



Chapter 4

Housing Plan





Housing Plan

The Housing Plan describes the City of Costa Mesa 2021-2029 policy program. The Housing Plan describes the specific goals, policies, and programs to assist City decision makers to achieve the long-term housing objectives set forth in the Costa Mesa Housing Element. This Plan identifies goals, policies, and programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. These goals, policies, and programs further the City's overall housing policy goal is to Inspire a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Costa Mesa.

Regional Housing Needs Assessment

The Southern California Association of Governments (SCAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City's share of the affordable housing needs for the Orange County region. The RHNA quantifies Costa Mesa's local share housing needs for the region by income category. Income categories are based on the most current Median Family Income (MFI) for Orange County. The City's 2021-2029 RHNA growth need is as follows:

- 2,919 units - Very low income (0-50% County MFI)
- 1,794 units - Low income (51-80% of County MFI)
- 2,088 units - Moderate income (81-120% of County MFI)
- 4,959 units - Above moderate income (120% or more of County MFI)

11,760 units – Total

A. Guiding Principles

The City of Costa Mesa followed certain "guiding principles" in developing its approach and strategy for accommodating future housing growth. These guiding principles assist with implementation of the housing goals, policies and programs and will aid overall decision making. The guiding principles are rooted in community engagement and local knowledge and input into the planning process. The guiding principles are as follows:

- The City will plan for future housing primarily along major commercial, industrial, and mixed-use corridors within Costa Mesa that are compatible with growth, while preserving established residential neighborhoods.
- Each neighborhood, community, and district within Costa Mesa has its own unique characteristics and needs. Future housing growth will build upon Costa Mesa's history and complement the diversity and unique characteristics that already exist within each area.
- The City will plan for a diverse range of housing forms, types, and densities to address the housing needs of an inclusive and diverse community and provide housing opportunities that meet the needs of all residents, including low-income households, seniors, multi-generational families, larger households, and special needs groups.



As identified in **Chapter 2**, the City will need to address the following findings based on the data presented in this Community Profile:

- The Costa Mesa population is showing aging trends – housing goals should address 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 addressed. **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.



B. Housing Goals

The City of Costa Mesa has identified the following housing goals as part of this Housing Element Update:

Housing Goal #1: Preserve and enhance the City’s existing housing supply.

Housing Goal #2: Facilitate the creation and availability of housing for residents at all income levels and for those with special housing needs.

Housing Goal #3: Identify adequate, suitable sites for residential use and development to meet the City’s Regional Housing Needs Assessment (RHNA) at all income levels and promote a range of housing types to meet the needs of all segments of the Costa Mesa community.

Housing Goal #4: Provide housing opportunities to residents of all social and economic segments of the community without discrimination on the basis of race, color, religion, sex, sexual orientation, disability/medical conditions, national origin or ancestry, marital status, age, household composition or size, source of income, or any other arbitrary factors.

The goals listed above are described below and on following pages with accompanying policies and programs to achieve them.

C. Housing Policies and Programs

This Housing Element expresses the Costa Mesa’s overall housing goals and supporting policies, quantified objectives, and the housing programs to achieve the objectives. The stated Housing Programs are based on a review of past performance of the prior 2013-2021 Housing Element, analysis of current constraints and resources, and input from Costa Mesa residents and stakeholders.

Housing Goal #1
Preserve and enhance the City’s existing housing supply.

POLICIES HOU-1

HOU-1.1 Assist low and moderate-income homeowners and renters through housing assistance programs as long as funds are available.

HOU-1.2 Minimize the displacement risk for existing residents when considering approval of future redevelopment and public projects.

HOU-1.3 Prioritize enforcement of City regulations regarding derelict or abandoned vehicles, outdoor storage, substandard or illegal construction and establish regulations to abate blighted or substantially unmaintained properties, particularly when any of the above is deemed to constitute a health, safety, or fire hazard.

HOU-1.4 Establish housing programs and code enforcement as a high priority and provide adequate funding and staffing to support those programs.



HOUSING GOAL 1 IMPLEMENTATION ACTIONS

PROGRAM 1A: Owner-Occupied Housing Rehabilitation

This program is designed to assist qualified property owners to improve single-family residential properties. Improvements include, but are not limited to, health and safety repairs such as mechanical, plumbing, electrical, roofing, security, medical emergency requirements, and/or aid the mobility of the physically disabled and/or elderly. The program provides rehabilitation loans (up to \$50,000) and grants (up to \$14,000/17,500). The loan offers deferred payment that will accrue three-zero percent simple interest per annum and will be fully deferred without principal repayment until the sale or transfer of all or any interest in the property, or the occurrence of any other default by the property owner identified in the terms and conditions of the Loan Agreement. Maximum loan-to-value is 85 percent of the current market value.

Objectives:

- Provide informational materials on the Owner-Occupied Housing Rehabilitation program.
- Encourage the participation of seniors, veterans, and disabled residents in this program.
- Evaluate the effectiveness of this program and, if necessary, modify program characteristics.

Timeframe: Annually market information and evaluate the program’s effectiveness. Any program modifications to be made by December 2023
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division
Funding Source: Federal HOME funds

PROGRAM 1B: Mobile Home Rehabilitation

The City encourages the preservation of mobile homes as an affordable housing resource. Specifically, the City provides financial assistance (up to \$10,000/12,500) as a grant to eligible owner-occupants to rehabilitate existing dwelling units.

Objectives:

- Provide financial assistance as long as funding from CDBG-HOME funds remains available.
- Market information on funding as available.

Timeframe: Annually market assistance available and grant funding on a case-by-case basis.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division
Funding Source: Community Development Block Grants (CDBG)Federal HOME Funds

PROGRAM 1C: Monitoring and Preservation of At-Risk Housing Units

The City has 1,144 total housing units with affordability covenants. Of these units, 75 are at risk of converting to market rate between 2021 and 2031 – Casa Bella Apartments. All residential developments with affordability covenants are listed in Section 3.E.4 of this Housing Element.

Objectives:

- Regularly monitor deed-restricted units that have the potential of converting to market-rate during the planning period.
- Work with the property owners of Casa Bella on potential extensions past the current 2025 agreement.
- Comply with noticing requirements and coordinate with qualified entities to preserve at-risk units.



- Assist with funding, as available, or support funding actions for tenant education.

Timeframe: Coordinate with property owners of at-risk units through the end of financial agreements. Annually market tenant education information and available assistance.

