

Jurisdiction	Costa Mesa	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		75
Total Units		75

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Submitted Applications Summary	
Total Housing Applications Submitted:	181
Number of Proposed Units in All Applications Received:	337
Total Housing Units Approved:	336
Total Housing Units Disapproved:	1

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Table A Housing Development Applications Submitted																				
Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes						Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes				
1				2	3	4	5						6	7	8	9	10			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+ ADU, MN)	Tenure R=Rentor O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*	
Summary Row: Start Data Entry Below															15	32	337	336		
	426-131-16	2125 Orange Ave		ZA-18-31	SFD	O	05/01/2018								1	1	1		No	
	424-181-02	898 Towne St		PA-18-36 & ZA-18-40	ADU	R	06/25/2018								1	1	1		No	
	426-131-08	165 Merrill Pl		DR-18-14 & ZA-18-67	SFD	O	12/19/2018								1	1	1		No	
	419-211-05, 419-212-04	1957 Newport Blvd		GP-18-01 & R-18-01	SFA	O	01/11/2018								38	38	38		No	
	422-092-31	2060 Maple Ave		PA-18-08	2 to 4	O	02/09/2018								3	3	3		No	
	425-414-05	170 Cabrillo St		PA-18-10	SFD	O	02/23/2018								2	2	2		No	
	425-311-55	1592 Riverside Pl		PA-18-22	SFD	O	08/26/2018								2	2	2		No	
	420-012-16	1 Mark Lane		PA-18-46	SFD	R	11/30/2018								2	2	2		No	
	422-271-20, 422-271-21	752 W 19th St		PA-18-47	2 to 4	R	12/13/2018								2	2	2		No	
	422-221-07	2062 Pomona Ave		DR-18-02	SFD	R	03/12/2018								2	2	2		No	
	426-031-19	175 Costa Mesa St		DR-18-05	2 to 4	R	06/04/2018								2	2	2		No	
	425-232-15	163 Broadway		DR-18-07	SFD	O	07/10/2018								1	1	1		No	
	439-262-03	172 E Wilson St		DR-18-08	2 to 4	R	07/11/2018								2	2	2		No	
	426-261-13	1923 Church St		DR-18-10	2 to 4	R	07/25/2018								1	1	1		No	
	422-202-18	2179 Miner St		DR-18-12	SFD	O	08/01/2018								1	1	1		No	
	426-451-30	118 Magnolia St		DR-18-13	SFD	O	08/01/2018								1	1	1		No	
	417-342-38	412 BROADWAY		BC18-00008	ADU	R	01/05/2018								1	1	1		No	
	424-291-11	1676 TOPANGA		BC18-00011	SFA	O	01/08/2018								1	1	1		No	
	424-291-11	1670 TOPANGA		BC18-00012	SFA	O	01/08/2018								1	1	1		No	
