

# City of Costa Mesa 2021-2029 HOUSING ELEMENT UPDATE

The City of Costa Mesa is in the process of updating the 2021-2029 Housing Element. This Fact Sheet answers commonly asked questions and provides information about the update process.

## What is a Housing Element?

The Housing Element is one of the required elements of the City of Costa Mesa’s General Plan. The Housing Element provides policies, programs, and actions that support and encourage housing growth at all income levels.

## Key Sections of the Housing Element:

- Population and housing analysis for Costa Mesa
- Evaluation of constraints to building housing and identifying potential resources for housing development
- Evaluation of 2013-2021 Housing Element programs and policies to determine what worked and what needs to be changed
- Analysis of potential housing sites that can accommodate Costa Mesa’s anticipated housing needs in the next eight years
- Development of policies, programs, and quantified objectives for the 2021-2029 planning period



## What is the Regional Housing Needs Assessment (RHNA) Process?

The RHNA process is mandated by state law and lays out the number of housing units in different income categories that Costa Mesa must plan for. The RHNA is determined by the State Department of Housing and Community Development (HCD) and distributed by the Southern California Association of Governments (SCAG) for each city in the Southern California region. For the 2021-2029 Planning Period, the City of Costa Mesa is allocated 11,733 housing units based on the income categories listed below. The Housing Element is required by the State to identify sites to accommodate this estimated growth.

## 2021 - 2029 City of Costa Mesa RHNA Housing Needs Allocation

Income Category	% of Area Median Income (AMI)	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50%	--	\$51,500	2,912 units
Low Income	51 - 80%	\$52,530	\$82,400	1,790 units
Moderate Income	81 - 120%	\$83,430	\$133,900	2,084 units
Above Moderate Income	> 120%	\$133,900	--	4,947 units
<b>Total</b>				<b>11,733 units</b>

\*Income range is based on the 2020 HUD Area Median Income (AMI) for Orange County of \$103,000.

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## Why is the City Updating the Housing Element?

The City of Costa Mesa is required by state law to update its Housing Element every eight years. The current adopted Housing Element is for the 2013-2021 planning period. The City is now planning for the 2021-2029 planning period.

### Importance of Updating the Housing Element:

- Allows the community to provide feedback to guide the future of housing in Costa Mesa
- Ensures the City complies with State housing laws
- Allows the City to become eligible for State grants and funding sources
- Demonstrates the ability to meet future anticipated housing growth needs

## What is Included in the Update Process?

The update process is community-based and will include a variety of activities to interface with the Costa Mesa community. Key features include:

- A series of community workshops and other community engagement opportunities
- Comprehensive review of the community to analyze existing conditions
- Identification of sites to meet 2021-2029 RHNA
- Public Hearings before the Planning Commission and City Council

## How Can You Participate in the Update Process?

There are a variety of ways you can participate throughout the planning process:

- **Virtual Townhall Meeting** will be held on November 18, 2020 for community members to come and learn about the process and provide their feedback and guidance to the City. This townhall meetings will be hosted in English and in Spanish.
- **District Specific Meetings** in December 2020 for in-depth discussions related to issues and opportunities within each of the six unique districts.
- Sign up to be placed on the interest contact list.
- Respond to the Community Survey available on the website.
- Submit written comments to the email address provided below.
- Once all public comments are collected, a Public Review Draft will be available for review and comments in Spring 2021.



For continuously updated information, please visit:  
[www.costamesaca.gov/housing-element-update](http://www.costamesaca.gov/housing-element-update)  
or contact:

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## Project & Outreach Timeline