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division and Planning Division

Funding Source: CDBG, Golden State Acquisition Fund (GSAF), Multifamily Housing Program (MHP)

Housing Goal #2

Facilitate the creation and availability of housing for residents at all income levels and for those with special housing needs.

POLICIES HOU-2

HOU-2.1 Facilitate the development of housing that meets the needs of all segments of the population including affordable housing and households with specialized needs.

HOU-2.2 Promote the use of State density bonus provisions to encourage the development of affordable housing for lower and moderate-income households, as well as senior housing through the dissemination of informational materials and discussions with project applicants.

HOU-2.3 Monitor the implementation of the City’s ordinances, codes, policies, and procedures to ensure they comply with State requirements for “reasonable accommodation” for disabled persons and all fair housing laws.

HOU-2.4 Encourage housing programs and future actions that address the need for affordable housing options as well as the housing needs of Costa Mesa’s senior resident population and the large households population.

HOUSING GOAL 2 IMPLEMENTATION ACTIONS

PROGRAM 2A: Inclusionary Housing Ordinance

As of adoption of the 6th Cycle Housing Element, the City of Costa Mesa is analyzing the market impacts and potential affordability requirements for an inclusionary housing requirement for specific projects. The City has hired a consultant to evaluate and make recommendations regarding the structure of a potential inclusionary housing ordinance, including the affordability percentage requirement, potential for an in-lieu fee option, and other factors. As part of this effort, the City will consider the applicability of establishing a local preference policy.

Objectives:

- Adopt an inclusionary housing ordinance.

Timeframe: To be completed by December 2023.

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division and Planning Division

Funding Source: In Kind, General Fund



PROGRAM 2B: Affordable Housing Development

The City understands that there may be local procedures or standards that could impact the development of affordable housing. The development process relies on a number of factors working together, including timing, fees and flexibility in design components required of a project. As such, this program aims to inform and incentivize the development community to develop affordable housing.

Objectives:

- Pursue State and regional funding for affordable housing development.
- Pursue local partnerships and annually meet with affordable housing organizations to encourage the development of housing affordable to all segments of the population.
- Establish development incentives (i.e. deferment of fees, priority processing, modified development standards, etc.) for affordable housing projects that meet objective evaluation criteria similar to the process for density bonus concessions.
- Develop clear instructional materials for achieving incentives and make them publicly available on the City’s website.

Timeframe: Establish incentives and instructional materials by December 2023. Pursue funding and partnership annually. Meet with organizations annually.

Responsible Agency: City of Costa Mesa Economic and Development Services Department/ Housing and Community Development Division and Planning Division

Funding Source: HOME, General Fund, State Department of Housing and Community Development Funds, Low Income Housing Tax Credits and CalHFA

PROGRAM 2C: Supportive Services for Persons with Special Needs

The City recognizes special needs groups (as defined in Chapter 2 of this Housing Element) require additional assistance to secure decent housing and supportive services. Through the annual Action Plan process for the CDBG program, the City evaluates the needs of various special needs groups and the allocation of CDBG Public Service dollars accordingly. The City will continue to expend available CDBG funds in a manner that addresses local needs and augments the regional continuum of care system in Orange County.

Objectives:

- Provide information regarding the City’s Annual Action Plan findings regarding special needs groups and the availability and allocation of CDBG funds on the City’s website.
- Outreach to local organizations working with special needs populations to receive feedback and provide information on the availability of funding.

Timeframe: Annually outreach to local organizations and provide information online regarding the Annual Action Plan findings regarding special needs populations and availability and allocation of CDBG funds.

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division

Funding Source: CDBG

PROGRAM 2D: Facilitate Development of Senior Housing Options

Senior residents, generally defined as those over 65 years of age, make up approximately 10.7 percent of the population in Costa Mesa and 7.5 percent of all households within the City are seniors living alone. As part of the candidate housing sites analysis, the City has identified one parcel suitable for the specific



development of senior housing. This program aims to coordinate with the development community to facilitate the development of senior housing on this parcel and throughout the City.

Objectives:

- Identify potential opportunities for Senior Housing developments within Costa Mesa, including working with developers who specialize in the development of Senior Housing.
- Pursue opportunities for senior housing on the Senior Center parcel identified as part of the candidate housing site analysis and/or other sites within the City.

Timeframe: Annually meet with senior housing developers to receive feedback, market housing sites adequate for the development of senior housing and pursue other opportunities for senior housing development.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division
Funding Source: HOME, In Kind

PROGRAM 2E: Encourage Development of Housing Options for Large-Family Households

Large households are defined as those consisting of five or more members. In Costa Mesa, approximately 10 percent of all households meet the definition of a large-family household. The majority of large-family households are renter-occupied (62.8 percent) as opposed to owner-occupied (37.2 percent). This is compounded by the fact that single-family detached households, which generally tend to be owner-occupied in Costa Mesa, are more likely to be able to accommodate five or more people while apartment complexes rarely develop units larger than 3 bedrooms.

Objectives:

- Promote and work with applicants who propose for-rent residential projects to encourage 4-bedroom units as part of proposed developments.
- Review development standards to determine if any pose an impediment to the development of larger units. If it is found that certain standards present an impediment, the City will adopt amendments to the Zoning Code to alleviate those impediments.

Timeframe: Review development standards for larger units and, if necessary, amend the Zoning Code by Winter 2025. Annually meet with housing developers to encourage the development of larger units.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division
Funding Source: HOME funds, In Kind

PROGRAM 2F: Persons with Physical and Developmental Disabilities

As identified in **Chapter 2**, the City of Costa Mesa has a total of 9,224 persons reported having at least one physical disability. As of May 2021, approximately 932 persons with a developmental disability have received services through the Regional Center of Orange County (RCOC). The City understands that people with physical and developmental disabilities may have unique needs when looking for housing accommodations and is committed to assisting residents.



Objectives:

- Take actions to accommodate ADA retrofit efforts, ADA compliance and/or other measures where appropriate through the implementation of Title 24, as well as reviewing and amending its procedures to comply with State law.
- Review procedures and, as necessary, provide more flexibility in housing accommodations for persons with physical and developmental disabilities.
- City will proactively reach out to developers and other agencies annually to take steps to improve and develop housing for persons with disabilities.