	424-291-11	1674 TOPANGA		BC18-00013	SFA	O	01/08/2018								1	1	1		No	
	424-291-11	1672 TOPANGA		BC18-00014	SFA	O	01/08/2018								1	1	1		No	
	424-291-11	1678 TOPANGA		BC18-00015	SFA	O	01/08/2018								1	1	1		No	
	424-291-11	1668 TOPANGA		BC18-00016	SFA	O	01/08/2018								1	1	1		No	
	424-291-11	1658 TOPANGA		BC18-00017	SFA	O	01/08/2018								1	1	1		No	
	424-291-11	1660 TOPANGA		BC18-00018	SFA	O	01/08/2018								1	1	1		No	
	424-291-11	1662 TOPANGA		BC18-00019	SFA	O	01/08/2018								1	1	1		No	
	424-291-11	1656 TOPANGA		BC18-00020	SFA	O	01/08/2018								1	1	1		No	
	424-291-11	1664 TOPANGA		BC18-00021	SFA	O	01/08/2018								1	1	1		No	
	424-291-11	629 CARDIFF REEF		BC18-00037	SFA	O	01/13/2018								1	1	1		No	
	424-291-11	628 CARDIFF REEF		BC18-00039	SFA	O	01/13/2018								1	1	1		No	
	424-291-11	639 CARDIFF REEF		BC18-00040	SFA	O	01/13/2018								1	1	1		No	
	424-291-11	625 CARDIFF REEF		BC18-00043	SFA	O	01/13/2018								1	1	1		No	
	424-291-11	635 CARDIFF REEF		BC18-00045	SFA	O	01/13/2018								1	1	1		No	
	424-291-11	637 CARDIFF REEF		BC18-00049	SFA	O	01/13/2018								1	1	1		No	
	422-131-03	2083 MAPLE AV		BC18-00051	ADU	R	01/16/2018								1	1	1		No	
	424-291-11	626 CARDIFF REEF		BC18-00069	SFA	O	01/19/2018								1	1	1		No	
	424-291-11	633 CARDIFF REEF		BC18-00069	SFA	O	01/19/2018								1	1	1		No	
	424-291-11	620 CARDIFF REEF		BC18-00070	SFA	O	01/19/2018								1	1	1		No	
	424-291-11	623 CARDIFF REEF		BC18-00071	SFA	O	01/19/2018								1	1	1		No	
	424-291-11	624 CARDIFF REEF		BC18-00072	SFA	O	01/19/2018								1	1	1		No	
	424-291-11	622 CARDIFF REEF		BC18-00073	SFA	O	01/19/2018								1	1	1		No	
	424-291-11	631 CARDIFF REEF		BC18-00074	SFA	O	01/19/2018								1	1	1		No	
	424-291-11	627 CARDIFF REEF		BC18-00075	SFA	O	01/19/2018								1	1	1		No	
	141-361-29, 141-361-30,	2636 LUMINOUS LN		BC18-00076	SFD	O	01/22/2018								1	1	1		No	
	141-731-02, 141-731-03	2632 LUMINOUS LN		BC18-00077	SFD	O	01/22/2018								1	1	1		No	
	141-361-29, 141-361-30,	2635 LUMINOUS LN		BC18-00078	SFD	O	01/22/2018								1	1	1		No	
	141-731-02, 141-731-03	2630 LUMINOUS LN		BC18-00079	SFD	O	01/22/2018								1	1	1		No	
	141-731-02, 141-731-03	2631 LUMINOUS LN		BC18-00080	SFD	O	01/22/2018								1	1	1		No	
	141-361-29, 141-361-30,	2631 LUMINOUS LN		BC18-00080	SFD	O	01/22/2018								1	1	1		No	

