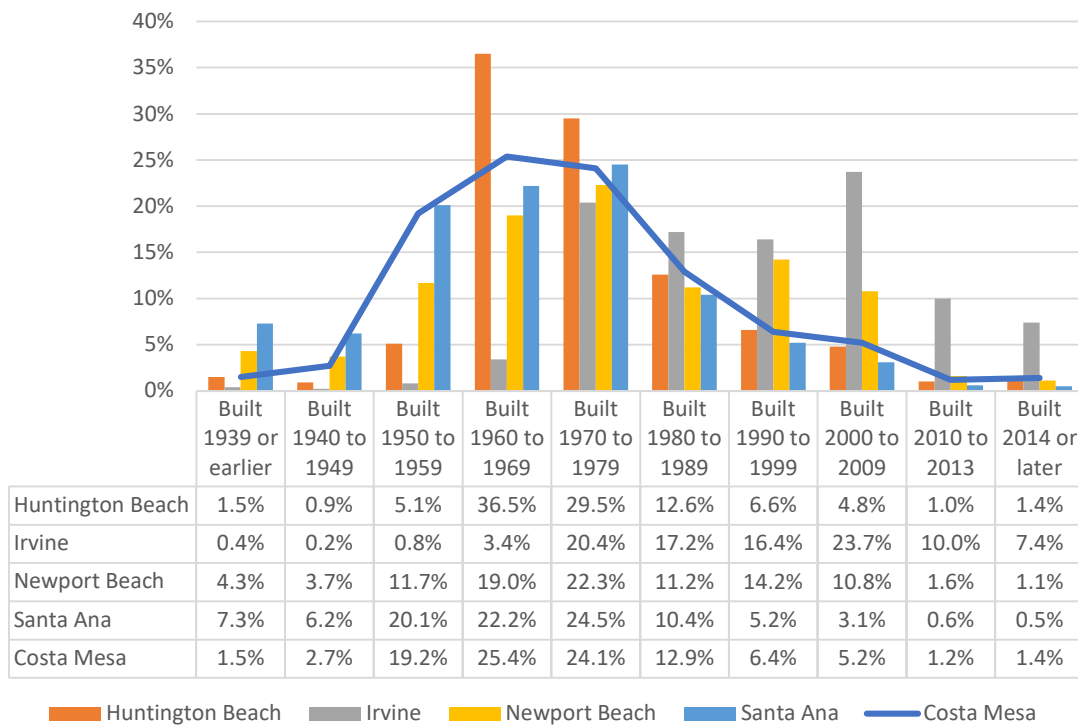
Housing age can be an important indicator of housing condition within a community. For example, housing that is over 30 years old may be in need of rehabilitation, such as a new roof, seismic retrofit, foundation, plumbing, etc. Many federal and state programs use housing age as one factor to determine housing rehabilitation needs.

Figure 2-8 shows the City of Costa Mesa’s housing stock was mostly built prior to 1990 and is therefore more likely in need of certain renovations. Almost a quarter of the housing stock was built around the time the City was incorporated in 1953. About 2.6 percent of housing stock was built after 2010. In comparison to neighboring cities, the Cities of Costa Mesa, Huntington Beach, and Santa Ana experienced their peak unit growths between 1950 and 1979. Newport Beach experienced a growth similar to Costa Mesa until 1990 when Newport Beach housing unit growth picked up again. Unlike Costa Mesa, the City of Irvine experienced a housing boom in 1970 through 2009, and it continued building units at a greater rate than the other cities past 2014.

Much of Costa Mesa’s housing stock is greater than 30 years old. Many of these houses may have experienced some level of housing renovations since initial construction, but in general an aging housing stock may indicate the potential for substandard housing conditions or a housing stock in need of rehabilitation or maintenance. The City tracks code enforcement cases due to substandard housing conditions and has established a quantified target objective in **Chapter 4** for housing rehabilitation goals over the next 8 years.



Figure 2-8: Age distribution of Housing Stock



Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-35 provides estimations on the number of units with substandard living conditions (lacking complete plumbing or kitchen facilities or having no telephone service available). In total, 2.4 percent of Costa Mesa units are considered substandard.

Housing Condition	Estimate	Percent of Total Housing Units
Lacking complete plumbing facilities	79	0.2%
Lacking complete kitchen facilities	325	0.8%
No telephone service available	613	1.5%
Total	1,017	2.4%

Source: American Community Survey, 5-Year Estimates, 2018.