Timeframe: Review procedures to accommodate ADA retrofit efforts, ADA compliance and/or other measures where appropriate, and, if necessary, amend the Zoning Code by Winter 2025

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division

Funding Source: HOME, CDBG, In Kind

PROGRAM 2G: Safety Element Update and adoption of Environmental Justice Policies

SB 1035 requires that the City review and revise the Safety Element to identify new information relating to flood and fire hazards that was not previously available during the previous revision of the Safety Element. SB 1000 requires that the City incorporate environmental justice policies within the General Plan.

Objectives:

- Revise and amend the current Safety Element.
- Amend portions of the General Plan to include environmental justice policies in compliance with SB 1000.

Timeframe: To be completed by December 2023.

Responsible Agency: City of Costa Mesa Development Services Department/Planning Division

Funding Source: State and Federal Grant Funds (e.g., SB2 LEAP funds), In Kind, General Fund

PROGRAM 2H: Farmworker Housing

Per California Health and Safety Code Sections 17021.5 and 17021.6, the City is required to permit farmworker housing by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds.

Objectives:

- Amend the current Zoning Code to meet requirement set forth in the California Health and Safety Code Sections 17021.5 and 17021.6.

Timeframe: To be completed by December 2023.

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division

Funding Source: In Kind



PROGRAM 2I: Promote State Density Bonus Incentives

Density bonus is an effective incentive to aid in the development of affordable housing units within Costa Mesa through providing concessions to proposed developments that meet specific affordability criteria. These concessions may take the form of additional residential units permitted beyond the density allowed in the base zoning, a relaxed parking standard, as well as the ability to deviate from development standards. Currently, the maximum number of concessions a project can receive through density bonus is three.

Objectives:

- Evaluate and update the Density Bonus Ordinance to comply with State Density Bonus Law.

Timeframe: [To be completed by December 2024.](#)
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/General Fund

PROGRAM 2J: Transitional and Supportive Housing

California Government Code Section 65583(c)(3) requires transitional and supportive housing to be permitted in all residential zoning districts under the same restrictions as other residential dwellings of the same type in the same zone. Government Code Section 65651(a) also requires permanent supportive housing to be permitted by-right in zones where multi-family and mixed-use development is permitted, including non-residential zones permitting multi-family uses if they meet the Government Code Section requirements.

Objectives:

- Amend the Zoning Code to include transitional and permanent supportive housing within the City’s land use matrix in compliance with Senate Bill 2 and Government Code Section 65651
- Monitor the inventory of sites appropriate to accommodate transitional and supportive housing.
- Proactively engage relevant organizations to meet the needs of persons experiencing homelessness and extremely low-income residents.

Timeframe: [To be completed by December 2024.](#)
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/[HOME-ARP](#)

PROGRAM 2K: Planning Application Fees

Residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. Development fees are necessary to implement planning, zoning and building safety laws and to provide the public services and infrastructure necessary to serve City residents. This program seeks to avoid application fees creating constraints to the development of affordable housing.

Objectives:

- Review planning application fees, with a special focus on the density bonus fee, and update the fee(s) to avoid creating a constraint to the development of affordable housing.

Timeframe: [To be completed by December 2024.](#)
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/General Fund



PROGRAM 2L: Development of Housing for Extremely Low and Lower-Income Households

The City recognizes the importance of supporting the development of housing for low and extremely low income households. It is a primary goal of the Housing Element to increase the feasibility of development of housing for extremely low and low income households.

Objectives:

- Subsidize up to 100 percent of the City’s application processing fees for qualifying developments where all units are affordable to 80 percent AMI or lower, as funding is available.
- Annually promote the benefits of this program to the development community by posting information on its webpage and creating a handout to be distributed with land development applications regarding development opportunities and incentives.
- Proactively reach out to developers at least once annually to identify and promote development opportunities.
- Adopt priority processing and streamlined review for developments with units affordable to lower income households.
- Support funding development applications throughout the planning period for projects proposing units affordable to lower income households.

Timeframe: As funding is available, promote the program and outreach; adopt priority processing and other incentives [by December 2024](#).

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division

Funding Source: In Kind/General Fund

PROGRAM 2M: Parking Standards for Residential Developments

The City’s residential off-street parking requirements are provided in Section 3.B.3 of this Housing Element. Parking requirements ensure that there is adequate parking provided for residents and for guests in both single-family and multi-family residences. This program seeks to avoid potential constraints due to parking requirements to facilitate the development of multi-family developments, and specifically affordable housing projects.

Objectives:

- Review and revise the Zoning Code’s requirements for residential off-street parking for multi-family projects to facilitate the development of multi-family housing, and specifically affordable housing.

Timeframe: Review [by December 2024](#); revise Code [by Winter 2025](#).

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division

Funding Source: In Kind/General Fund

PROGRAM 2N: Reasonable Accommodation

The City has completed an analysis of its Reasonable Accommodation process in **Section 3** of this Housing Element. By the nature of Reasonable Accommodation requests and the range of potential modifications that could need to be accommodated, the City has to evaluate each request individually. This process is described within the City’s Zoning Code and persons may contact the City’s planning department for assistance with requests. The City will review and [adopt](#) revisions to its Reasonable Accommodation process to be consistent with State and federal fair housing requirements.



Objectives:

- Review and revise the Reasonable Accommodation procedure to promote access to housing for persons with disabilities, address potential constraints and establish potential objective standards, and provide guidance and amend as necessary to promote greater certainty on how approval findings will be implemented.
- Meet with local organizations and developers to promote access to housing for persons with disabilities and address potential constraints.

Timeframe: Review and revise Code by December 2024. Annually review and, if necessary, revise the reasonable accommodations procedures. Annually meet with local organizations and housing developers to promote access to housing for persons with disabilities and address potential constraints.

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division

Funding Source: In Kind/General Fund

PROGRAM 20: Definition of Single Housekeeping Unit

The City’s definitions of “family” and “single housekeeping unit” within the zoning code do not differentiate between related and unrelated individuals, or between disabled and non-disabled individuals, living together. Notwithstanding, in order to promote flexibility to accommodate residents with different living conditions, the City will review and adopt revisions to its zoning code per the objectives below.

Objectives:

- Review and revise the definition of “single housekeeping unit” within the zoning code to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together.

Timeframe: Review and revise Code by December 2024.

