

**Please Start Here**

General Information	
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Reporting Calendar Year	2020
Contact Information	
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**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

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Jurisdiction	Coita Mesa	
Reporting Year	2020	(Jan. 1 - Dec. 31)

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

**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,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below							0	7	0	20	0	17	57	161	47	0			
	422-203-10	2156 Myran Dr		PA-20-02	SFD	O	02/04/2020							2	2	2	No		
	439-081-07	2648 Newport Blvd		PA-20-05	SFA	O	03/25/2020							9	9		No	Project being reviewed	
	422-142-37	1978 Meyer Pl & 1978 Anshelm Ave		PA-20-10	SFA	O	08/04/2020							8	8		No	Project approved in 2021	
	419-021-01	2070 Thurin St		BC20-00056	SFA	O	01/27/2020							1	1		No	Unit A: PA-19-22: still in plan check;	
	419-021-01	2070 Thurin St		BC20-00056	SFA	O	01/27/2020							1	1		No	Unit B: PA-19-22: still in plan check;	
	119-133-26	282 E 23rd St		BC20-00089	ADU	R	02/06/2020			1				1	1	1	No	Eastside ADU (496 SF; studio)	
	426-032-40	1951 Rosemary Pl		BC20-00111	ADU	R	02/14/2020					1		1	1		No	still in plan check; Eastside ADU (768 SF; 2 bed)	
	426-032-40	1951 Rosemary Pl		BC20-00111	SFD	O	02/14/2020							1	1		No	still in plan check;	
	422-211-15	631 Victoria St		BC20-00118	SFD	O	02/19/2020							1	1		No	still in plan check; PA-17-32	
	422-211-15	633 Victoria St		BC20-00119	SFD	O	02/19/2020							1	1		No	still in plan check; PA-17-32	
	422-211-15	637 Victoria St		BC20-00122	SFD	O	02/19/2020							1	1		No	still in plan check; PA-17-32	
	422-211-15	635 Victoria St		BC20-00123	SFD	O	02/19/2020							1	1		No	still in plan check; PA-17-32	
	422-211-15	639 Victoria St		BC20-00124	SFD	O	02/19/2020							1	1		No	still in plan check; PA-17-32	
	439-201-09	2645 Westminster Pl		BC20-00200	SFD	O	04/28/2020							1	1	1	No		
	425-312-10	377 La Perle Pl		BC20-00204	SFD	O	04/29/2020							1	1	1	No		
	425-312-10	379 La Perle Pl		BC20-00205	SFD	O	04/29/2020							1	1	1	No		
	425-312-09	385 La Perle Pl		BC20-00206	SFD	O	04/29/2020							1	1	1	No		
	425-312-09	387 La Perle Pl		BC20-00207	SFD	O	04/29/2020							1	1	1	No		
	426-302-07	381 Walnut St		BC20-00210	SFD	O	04/30/2020							1	1	1	No		
	426-152-14	272 Rose Ln		BC20-00232	SFD	O	05/18/2020							1	1	1	No		
	426-284-01	251 20th St		BC20-00284	SFD	O	06/17/2020							1	1	1	No	previous address 1992 Westminster Pl	
	426-284-01	251 20th St, Unit B		BC20-00285	ADU	R	06/17/2020					1		1	1	1	No	Eastside ADU (781 SF; 1 bed)	
	426-284-07	281 20th St		BC20-00376	SFD	O	08/06/2020							1	1		No	still in plan check;	
	426-064-21	154 Albert Pl, Unit B		BC20-00419	2 to 4	R	08/24/2020							1	1		No	DR-19-03	

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation  
(CCR Title 18.5332)

Note: "X" indicates an optional field  
https://www.cdph.ca/Programs/CID/DCDC/Pages/Imz/Imz000000.aspx

Table 27

Annual Building Activity Report Summary: New Construction, Critical, Permits and Completed Units

Table with 25 columns: Project Number, Unit Types, Affordability by Household Income - Completed Dwellings, Affordability by Household Income - Building Permits, Affordability by Household Income - Certificates of Occupancy, Renting, RFI, Housing with Financial Assistance, Housing without Financial Assistance, Terms of Affordability or Rent Restrictions, Demolished/Destroyed Units, Notes. The table contains a dense grid of data for various housing projects and units.

Jurisdiction	Costa Mesa	
Reporting Year	2020	(Jan. 1 - Dec. 31)

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

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								9		13	
	Non-Deed Restricted									4			
Low	Deed Restricted	1										17	
	Non-Deed Restricted							3	4	10			
Moderate	Deed Restricted											58	
Above Moderate	Non-Deed Restricted		50	93	115	260	177	192	247				
Total RHNA		2										1134	
Total Units			100	93	115	260	181	198	275		1222		

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)

<b>Jurisdiction</b>	Costa Mesa	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

**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 19-20, the City completed 1 owner-occupied rehabilitation project (very low income). For this Housing Cycle, a total of 7 owner-occupied rehabilitation projects were completed (4 extremely low income, 1 very 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 19-20, the City completed 17 mobile home rehabilitation projects (9 extremely low income, 6 very low income and 2 low income). For this Housing Cycle, a total of 102 mobile home rehabilitation projects were completed (66 extremely low income, 32 very low income and 4 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-2021.
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). Over 30 ADUs were submitted, issued or finalized in 2020.
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 19-20.
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-2021.
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 2020. The review procedures for condominium conversions is consistent with other review procedures.







Jurisdiction	Costa Mesa	
Reporting Period	2020	(Jan. 1 - Dec. 31)

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

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> 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) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									





<b>Jurisdiction</b>	Costa Mesa	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	9
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	10
Moderate	Deed Restricted	0
	Non-Deed Restricted	5
Above Moderate		247
<b>Total Units</b>		<b>275</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:	85
Number of Proposed Units in All Applications Received:	101
Total Housing Units Approved:	47
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

Jurisdiction	Costa Mesa	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT					
Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
<i>Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.</i>					
<b>Total Award Amount</b>	\$	500,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	55000	0	In Progress	Other	SB2 Grant other funding
Inclusionary Housing Ordinance	70000	0	In Progress	None	
General Plan Amendment and Zoning Actions necessary to implement the Housing Element	375000	0	Other (Please Specify in Notes)	None	to be started upon certification of the Housing Element

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability 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		8
<b>Total Units</b>		<b>8</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	9
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	10
Moderate	Deed Restricted	0
	Non-Deed Restricted	5
Above Moderate		247
<b>Total Units</b>		<b>275</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		133
<b>Total Units</b>		<b>140</b>