Additionally, proactively surveying the City’s housing conditions is a primary component of the City’s Code Enforcement efforts. The City’s Community Improvement Division (Code Enforcement) employs approximately one-dozen full-time code enforcement officers that regularly survey the City’s residential neighborhood housing conditions relating to rehabilitation and replacement. According to the Community Improvement Division Manager, rarely does any of the City’s housing stock reach a condition that requires replacement (less than approximately one property per year). However, City staff confirmed, based on the 2021-2022 Annual Action Plan there are approximately 88 units in need of rehabilitation annually. This estimate was compiled based on a combination of code enforcement data (based on a review of total



project cases) and data from the City's Street Outreach Team and Housing and Community Development Team and represents approximately 1.6% of the total dwelling units within the City.

With the exception of relatively new housing communities recently developed in the City, the City's Community Improvement Division indicates that the City's residential areas require varying levels of proactive housing condition monitoring, with generally the older residential areas in the City being more prone to substandard housing conditions. These substandard housing conditions include but are not limited to, illegal and unsightly outdoor storage, common areas littered with trash and debris, vegetation overgrowth, and poor overall residential structure maintenance. According to City records, residential properties located in Shalimar neighborhood, Coolidge Avenue/Fillmore Way neighborhood, Mission Drive/Mendoza Drive neighborhood, and the neighborhood located on Wilson Street between Placentia Avenue and Harbor Boulevard require greater attention. For these and other neighborhoods, the City hosts "Community Clean-up Days" where community members and residents are organized to assist in neighborhood clean-up efforts. These efforts include City staff assistance, large dumpster rentals and donations from community businesses and non-profit community groups to support clean-up and rehabilitation efforts. They are held on a weekend day and publicized several weeks in advance by City newsletters and direct communication to community stakeholders. City-sponsored residential neighborhood clean-up events occur multiple times per year.

Also, in monitoring the City's housing stock in regard to the need for housing rehabilitation or replacement, both the City's Code Enforcement team and the City's Building Inspection team proactively and reactively engage in surveying the City's housing conditions as they perform their regular inspections. Housing and building code enforcement not only helps to ensure the habitability of specific properties, but also helps to keep surrounding homes and neighborhoods safe. For a home that shows clear signs of neglect, for example, the City will reach out to the tenant and owner and connect these individuals to resources such as local and regional grants and/or loans, or community service groups that are available to provide rehabilitation assistance. These proactive inspections of the City's housing stock lead to earlier detection of substandard housing conditions and ultimately improve local neighborhoods overall.

5. Housing Costs and Affordability

Housing costs reflect the supply and demand of housing in a community. This section summarizes the cost and affordability of the Costa Mesa housing stock.

The median home value in Costa Mesa is estimated to be \$707,600, as shown in **Table 2-36**. This is \$54,700 above the median home value for Orange County and comparable to the home values in Irvine and Huntington Beach. The City of Santa Ana has the lowest home value at \$455,300 and the City of Newport Beach has the greatest median home value at \$1,787,300.



Jurisdiction	Median Home Value
Newport Beach	\$1,787,300
Costa Mesa	\$707,600
Irvine	\$797,100
Santa Ana	\$455,300
Huntington Beach	\$728,200
Orange County	\$652,900

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-37 outlines the average monthly price of rent by number of bedrooms in Costa Mesa and how it has changed between 2017 and 2020. This data is provided by the Zillow Rent Index Report for Costa Mesa and shows that all units experienced increases in rates in the last three years; for example, one-bedroom rentals rose by 5.1 percent. The price per square foot saw a much greater increase for the three types of units, with 17.9 percent being the greatest increase for 3- or more bedroom units. This may indicate a higher demand and a need to plan for housing for large families within Costa Mesa.

Unit Type	January 2017	January 2018	January 2019	January 2020	% Change 2017-2020
1 Bedroom	\$2,055	\$2,077	\$2,091	\$2,159	5.1%
2 bedrooms	\$2,553	\$2,582	\$2,579	\$2,649	3.8%
3 Bedrooms	\$3,027	\$3,044	\$3,097	\$3,160	4.4%
Price per Square Foot					
Unit Type	January 2017	January 2018	January 2019	January 2020	% Change 2017-2020
1 Bedroom	\$2.48	\$2.57	\$2.97	\$2.83	14.1%
2 bedrooms	\$2.20	\$2.25	\$2.32	\$2.36	7.3%
3+ Bedrooms	\$1.95	\$2.15	\$2.25	\$2.30	17.9%

Source: Zillow Rent Index Report, January 2017-2020, accessed August 17, 2020.

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household’s eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Area Median Family Income (AMFI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in Orange County are shown in **Table 2-38** and **Table 2-39**.



The data shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (**Table 2-36**) and market rental rates (**Table 2-37**) to determine what types of housing opportunities a household can afford.

Extremely Low-Income Households

Extremely low-income households earn less than 30 percent of the County AMFI – up to \$26,950 for a one-person household and up to \$41,550 for a five-person household in 2020. Extremely low-income households cannot afford market-rate rental or ownership housing in Costa Mesa without assuming a substantial cost burden. An extremely low-income household at the maximum income limit can afford to pay approximately \$1,039 in monthly rent, depending on household size.