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division

Funding Source: In Kind/General Fund

PROGRAM 2P: Group Homes

The City has completed an analysis of its regulations applicable to group homes in **Section 3** of this Housing Element. Group homes are allowed in all residential zoning districts through a conditional or special use permit. The City will review and adopt revisions to its zoning code applicable to group homes to affirmatively further fair housing and comply with fair housing laws per the objectives below.

Objectives:

- Review and revise the City’s zoning code and application procedures applicable to group homes to promote objectivity and greater approval certainty similar to other residential uses.

Timeframe: Review and revise Code by Winter 2024.

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division

Funding Source: In Kind/General Fund



Housing Goal #3

Identify adequate, suitable sites for residential use and development to meet the City's Regional Housing Needs Assessment (RHNA) at all income levels and promote a range of housing types to meet the needs of all segments of the Costa Mesa community.

POLICIES HOU-3

HOU-3.1 Encourage the conversion of existing marginal, underutilized, or vacant motels, commercial, and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development.

HOU-3.2 Encourage the development of well-planned and designed residential or mixed-use projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project, neighborhood, or geographic area within the City.

HOU-3.3 Actively engage and partner with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities.

HOU-3.4 Consider the potential impact of new housing opportunities and their impacts on existing residential neighborhoods when reviewing development applications affecting residential properties.

HOU-3.5 Encourage residential and mixed-use development along transportation routes and major commercial/mixed use corridors.

HOUSING GOAL 3 IMPLEMENTATION ACTIONS

PROGRAM 3A: Adequate Sites

The City of Costa Mesa is required to maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers as well as make the information publicly available. To keep this list accurate, the City will monitor its status of meeting the Regional Housing Needs Allocation (RHNA) annually and ensure that the City has adequate sites available to accommodate its RHNA.

Objectives:

- Maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers.
- Monitor its status of meeting the Regional Housing Needs Allocation (RHNA) annually and ensure that the City has adequate sites available to accommodate its RHNA. If the City's inventory of adequate sites falls below its remaining RHNA, the City will take actions to identify additional capacity to accommodate the shortfall.
- Promote the development of housing, live/work, and mixed-use development on the sites identified within the inventory through actions such as:
 - Make information on candidate housing sites readily available through a database available to the public.



- Priority processing for candidate housing sites which provide the amount of affordable housing units at the income levels identified within the housing element for individual candidate sites.
- If funding becomes available, the City shall subsidize up to 100 percent of the City’s application processing fees for qualifying developments that provide the amount of affordable housing units at the income levels identified within the housing element for individual candidate sites.

Timeframe: Publish candidate housing sites on the City website [by December 2023](#). Provide priority processing for candidate housing sites that meet the outlined requirements throughout the planning period. Market available funding, as available, for projects on candidate housing sites that meet outlined requirements
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind

PROGRAM 3B: Fairview Development Center – State Property

Fairview Development Center, owned by the State of California, is a 109-acre property located at 2501 Harbor Boulevard in Costa Mesa. This property historically housed adults with intellectual and developmental disabilities but is closed and has been identified as surplus property by the State. The City has engaged with the State Department of General Services regarding the future use of the property as a master planned residential/mixed-use community with a substantial affordable housing component and other community amenities.

The City has been coordinating with the State of California Department of General Services (DGS) for future use of the site. The City is considering various zoning strategies permit the residential densities and development of the acreage identified within the candidate housing sites inventory, while also considering expedited permitting.

On June 26, 2022, Senate Bill No. 188 was approved by the State Assembly, which authorized the State to enter into an agreement with the City of Costa Mesa for the City to develop a specific plan for the Fairview Developmental Center property. The State appropriated \$3.5 Million to the State Department of Development Services for allocation to the City to facilitate disposition of the Fairview Developmental Center property, by amending the general plan of the City and any appropriate planning documents and zoning ordinances, completing any environmental review, and addressing the economic feasibility of future development to be utilized for a mixed-use development, including mixed-income housing. Pursuant to the Senate Bill, the development would include and prioritize affordable housing, including at least 200 units of permanent supportive housing, and open space.

Objectives:

- Partner with the State to pursue compatible development on the Fairview Development Center site consistent with the State’s Site Assessment and the Housing Element’s sites analysis to permit residential development at the identified densities.
- Complete rezoning actions at the Fairview Developmental Center through development of a Specific Plan, rezone to an existing City zone, and/or other appropriate rezoning action within three years of an agreement with the State of California. Development at the site will be subject to the City’s Inclusionary Housing Ordinance (to be established as outlined in Program 2A) or equivalent affordability requirements and will be subject to development process incentives such as expedited



processing including a dedicated staff project manager to promote future projects within the Fairview Developmental Center property to include affordable housing. The City will develop standards as part of the applicable zoning action to give clear guidance to future development projects with the intent of reducing the time it takes to entitle and develop projects for residential uses. The City will facilitate parceling and site planning at appropriate sizes as part of the Specific Plan, concurrent with the rezoning of the parcel.

- If building permits/entitlements are not issued by mid-2027, the City will identify additional alternative sites within the City that can accommodate a potential shortfall in housing sites to accommodate the remaining RHNA within 180 days of determination of a shortfall of adequate sites as required by SB 166 (No Net Loss) consistent with the objective in Program 3A.
- The City will coordinate land use and zoning efforts concurrent with the city-wide rezoning efforts to implement the housing element. Fairview Developmental Center will go through an RFP process within the next three years to plan to for the development of up to 2,300 residential units (including approximately 900 affordable units).
- On October 4, 2022 the City approved an agreement with the State of California to fund planning services relating to the Fairview Development Center. The agreement stipulates that the State will provide up to \$3.5 million in funds to the City to support an up to three-year agreement for a City-led local outreach and land planning effort for the FDC site. The funds will be used for the following land use planning activities: extensive community engagement, technical analysis and infrastructure studies, conceptual land use exhibits and Land Use Alternatives, preparation of a Specific Plan and associated general plan and zoning amendment, preparation of the Environmental Impact Report and associated technical studies pursuant to the California Environmental Quality Act, public hearings and review of the State prepared RFP process for site disposition. The City will facilitate development as appropriate including zoning, incentives, expedited processing and similar actions within three years of final adoption of the 2021-2029 Housing Element.
- Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583(h & i)

Timeframe: Negotiate agreement to develop housing at the Fairview Developmental Center site by Winter 2025, or as modified by the State. If unsuccessful, identify additional sites to accommodate shortfall.
Responsible Agency: City of Costa Mesa/State of California
Funding Sources: State and Federal Grant Funds, In Kind

PROGRAM 3C: Update the North Costa Mesa Specific Plan

The North Costa Mesa Specific Plan is an existing specific plan located north of the 405 Freeway, containing a mixture of residential, commercial, office, and cultural/arts uses. Development in this area is typically of higher densities/intensities than other areas in Costa Mesa. This area is a key component of the City’s sites strategy for future housing growth.

