

<b>Jurisdiction</b>	Costa Mesa	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		192
<b>Total Units</b>		<b>198</b>

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

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	52
Number of Proposed Units in All Applications Received:	1,169
Total Housing Units Approved:	104
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

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**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Note: "\*" indicates an optional field  
 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	11	12	13	14	15					
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)	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)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)7 (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below																			
	429-064-21	154 Albert Place		DR-19-03	SFD	R	03/12/2019							1	1	0			
	422-051-07	1008 West Wilson Street		DR-19-04	SFA	R	05/30/2019							2	2	0			project still in process
	422-271-07	1975 Wallace Avenue		DR-19-05	2 to 4	R	08/30/2019							2	2	0			project to legalize two unpermitted units
	439-262-03	172 East Wilson Street		PA-19-02 & TPM 2019-193	SFA	O	01/09/2019							2	2	0			
	418-202-12, 418-202-13, 418-202-14	765, 767 Baker Street & 2972 Canterbury Place	The Plant	PA-19-12	5+	R	03/20/2019							54	54	0			
	930-610-20	1683 Sunflower Avenue	One Metro West	PA-19-19	5+	R	06/12/2019							1057	1057	0			project still in process (EIR required)
	418-021-01	2070 Thales Street		PA-19-22	2 to 4	R	07/01/2019							2	2	0			Approved in 2020
	426-261-13	1823 Church Street		PA-19-23 & TPM 2019-143	SFD	O	07/15/2019							2	2	0			project still in process
	425-312-10	377 La Perle Place		PA-19-26 & TPM 2019-174	SFD	O	10/23/2019							2	2	0			project still in process
	425-312-09	385 La Perle Place		PA-19-34 & TPM 2020-103	SFD	O	12/13/2019							2	2	0			project still in process
	419-211-05, 419-212-04, 419-212-05	334 Ford Road		BC19-00084	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	328 Ford Road		BC19-00085	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	330 Ford Road		BC19-00086	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	332 Ford Road		BC19-00087	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	326 Ford Road		BC19-00088	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	324 Ford Road		BC19-00089	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	322 Ford Road		BC19-00090	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	320 Ford Road		BC19-00091	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	321 Ford Road		BC19-00109	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	323 Ford Road		BC19-00110	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	325 Ford Road		BC19-00111	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	327 Ford Road		BC19-00112	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	329 Ford Road		BC19-00113	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	331 Ford Road		BC19-00114	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	333 Ford Road		BC19-00115	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	335 Ford Road		BC19-00116	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	337 Ford Road		BC19-00117	SFA	O	02/05/2019							1	1	0			
	419-211-05, 419-212-04, 419-212-05	339 Ford Road		BC19-00118	SFA	O	02/05/2019							1	1	0			
	117-291-16	352 East 18th Street		BC19-00399	ADU	R	05/08/2019				1				1	1	0		No
	422-442-06	2139 Union Avenue		BC19-00736	ADU	R	09/18/2019				1				1	1	0		No
	426-303-01	1964 Raymond Avenue		BC19-00052	SFD	O	01/25/2019							1	1	0			No
	426-081-09	2219 Santa Ana Avenue		BC19-00067	SFD	O	01/30/2019							1	1	0			No
	930-618-34	875 West 17th Street		BC19-00138	SFA	O	02/12/2019							1	1	0			No
	930-618-33	877 West 17th Street		BC19-00139	SFA	O	02/12/2019							1	1	0			No
	930-618-30	883 West 17th Street		BC19-00140	SFA	O	02/12/2019							1	1	0			No
	930-618-29	885 West 17th Street		BC19-00141	SFA	O	02/12/2019							1	1	0			No
	930-618-25	893 West 17th Street		BC19-00142	SFA	O	02/12/2019							1	1	0			No
	930-618-26	891 West 17th Street		BC19-00143	SFA	O	02/12/2019							1	1	0			No
	930-618-24	895 West 17th Street		BC19-00144	SFA	O	02/12/2019							1	1	0			No
	930-618-35	873 West 17th Street		BC19-00145	SFA	O	02/12/2019							1	1	0			No
	930-618-32	879 West 17th Street		BC19-00146	SFA	O	02/12/2019							1	1	0			No
	930-618-31	881 West 17th Street		BC19-00147	SFA	O	02/12/2019							1	1	0			No
	930-618-28	887 West 17th Street		BC19-00148	SFA	O	02/12/2019							1	1	0			No
	930-618-27	889 West 17th Street		BC19-00149	SFA	O	02/12/2019							1	1	0			No
	930-618-23	897 West 17th Street		BC19-00150	SFA	O	02/12/2019							1	1	0			No
	139-441-06	1992 Konrad Drive		BC19-00218	SFD	O	03/05/2019							1	1	0			No
	119-132-14	257 Santa Isabel Avenue		BC19-00227	SFD	O	03/08/2019							1	1	0			No
	119-132-14	257 B Santa Isabel Avenue		BC19-00227	ADU	R	03/08/2019				1				1	0			No
	426-312-39	413 East 20th Street		BC19-00013	SFD	O	04/05/2019							1	1	0			No
	422-092-31	2060 Maple Avenue		BC19-00572	2 to 4	R	07/15/2019							2	2	0			No
	117-372-28	487 Abbie Way		BC19-00599	SFD	O	07/25/2019							1	1	0			No
	425-331-02	206 East 15th Street		BC19-00682	SFD	O	08/22/2019							1	1	0			No





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**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

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	2021	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						4	4			8	
	Non-Deed Restricted												
Moderate	Deed Restricted											52	
	Non-Deed Restricted		50						2				
Above Moderate	Non-Deed Restricted		50	93	115	260	178	192				888	
Total RHNA		2											
Total Units			100	93	115	260	182	198				948	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



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

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**Table D**

### Program Implementation Status pursuant to GC Section 65583

<b>Housing Programs Progress Report</b>			
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 18-19, the City completed 1 owner-occupied rehabilitation project (low income). For this Housing Cycle, a total of 6 owner-occupied rehabilitation projects were completed (4 extremely low income and 2 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 18-19, the City completed 9 mobile home rehabilitation projects (5 extremely low income, 2 very low income and 2 low income). For this Housing Cycle, a total of 85 mobile home rehabilitation projects were completed (57 extremely low income, 26 very low income and 2 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	Review of solar panel permit fees are expedited 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, 115 density bonus units currently exist in the City as a result of this ordinance. Annual review is conducted to ensure compliance with the program's requirements in terms of maximum affordable rental rates. A separate memo will be provided to the Planning Commission and City Council on the status of the Density Bonus units in mid-2019.
Second Units	Promote the use of second units by providing information on the City's website and at public counters.	2021	In 2019, the City adopted an urgency ordinance amending Title 13 of Costa Mesa Municipal Code, for compliance with new state regulations (Senate Bill 13, Assembly Bill 68, Assembly Bill 587, Assembly Bill 670, Assembly Bill 671, and Assembly Bill 881). 3 ADUs were submitted in 2019.
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 18-19.
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	Implementing ordinance in effect, 115 density bonus units currently exist in the City as a result of this ordinance. Annual review is conducted to ensure compliance with the program's requirements in terms of maximum affordable rental rates. A separate memo will be provided to the Planning Commission and City Council on the status of the Density Bonus units in mid-2019.







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 (CCR Title 25 §6202)

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 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									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