Very Low-Income Households

Very low-income households earn between 31 percent and 50 percent of the County AMFI – up to \$44,850 for a one-person household and up to \$69,200 for a five-person household in 2020. A very low-income household cannot afford market-rate rental or ownership housing in Costa Mesa without assuming a substantial cost burden. A very low-income household at the maximum income limit can afford to pay approximately \$1,121 to \$1,730 in monthly rent, depending on household size. Given the high cost of housing in Costa Mesa, persons or households of very low-income could not afford to rent or purchase a home in the City.

Low-Income Households

Low-income households earn between 51 percent and 80 percent of the County's AMFI - up to \$71,750 for a one-person household and up to \$110,650 for a five-person household in 2020. The affordable home price for a low-income household at the maximum income limit ranges from \$308,500 to \$454,000. Based on the asking prices of homes for sale in 2020 (**Table 2-36**), ownership housing would not be affordable to low-income households. A one-person low-income household could afford to pay up to \$1,794 in rent per month and a five-person low-income household could afford to pay as much as \$2,766. Low-income households in Costa Mesa would not be able to afford to rent apartment units.

Moderate Income Households

Persons and households of moderate income earn between 81 percent and 120 percent of the County's AMFI – up to \$133,500, depending on household size in 2020. The maximum affordable home price for a moderate-income household is \$377,000 for a one-person household and \$558,600 for a five-person family. Moderate income households in Costa Mesa would not be able to purchase a home in the City. In comparison to neighboring cities, at this affordable range, moderate income households would only be able to purchase a home in Santa Ana. The maximum affordable rent payment for moderate income households is between \$2,163 and \$3,338 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.



Table 2-37: Affordable Housing Costs in Orange County, 2020						
Annual Income	Mortgage	Utilities ¹	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price	
Extremely Low-income (30% of AMFI)						
1-Person	\$26,950	\$455	\$118	\$101	\$674	\$99,990
2-Person	\$30,800	\$504	\$151	\$116	\$770	\$110,500
3-Person	\$34,650	\$539	\$197	\$130	\$866	\$118,000
4-Person	\$38,450	\$574	\$243	\$144	\$961	\$125,800
5-Person	\$41,550	\$594	\$289	\$156	\$1,039	\$130,200
Very Low-Income (50% of AMFI)						
1-Person	\$44,850	\$835	\$118	\$168	\$1,121	\$183,000
2-Person	\$51,250	\$938	\$151	\$192	\$1,281	\$205,500
3-Person	\$57,650	\$1,028	\$197	\$216	\$1,441	\$225,400
4-Person	\$64,050	\$1,118	\$243	\$240	\$1,601	\$245,000
5-Person	\$69,200	\$1,182	\$289	\$260	\$1,730	\$259,000
Low-income (80% AMFI)						
1-Person	\$71,750	\$1,407	\$118	\$269	\$1,794	\$308,500
2-Person	\$82,000	\$1,592	\$151	\$308	\$2,050	\$349,100
3-Person	\$92,250	\$1,763	\$197	\$346	\$2,306	\$386,500
4-Person	\$102,450	\$1,934	\$243	\$384	\$2,561	\$424,000
5-Person	\$110,650	\$2,062	\$289	\$415	\$2,766	\$452,000
Moderate Income (120% AMFI)						
1-Person	\$86,500	\$1,720	\$118	\$324	\$2,163	\$377,000
2-Person	\$98,900	\$1,951	\$151	\$371	\$2,473	\$427,800
3-Person	\$111,250	\$2,167	\$197	\$417	\$2,781	\$475,000
4-Person	\$123,600	\$2,384	\$243	\$464	\$3,090	\$522,700
5-Person	\$133,500	\$2,548	\$289	\$501	\$3,338	\$558,600
<p>Source: Orange County Housing Authority, 2020 Utility Allowance Schedule and California Department of Housing and Community Development, 2020 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Orange County Utility Allowance.</p> <p>1. Utilities includes basic electric, water, sewer/trash, refrigerator, and stove.</p>						