The City will complete the required zoning code/Specific Plan amendments to update the North Costa Mesa Specific Plan based on the sites analysis to permit residential development at an allowable density up to 90 dwelling units per acre. Through this program, the City will modify development standards to promote residential development at the allowable density. These updates may include amending the boundary of the Specific Plan area as well as revising development standards. The number of housing units able to be



developed in these areas is determined by the density. This program modifies densities within the North Costa Mesa Specific Plan to accommodate the assumptions within the Housing Element.

Objectives:

- Complete the required zoning code/Specific Plan amendments to update the North Costa Mesa Specific Plan based on the sites analysis to permit residential development at an allowable density of up to 90 dwelling units per acre. The City will update standards which apply to the entirety of the specific plan area, including the 16 sites totaling approximately 70.75 acres that are identified within the sites inventory list. 6,435 units identified within the North Costa Mesa Specific Plan across all income levels are identified to meet the City’s shortfall in units. As noted in the program, development capacity is determined by density so effectively there are no total unit caps within the North Costa Mesa Specific Plan. [Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583\(h & i\)](#)

Timeframe: [To be completed by Winter 2025.](#)

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division

Funding Sources: State and Federal Grant Funds (e.g. SB2 LEAP funds), In Kind, General Fund

PROGRAM 3D: Update the City’s Urban Plans and Overlays

The City has adopted Urban Plans and overlays that apply to specific planning areas and corridors within the City. These plans are intended to encourage compatible development through modified development standards and guidelines specific to a localized area of the City.

The City will complete the required zoning code amendments to update the existing Urban Plans and Overlays based on the sites analysis to permit residential development at the densities identified in the candidate housing sites analysis. These updates may include amending the boundary of the Specific Plan area as well as revising development standards. Densities for residential development in the separate Urban Plans and Overlays are anticipated to differ depending on the surrounding context and are listed in **Appendix B**. Based on City Council’s concerns with displacement of long-term tenants and to preserve the existing housing stock on the west side, the Mesa West Residential Ownership Overlay is proposed to be removed.

The City has identified the acreage shown below in and around the identified Urban Plan and Overlay areas to either be rezoned or have their zoning characteristics modified through changes to the development standards within the existing Urban Plans. Urban Plan and overlays do not change the base zoning of a parcel, but rather add flexibility in development potential, including uses and densities. There are no caps on residential development within the Urban Plan and Overlay areas.

Objectives:

- Complete the required zoning code amendments to update the existing Urban Plans and Overlays based on the candidate housing sites analysis to permit residential development at the identified allowable densities:
 - 19 West Urban Plan (50 du/ac). The City will update standards which apply to the entirety of the 19 West Urban Plan area, including the 12 sites totaling approximately 12.97 acres that are identified within the sites inventory list. 640 anticipated dwelling units identified



within the 19 West Urban Plan across all income levels are identified to meet the City’s shortfall in units. This update will include appropriate development standards to facilitate allowable densities.

- SoBECA Urban Plan (60 du/ac). The City will update standards which apply to the entirety of the SoBECA Urban Plan area, including the 18 sites totaling approximately 12.33 acres that are identified within the sites inventory list. 732 anticipated dwelling units identified within the SoBECA Urban Plan across all income levels are identified to meet the City’s shortfall in units. This update will include appropriate development standards to facilitate allowable densities.
- Mesa West Bluff Urban Plan (40 du/ac). The City will update standards which apply to the entirety of the Mesa West Bluff Urban Plan area, including the 16 sites totaling approximately 27.02 acres that are identified within the sites inventory list. 1,071 anticipated dwelling units identified within the Mesa West Bluff Urban Plan across all income levels are identified to meet the City’s shortfall in units. This update will include appropriate development standards to facilitate maximum densities.
- Harbor Mixed-Use Overlay (50 du/ac). The City will update standards which apply to the entirety of the Harbor Mixed-Use Overlay area, including the 27 sites totaling approximately 29.38 acres that are identified within the sites inventory list. 1,485 anticipated dwelling units identified within the Harbor Mixed-Use Overlay across all income levels are identified to meet the City’s shortfall in units. This update will including appropriate development standards to facilitate maximum densities.

- Remove the Mesa West Residential Ownership Overlay.
- [Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583\(h & i\)](#)

Timeframe: [To be completed by Winter 2025.](#)
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: State and Federal Grant Funds (e.g., SB 2 LEAP funds), In Kind, General Fund

PROGRAM 3E: [Promote the Development of Accessory Dwelling Units \(ADUs\)](#)

Costa Mesa has single-family and multi-family residential neighborhoods which create the environment for accessory dwelling units to be built. As discussed in the analysis in **Chapter 3**, new State laws, combined with relaxed development standards (such as waiver of parking requirements along with increased educational efforts by the City) have resulted in an increased number of ADUs being permitted and constructed since 2018. The City anticipates continued growth in ADU development as the concept becomes more common within Southern California. The City will implement programs with the intent of promoting the development of accessory dwelling units within the 6th cycle including the following.

Objectives:

- Review and revise the City’s ADU ordinance as necessary to comply with State law.
- Coordinating with the County on implementation of a permit-ready ADU program.
- Post a user-friendly FAQ on the City’s website to assist the public.
- [Offer](#) permitting fee [waivers](#), as funding is available.
- Creating an expedited plan check review process to ease the process for homeowners.



- Research potential State and Regional funding sources for affordable ADUs and make the information found publicly available to homeowners.
- Engaging with residential development applicants regarding ADU opportunities that may not have been considered.