Table A2

Annual Building Activity Report Summary - Completed Units

Project Identifier		Unit Types		Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes					
1		2	3	10										11	12	13	14	15	16	17	18	19	20			21	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*	
Summary Row: Start Data Entry Below							0	0	0	2	0	0	735		737	0	0							31			
	424-291-11	671 W. 17th St		PA-14-29 & T-14-07	SFD	O							97	11/13/2018	97	0	N	Y					0				
	141-242-03	929 Baker St		PA-15-58 & T-15-12	SFD	O							27	08/28/2018	27	0	N	Y					0				
	424-391-09, 424-391-10, 424-391-11, 424-391-12	1620-1644 Whittier Ave		PA-14-06 & T-14-01	SFD	O							29	03/30/2018	29	0	N	Y					1	Demolished	O		
	141-361-29, 141-361-30, 141-731-02, 141-731-03	2626 Harbor Blvd		PA-15-48, T-15-10 & R-11-01	SFD	O							18	03/05/2018	18	0	N	Y					0				
	410-521-05	580 Anton Blvd		PA-13-19	5+	R							250	10/09/2018	250	0	N	Y					0				
	427-021-04	125 E Baker St		PA-13-11 & R-13-02	5+	R							240	03/12/2018	240	0	N	Y					0				
	424-091-08	1672 Placentia Ave		PA-15-13 & T-15-05	SFD	O							13	01/10/2018	13	0	N	Y					0				
	426-041-04, 426-041-08, 426-041-09, 426-041-13, 426-041-15, 426-041-16, 426-041-84,	300, 316, and 320 22nd St and 2212 and 2216 Santa Ana Ave		PA-16-05 & T-16-02	SFD	O							13	02/12/2018	13	0	N	Y					0				
	422-101-12, 422-101-13	522 & 526 Bernard St		PA-16-02 & T-16-01	SFD	O							10	07/20/2018	10	0	N	Y					7	Demolished	R		
	439-421-07	2333 Elden Ave		PA-15-05 & T-15-03	SFD	O							5	03/01/2018	5	0	N	Y					1	Demolished	O		
	422-101-12	531 Bernard St		PA-15-25 & T-15-06	SFD	O							5	01/04/2018	5	0	N	Y					8	Demolished	R		
	422-092-33	2068 Maple Ave		PA-15-08 & PM-15-03	SFD	O							4	05/01/2018	4	0	N	Y					1	Demolished	O		
	425-022-27	353 E 18th St		PA-16-61 & PM-16-12	SFD	O							4	08/22/2018	4	0	N	Y					1	Demolished	O		
	425-415-05	166 Rochester St		PA-16-54 & PM-16-10	SFD	O							2	04/05/2018	2	0	N	Y					2	Demolished	R		
	422-071-07	2242 Pacific Ave		PA-15-42 & PM-16-01	SFD	O							2	04/04/2018	2	0	N	Y					1	Demolished	O		
	424-241-37	1808 Pomona Ave		PA-15-49 & PM-15-11	SFD	O							2	03/14/2018	2	0	N	Y					1	Demolished	O		
	425-231-01	146 E 18th St		PA-15-31 & PM-16-02	SFD	O							2	02/22/2018	2	0	N	Y					1	Demolished	O		
	425-231-03	162 E 18th St		PA-17-25 & PM-17-08	SFD	O							2	12/06/2018	2	0	N	Y					1	Demolished	O		
	426-313-08	411 Esther St		PM-16-03	SFD	O							1	03/06/2018	1	0	N	Y					0			410 Walnut PI (PM)	
	426-313-08	417 Esther St		PM-16-03	SFD	O							1	03/06/2018	1	0	N	Y					0			410 Walnut PI (PM)	
	425-321-12	342 Ramona Pl		BC18-00949	ADU	R			1					03/27/2018	1	0	N	Y					0				
	426-032-54	1989 Orange Ave		BC17-00069	SFD	O							1	08/27/2018	1	0	N	Y					1	Demolished	O		
	426-313-08	410 Walnut Pl		PM-16-03	SFD	O							1	03/06/2018	1	0	N	Y					1	Demolished	O	410 Walnut PI (PM)	
	426-313-08	416 Walnut Pl		PM-16-03	SFD	O							1	03/22/2018	1	0	N	Y					0			410 Walnut PI (PM)	
	426-303-13	386 Walnut St		PM-16-05	SFD	O							1	06/20/2018	1	0	N	Y					0			1951 Tustin Ave (PM)	
	426-303-13	392 Walnut St		PM-16-05	SFD	O							1	06/20/2018	1	0	N	Y					1	Demolished	O	1951 Tustin Ave (PM)	
	422-494-45	920 W. 20th St		BC16-00320	SFD	O							1	06/08/2018	1	0	N	Y					1	Demolished	O		
	422-071-07	1053 W Wilson St		BC15-01046	SFD	O							1	04/17/2018	1	0	N	Y					1	Demolished	O		
	139-461-21	3050 Capri Ln		BC15-00656	SFD	O							1	03/26/2018	1	0	N	Y					1	Demolished	O		
	139-212-18	1601 MYRTLEWOOD ST		BC18-00167	ADU	R			1				1	11/29/2018	1	0	N	Y					0				

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2012	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1											1
	Non-Deed Restricted												
Low	Deed Restricted	1										2	
	Non-Deed Restricted							2					
Moderate	Deed Restricted												
	Non-Deed Restricted												
Above Moderate			22	50	93	115	260	735				1275	
Total RHNA		2	** Note: Units in this table reflect units that have been finalized in the reporting year to be consistent with previous reporting years.										
Total Units			22	50	93	115	260	737				1277	1