Table 2-38: Affordable Monthly Housing Cost for Renters, 2020				
Annual Income		Rent	Utilities ¹	Total Affordable Monthly Housing Cost
Extremely Low-income (30% of AMFI)				
1-Person	\$26,950	\$556	\$118.00	\$674
2-Person	\$30,800	\$619	\$151.00	\$770
3-Person	\$34,650	\$669	\$197.00	\$866
4-Person	\$38,450	\$718	\$243.00	\$961
5-Person	\$41,550	\$750	\$289.00	\$1,039
Very Low-income (50% of AMFI)				
1-Person	\$44,850	\$1,003	\$118.00	\$1,121
2-Person	\$51,250	\$1,130	\$151.00	\$1,281
3-Person	\$57,650	\$1,244	\$197.00	\$1,441
4-Person	\$64,050	\$1,358	\$243.00	\$1,601
5-Person	\$69,200	\$1,441	\$289.00	\$1,730
Low-income (80% AMFI)				
1-Person	\$71,750	\$1,676	\$118.00	\$1,794
2-Person	\$82,000	\$1,899	\$151.00	\$2,050
3-Person	\$92,250	\$2,109	\$197.00	\$2,306
4-Person	\$102,450	\$2,318	\$243.00	\$2,561
5-Person	\$110,650	\$2,477	\$289.00	\$2,766
Moderate Income (120% AMFI)				
1-Person	\$86,500	\$2,045	\$118.00	\$2,163
2-Person	\$98,900	\$2,322	\$151.00	\$2,473
3-Person	\$111,250	\$2,584	\$197.00	\$2,781
4-Person	\$123,600	\$2,847	\$243.00	\$3,090
5-Person	\$133,500	\$3,049	\$289.00	\$3,338
<p><i>Source: Orange County Housing Authority, 2020 Utility Allowance Schedule and California Department of Housing and Community Development, 2020 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Orange County Utility Allowance.</i></p> <p>1. Utilities includes basic electric, water, sewer/trash, refrigerator, and stove.</p>				

This analysis shows that the moderate- and lower-income households in Costa Mesa generally cannot afford to own a home in Costa Mesa based on for sale housing costs. Lower income households generally cannot afford to rent or own in Costa Mesa based on for sale housing costs and rental prices. Long term, this trend may result in increased instances of overcrowding, an increased number of households with a high housing cost burden, and residents moving out of Costa Mesa for ownership opportunities.



G. Community Profile Summary

The Community Profile provides an analysis of the Costa Mesa population and housing stock for policy considerations within this Housing Element. The Costa Mesa community's housing needs are directly correlated to the demographic composition of the population and the conditions of existing housing within the City. The data analyzed in this Community Profile sets the baseline for the Housing Element goals, policies, and programs which are uniquely adapted to fit the needs of Costa Mesa.

The City will need to consider the following findings, but not limited to, based on the data presented in this Community Profile:

- The Costa Mesa population is showing aging trends – housing goals should consider the needs of seniors who may have less flexible income, need accessibility accommodations, or may seek assisted living options. **The City has established Housing Program 2D to address this finding.**
- Over a quarter of the Costa Mesa population identifies as Hispanic or Latino – housing needs should account for possible cultural needs such as larger or multigenerational housing units. Additionally, housing information should be made available in Spanish to assist in the location of appropriate housing within the community. **The City has established Housing Programs 2E and 4A to address this finding.**
- Approximately 47 percent of the Costa Mesa population earn a lower income, indicating that production of and access to affordable housing including affordable rental options and entry level home ownership facilitation should be considered. **The City has established Housing Programs 2B, 4A, 4B, and 4C to address this finding.**
- Approximately 48.8 percent of renters and 31.8 percent of homeowners are estimated to spend more than 30 percent of their income on housing, indicating a high housing cost burden overall with a higher proportion of renters compared to owners experiencing overpayment. **The City has established Housing Programs 2B, 4A, 4B, and 4C to address this finding.**
- Based on for sale and rental housing prices, a moderate-income household cannot afford to own a home in Costa Mesa, while lower income households cannot afford to own or rent in Costa Mesa without experiencing overpayment. **The City has established Housing Programs 2B, 4A, 4B, and 4C to address this finding.**
- The majority of housing units in Costa Mesa were built over 30 years ago – households in older homes may benefit from assistance in renovating their homes and ensuring safe living environments with access to all utilities. **The City has established Housing Programs 1A and 1B to address this finding.**
- Costa Mesa has a relatively low vacancy rate, indicating high demand for housing and low availability of housing units within the City. **The City has established Housing Programs 2B and 3A to address this finding.**
- 46.5 percent of Costa Mesa households have at least one of the four identified housing problems, which include:
 - Units with physical defects (lacking complete kitchen or bathroom);
 - Overcrowded conditions (housing units with more than one person per room – excluding bathrooms and kitchens);



- Housing cost burdens, including utilities, exceeding 30 percent of gross income; and
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

The City has established Housing Programs 1A, 1B, and 4A to address this finding.

The Housing Element’s **Chapter 4: Housing Plan** provides goals, policies, and programs for the City of Costa Mesa based on the findings of this analysis. Policies established in the Housing Plan implement the goals and programs of the Housing Element and are reviewed on yearly-basis to identify progress and success.