Timeframe: Program components analyzed within by December 2023, with implementation by December 2024. Review and revise the ADU ordinance within one year.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind, General Fund

PROGRAM 3F: Motel Conversions, Efficiency Units, and Co-living Housing Types

The City does not currently have a definition or standards within the Zoning Code that address permitting co-living units, efficiency units, or other development types with small unit sizes and shared facilities. Motel conversions to permanent housing are referenced in the Zoning Code but policies and standards have not been updated for many years and may serve as an impediment to conversions. Participants in the City’s community outreach process expressed that these types of units may meet a need for students, young professionals, seniors, or anyone within the community who may desire smaller housing unit options that are more affordable. Additionally, the City’s analysis in **Chapter 2** showed that non-family households made up an estimated 40.2 percent of total households within Costa Mesa in 2018. Co-living or flexibility in housing types may present increased housing options at different affordability levels for this large portion of households in Costa Mesa.

If an appropriate project becomes available, the City will explore opportunities to implement motel conversions through Project Homekey understanding that it is a competitive grant process that does not guarantee funding. City Council has authorized staff to submit grant applications for two projects under project Homekey and has approved a funding commitment of up to **\$3.55.85** million for local match funding for one or two Homekey projects, contingent upon award of State Homekey Program grant. A qualified /experienced City staff member has been assigned to manage these potential program activities.

Objectives:

- Establish definitions of co-living and efficiency housing options within the Costa Mesa Zoning Code
- Develop informational materials which outline the City’s process for permitting efficiency unit and co-living housing types and distribute them to interested members of the development community.
- Explore opportunities to implement motel conversions through Project Homekey.
- Comply with State and Federal laws related to displacement and relocation of long-term residents when considering motel conversion opportunities.

Timeframe: To be completed by December 2024.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: State and Federal Grant Funds (e.g., HUD funds, State Project Homekey funds), In Kind



PROGRAM 3G: Address City-wide Vote Requirement in Relation to Housing Element Compliance

As it exists upon adoption of the 2021-2029 Costa Mesa Housing Element, the City’s Municipal Code requires voter approval of certain changes in land use, defined as those projects that amend, change or replace the General Plan, the Zoning Code, a specific plan, or an overlay plan, (collectively, legislative changes) and that involve any one of the following changes: adds 40 or more dwelling units, generates more than 200 additional average daily trips; increases the volume/capacity of an intersection based on specified formulas; changes the intersection capacity utilization or level of service based on specified formulas; adds 10,000 square feet of retail, office or other nonresidential; or, where the proposed project, combined with other projects within 8 years and a half mile of each other, meet the above criteria. Additionally, voter approval is required for projects that involve one of the above legislative changes and: changes from public uses to private uses under specified circumstances; land designated as utility right-of-way under specified circumstances; land donated, bequeathed, or otherwise granted to the City; land used or designated for Costa Mesa school property; or land owned, controlled, or managed by the City.

Through extensive community outreach with Costa Mesa residents, housing advocates, and members of the development community, the City of Costa Mesa has continued to contemplate the role of the City-wide vote requirements in relation to the City’s 2021-2029 Housing Element Update. State HCD has identified the City-wide vote process as a clear constraint to the future development of residential uses within the City, a constraint to implementing the land use and zoning changes necessary to achieve State-mandated compliance with the RHNA allocation, and also conflicts with meeting State housing requirements. The City recognizes that it must, in coordination with guidance from the City Attorney and input from the community, determine a path forward to be able to adopt the subsequent changes to specific plans, urban plans, and overlays that are necessary to implement the City’s adopted Housing Element and meet the City’s RHNA allocation.

The City may move forward with adoption of a state-mandated Housing Element Update; however, it is not clear how the City-wide vote requirement affects the associated rezones and revisions to existing specific plans, urban plans, and overlays included as program actions within the Housing Element.

The City will take the following steps to identify and address specific ways in which the City-wide vote process functions as a constraint to housing compliance, the city’s housing goals, and other shared community goals.

Milestones	Timing For Completion
(1) Engage the community and other stakeholders, and complete legal analysis necessary to identify appropriate modifications to the City’s Municipal Code requirement for voter approval	Complete by June 2022
(2) Prepare ballot measure language and obtain City Council approval for placement of modifications on the ballot for the November 2022 general election.	Complete by August 2022
(3) Inclusion of the proposed measure on the Ballot of Local Election.	Complete by November 2022
(4) Creation and adoption of an inclusionary housing ordinance. The Municipal Code exempts “affordable housing proposals required by state or federal law” from the City-wide vote requirement. A City Council- approved inclusionary housing ordinance provides an opportunity to address affordable housing needs City-wide.	Within 12 months of final adoption of the Housing Element, consistent with Program 2A



Milestones	Timing For Completion
(5) Engage in a community planning and visioning process. Prepare General Plan amendments, rezones, and revisions to existing specific plans, urban plans, and overlays included as program actions necessary to meet the City’s RHNA allocation as identified within the Housing Element. Complete appropriate technical studies and CEQA compliance documents. Obtain City Council approval.	Complete by June 2025
(6) If there is a continued shortfall of sites after a Ballot Measure vote, the City will request an opinion from the State’s Attorney General’s Office as to the City’s options, or other equivalent actions to ensure adequate sites to accommodate the City’s RHNA and address constraints to development.	Complete by December 2025

In addition to these actions, beginning in 2022 and in conjunction with the City Attorney’s Office, the City will evaluate and pursue various options to minimize the constraints of a city-wide vote requirement on housing by providing the City Council greater discretion in approving housing and affordable housing projects to comply with all requirements in State Housing Element law without further ballot initiative.

Objective:

- Minimize the constraint of a city-wide vote requirement on creation of housing including affordable housing through the modification of existing City overlays, urban plan areas, and specific plans to rezone candidate housing sites that can accommodate affordable housing and a variety of mixed use/ housing options near jobs and transit. By 2025, initiate a ballot measure, or other alternative option, to provide City Council greater discretion in approving affordable housing and mixed use/ housing options in appropriate locations.

Timeframe: To be completed by Winter 2025.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind/General Fund

PROGRAM 3H: Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the Airport Industrial Area

The airport industrial area presents an opportunity for future housing growth. There are several sites within this area that do not fall within significant noise contours relating to operations at John Wayne Airport. The City has not included any sites within this area within the candidate housing sites analysis in **Appendix B** but recognizes that this area may be able to accommodate housing within the planning period.

Objectives:

- Evaluate the potential to add an overlay to an area in the airport industrial area which would permit residential development.
- Complete a market analysis to determine the potential factors involved with permitting residential uses in the airport industrial area.