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Owner-Occupied Housing Rehabilitation	Assist 3 households annually for a total of 24 households (8 extremely low income, 8 very low income, and 8 low income)	2021	During FY 17-18, the City completed 3 owner-occupied rehabilitation projects (3 extremely low income). For this Housing Cycle, a total of 5 owner-occupied rehabilitation projects were completed (4 extremely low income and 1 low income).
Mobile Home Rehabilitation	Rehabilitation objectives are included under Program 1, Neighborhood Improvement.	2021	The Zoning Code requires Planning Commission Approval to convert mobile homes to another land use. During FY 17-18, the City completed 10 mobile home rehabilitation projects (9 extremely low income and 1 very low income). For this Housing Cycle, a total of 76 mobile home rehabilitation projects were completed (52 extremely low income and 24 very low income).
Go Green	Continue to offer discount on permit fees for solar panels and promote the program on City website and public counters. Pursue funding to reinstate the Go Green program.	2021	Reivew of solar panels permits are expidited and approved over the counter. However, discounts are not offered on permit fees.
Incentives for Affordable Housing	Promote the use of density bonus incentives and deferral of fees for affordable housing projects, including but not limited to, the Urban Plan areas and in North Costa Mesa Specific Plan area. Density bonus information is available on the City's website and at the public counter, and will be provided to developers of projects in the Urban Plan, North Costa Mesa Specific Plan areas, and other areas targeted for future residential and transit-oriented developments. Annually utilize the HOME Community Housing Development Organization (CHDO) funds to pursue affordable housing projects, especially for permanent affordable projects that may include accessible units for the disabled. Provide a fee waiver to projects that include at least ten percent housing affordable to extremely low income households. Engage the community and stakeholders to explore and establish additional incentives and funding sources, as appropriate, to promote affordability in targeted growth areas by 2015 and monitor and revise strategies, as appropriate, to assure effectiveness as part of the annual progress report.	2021	Implementing ordinance in effect, 134 density bonus units currently exist in the City as a result of this ordinance. Annual review conducted to ensure compliance; 133 affordable units (of the 134 units) are in compliance with the density bonus program that exist in the City. As of 2018, 17 of the 18 properties participating in the Density Bonus Program are in compliance with the program's requirements in terms of maximum affordable rental rates. A separate report will be provided to the Planning Commission and City Council on the status of the Density Bonus units in July 2019.
Second Units	Promote the use of second units by providing information on the City's website and at public counters.	2021	In 2018, the City adopted a new ordinance amending Title 13 of Costa Mesa Municipal Code allowing development of ADUs in R-1 and R2-MD zones, subject to certain lot size requirements, for compliance with new state regulations (Senate Bill SB 1069 and Assembly Bill 2299). 8 ADUs were approved in 2018.
Federal/State Housing Programs	Encourage private sector to utilize available Federal and State housing programs to increase the supply of extremely low, very low, low and moderate income housing. If proposed projects are consistent with the vision, goals, and objectives of the City's General Plan and other planning documents that guide residential development, the City will provide letters of support for funding applications. In conjunction with potential affordable housing projects in the City, the City will pursue affordable housing funds from HCD to leverage local resources. Annually, the City will contact nonprofit housing developers to explore potential affordable housing projects and funding possibilities.	2021	Ongoing. No single- and multiple-family units constructed over the last several years through a combination of public/private partnerships. No new units were constructed in the past year.
Rental Housing Assistance	Continue to provide assistance to 442 very low income households in the City. Continue to promote the use of Housing Choice vouchers by providing program information on City website and at public counters. Encourage property owners to accept Housing Choice Vouchers.	2021	Ongoing rental assistance voucher program (formerly Section 8) assistance through OCHA, during FY 17-18.
Preservation of At-Risk Housing	Monitor at-risk status of affordable units. For Casa Bella, work with HUD and the property owner to extend the Section 8 rent subsidy contract. Notify tenants of potential risk of conversion at least one year prior to conversion. Provide information regarding HUD's special vouchers set aside for households losing project-based Section 8 assistance (applicable to Casa Bella only). Work with property owners and nonprofit housing providers to pursue State and federal funds for preserving at-risk housing. For density bonus projects, require property owners to inform the tenants of affordable units at least two years in advance of the expiration of affordability controls to allow tenants adequate time to explore other affordable housing options. Work to replenish the City's affordable housing inventory via the City's Density Bonus ordinance to create new affordable units.	2021	Annual review conducted to ensure compliance; 133 affordable units (of the 134 units) are in compliance with the density bonus program that exist in the City. As of 2018, 17 of the 18 properties participating in the Density Bonus Program are in compliance with the program's requirements in terms of maximum affordable rental rates. A separate report will be provided to the Planning Commission and City Council on the status of the Density Bonus units in July 2019.
Condominium Conversion	Adopt condominium conversion ordinance in Zoning Code in 2014 with the objective of removing constraints to conversion.	2021	No apartment conversions were approved in 2018. The review procdures for condominium conversions is consistent with other review procedures.
Adaptive Reuse for Multi-Family Housing	Process Zoning Code Amendment in 2014/15 to allow a discretionary review of motel conversions to multi-family housing.	2021	In 2016, the City Council amended the Zoning Code to adoped the Residential Incentive Overlay District, which expanded development opportunities on residential and commercial properties not developed to their full potential or supporting outdated buildings and underperforming uses, which included eight motels. In 2018, the City Council amended the Zoning Code to related to maximum allowable density, heights requirements, and reduced height abutting residential properties on Newport Boulevard.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Costa Mesa
Reporting Period	2018 (Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity	11	1		12					
Preservation of Units At-Risk		36	98	134					
Acquisition of Units									
Total Units by Income	11	37	98	146					