Timeframe: To be completed by Winter 2025.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind, General Fund



PROGRAM 3I: Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the 17th Street Corridor Area

The 17th Street corridor has developed into a successful commercial and restaurant hub within the City of Costa Mesa. This area presents the opportunity for focused mixed-use development which would further enliven the corridor through the addition of residential uses. The City has not included any sites within this area within the candidate housing sites analysis in **Appendix B** but recognizes that this area may be able to accommodate housing within the planning period.

Objectives:

- Evaluate the potential to add an overlay to an area in the 17th Street corridor area which would permit residential development.
- Complete a market analysis to determine the potential factors involved with permitting residential uses in the 17th Street corridor area.

Timeframe: To be completed by Winter 2025.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind, General Fund

PROGRAM 3J: Analyze the Potential of Modifying the Newport Boulevard Specific Plan to Promote Residential Uses along Newport Boulevard

The Newport Boulevard corridor contains a mix of commercial uses including 1980’s-era motels on small lots fronting Newport Boulevard adjacent to SR-55, with established residential communities located in close proximity. This area presents the opportunity for focused mixed-use development which would further enliven the corridor through the addition of strategically located residential uses. The City adopted a Specific Plan for the area in the 1990’s which allows for residential development; however, many of its policies have not been updated. The City has not included any sites within this area within the candidate housing sites analysis in **Appendix B** but recognizes that this area may be able to accommodate housing within the planning period.

Objectives:

- Evaluate potential modifications to the Newport Boulevard Specific Plan that would promote quality residential development.

Timeframe: To be completed by Winter 2025.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind, General Fund

PROGRAM 3K: Explore Potential Future Housing Opportunities on Church Sites

The City did not identify any church properties as housing opportunity sites within the 2021-2029 Housing Element but believes these partnerships with the local faith-based organizations that serve Costa Mesa could be an important component of the overall process of creating more affordable housing in the community.



Objectives:

- Collaborate with members of the faith-based community to discuss housing and the unique opportunities and challenges faced by faith-based organizations when considering creating housing opportunities on church properties with the potential for wrap around services.
- Develop materials outlining the development process and make them available on the City’s website.

Timeframe: Develop online materials on the development process by December 2023 and update, as necessary.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind, General Fund

PROGRAM 3L: Annual Progress Reports

The Annual Progress Report outlines the status of residential development projects within the City at various phases of the development process as well as the City’s progress towards meeting the stated program actions within the Housing Element. The report is due to the State Department of Housing and Community Development (HCD) each year within a timeline determined and published by the State.

Objectives:

- Annually complete the required housing status reporting through the City’s Annual Progress Report.

Timeframe: Annually complete and submit an Annual Progress Report to HCD.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind

PROGRAM 3M ADU and JADU Monitoring Program

ADUs and JADUs may be developed in addition to an existing single- or multi-family residential use and can provide a source of affordable housing for family members, students, and other members of the community. As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications in recent years and anticipates growth throughout the planning period, as detailed in **Appendix B** of this Housing Element.

Objectives:

- Create a monitoring program to track ADU and JADU development and affordability levels throughout the planning period.
- Conduct a review of ADU development and affordability every two years and make adjustments to accommodate a potential shortfall if determined necessary (i.e. additional incentives for ADU development or identification of adequate sites to meet the City’s identified unaccommodated need).

Timeframe: Monitoring program created by Winter 2025. Reviews conducted every two years throughout the planning period, and potential adjustments made within six months.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind



PROGRAM 3N: Candidate Sites Used in Previous Housing Elements

Pursuant to State Housing law, candidate sites identified in this Housing Element to accommodate a portion of the City’s low- and very low-income RHNA that were identified in previously adopted Housing Elements must be rezoned to allow residential use by right at specified densities for housing developments in which at least 20 percent of the units are affordable to lower income households. By right shall mean the jurisdiction may not require a Conditional Use Permit or other discretionary, local-government review or approval that would constitute a “project”, except if the project requires a subdivision; however, the City may impose objective design review standards on projects.

The City has identified as part of this Housing Element updated vacant and nonvacant sites that were used in previous Housing Elements to meet the current RHNA need. This can be found in Table B-6 in Appendix B.

Objectives:

- Place a housing overlay zone over all nonvacant sites included in a prior Housing Element and all vacant sites included in two or more consecutive planning periods that permits by right housing development for projects that meet the requirements of State housing law ([Gov Code Section 65583.2\(c\)](#)).

Timeframe: [To be completed by Winter 2025.](#)
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind

PROGRAM 3O: Water and Sewer Resources

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of Costa Mesa is required to deliver its adopted Housing Element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects. Additionally, cooperation with local service providers will support the prioritization of water and sewer services for future residential development, including units affordable to lower-income households.

Objectives:

- Submit the General Plan amendment and rezone sites to local water and sewer providers for their review and consideration when reviewing new residential projects.

Timeframe: [To be completed by July 2023.](#)
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind

PROGRAM 3P: Federal/State Housing Programs

The City will provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects using Federal and State housing programs/grants. Additionally, the City will continue to partner with the OC Housing Finance Trust to identify potential funding sources.



Objectives:

- Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects using Federal and State housing programs/grants.
- Continue to partner with the OC Housing Finance Trust to identify potential funding sources.

Timeframe: Annually market available Federal and State housing programs and grants. Meet with qualified interested parties annually to provide technical assistance. Partner with the OC Housing Finance Trust throughout the planning period to identify additional potential funding sources.

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division

Funding Sources: State and Federal Grants, OC Housing Finance Trust

PROGRAM 3Q: Lot Consolidation

The City of Costa Mesa has identified several candidate housing sites that are smaller than half an acre in size. These sites are identified within **Table B-6** under the “Potential Consolidation” column of the table. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. The City has only identified sites smaller than half an acre which show the likelihood of redeveloping in conjunction with other parcels which collectively meet the half acre requirement.

Objectives:

- Promote consolidation of residential properties to the development community and property owners to facilitate and promote the development of housing on smaller sites.
- Maintain information on the lot consolidation process and fees online and at City Hall.
- Continue to provide streamlined measures to facilitate consolidation [and establish a menu of incentives by 2025](#)
- Evaluate the effectiveness of streamlining measures by midpoint and make adjustments within 6 months

Timeframe: [To be completed by December 2023](#), outreach and promote lot consolidation to the development community/property owners, and publish and maintain updated information on the City’s lot consolidation processes and fees online and at City Hall.

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division

Funding Sources: General Fund

PROGRAM 3R: Development of Large Sites

The City of Costa Mesa has identified several candidate housing sites that are larger than 10 acres in size as identified previously in Appendix B. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. These sites are:

- Fairview Developmental Center (Addressed separately in **Program 3B**)
- Sakioka Lot 2
- Home Ranch
- South Coast Plaza (assumed 15 acres of the entire property with existing use to remain)
- Pacific Arts Plaza



With the exception of the Fairview Development Center which is addressed separately, all of these properties are regulated by the North Costa Mesa Specific Plan and the zoning will be updated per the objectives in **Program 3C**. Additionally, most of these properties have development agreements which already anticipate the development of housing under existing zoning regulations. These agreements may be modified as necessary to reflect additional housing units and re-zoning as identified by the programs within this housing element. These agreements have been amended in the past so there is precedent for modifying them to adjust to market trends and current development conditions. Therefore, there are no unit caps within the City which would limit the number of units which can be developed on these sites. The sites will be planned to the densities provided within the City's zoning code as amended by the programs within this housing element.

Furthermore, the City has engaged each of these property owners multiple times throughout the development of the Housing Element and the anticipated number of units within the candidate sites inventory is based on input received. These assumptions have been reviewed in depth and the City has confirmed that these sites meet all requirements for the candidate sites inventory and they are likely to develop with residential uses within the planning period.

As stated below, the City will evaluate the development status of these sites within three years of the zoning amendments being completed to the North Costa Mesa Specific Plan. If there are not clear indications that the development of residential units is likely to occur within the planning period, the City will review its current RHNA progress and identify additional candidate sites within one year if necessary.

Objectives:

- Evaluate the development status of the five identified large candidate sites within three years of the applicable zoning amendments being completed. If the sites show no indication of development progress including the assumed density and affordability, the City will review current RHNA progress and identify additional candidate sites within one-year if necessary.
- Continue outreach to property owners through annual meetings. Provide technical assistance, incentives, and strategies as appropriate to facilitate the development of affordable housing, including parceling at appropriate sizes or other tools.
- Promote development of large sites at the densities and affordability levels identified within the housing element.
- Promote the potential subdivision of large sites into multiple parcels for future development through technical assistance, incentives, and strategies during the initial development phases and when applications come into the City for the identified parcels.

Timeframe: Direct outreach to property owners two times per year throughout the planning period. Review of development progress and potential identification of additional candidate housing sites following the schedule within the objectives.

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division

Funding Sources: General Fund



PROGRAM 3S: Review and Revise Findings

The City of Costa Mesa has reviewed the approval findings for the three entitlement processes which are potentially applicable to residential development: Conditional Use Permits, Design Review, and Master Plan. Although no projects have been denied due to not meeting the specific findings noted in Section 3, the City found that some approval findings may be interpreted broadly and could be modified for clarity.

Objectives:

- Review all approval findings for Conditional Use Permits, Design Review, and Master Plans and revise findings which are capable of being interpreted broadly, with the goal of improving housing cost, supply, timing of approvals, and approval certainty.

Timeframe: To be completed by December 2023.

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division

Funding Sources: General Fund

Housing Goal #4

Provide housing opportunities to residents of all social and economic segments of the community without discrimination on the basis of race, color, religion, sex, sexual orientation, disability/medical conditions, national origin or ancestry, marital status, age, household composition or size, source of income, or any other arbitrary factors.

POLICIES HOU-4

HOU-4.1 Support equal housing opportunities as expressed in Federal and State fair housing laws.

HOU-4.2 Promote actions and programs that provide fair housing and counseling services and other housing assistance programs for all Costa Mesa residents in an effort to remove barriers and promote access to affordable housing in the City as funding is available.

HOU-4.3 Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements, including those with developmental disabilities.

HOUSING GOAL 4 IMPLEMENTATION ACTIONS

PROGRAM 4A: Fair Housing

The City of Costa Mesa participated in the 2020-24 update to the Orange County Analysis of Impediments to Fair Housing Choice, as well as completed an analysis of local factors to fair housing issues in the City within the Housing Element. Through each analysis, the City identified the following fair housing issues:

- Housing Discrimination
- Racial and Ethnic Segregation
- Unfair Lending
- Overcrowding

As part of the AFFH assessments, the City also identified the following factors as contributing to fair housing issues in Costa Mesa:



- Community Opposition
- Lack of Investment in Specific Neighborhoods
- Displacement of Residents Due to Economic Pressures

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions, in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by California law. The City will continue current efforts to further fair housing as well as implement the actions identified in the following table to mitigate local contributing factors to fair housing issues in Costa Mesa.

Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Objective Metrics
Type: Housing Mobility				
Housing Discrimination	<p>1. The City will continue to work in collaboration with the Orange County Housing Authority (OCHA) to implement the Housing Choice Voucher Program.</p> <p>The City contracts with Fair Housing Foundation (FHF), a HUD-approved housing counseling agency, to provide fair housing services to the City of Costa Mesa including educational programs for both landlords and tenants. FHF provides free Fair Housing Workshops that are open to anyone to attend. Workshops cover: Federal & State Fair Housing Laws, Housing Discrimination, Modifications & Accommodations, Rental Application Process, General Guidelines, Families with Children, Notices, Eviction Process, Security Deposits, Habitability & Repairs, Rent Increases, Occupancy Standards, and more.</p> <p>The City's Network for Homeless Solution (NHS) Department is staffed with eight individuals with a budget of over one million dollars to provide a</p>	<p>Priority Level 1</p> <p>Annual workshop.</p> <p>Continue to collaborate with OCHA Housing Voucher Program</p> <p>Continue to contract with FHF or other HUD-approved housing counseling agency every year</p> <p>Update City Housing Webpage to include information on OCHA Housing Voucher Program housing-related events provided through OCHA, FHF, City's Network for</p>	<p>Census tracts with higher rates of housing choice vouchers usage: 631.02, 632.02, 636.04, 636.05, 637.01, 637.02, 638.07, 639.04, 639.06, 639.08</p> <p>City-wide</p>	<p>Decrease future fair housing-related issues by hosting at least one annual workshop throughout the Planning Cycle.</p> <ul style="list-style-type: none"> • Costa Mesa's HCD staff will continue to attend quarterly OCHA Housing Advisory Committee meetings to enhance the exchange of information regarding the availability, procedures, and policies related to the Housing Assistance Voucher Program and regional housing issues. The City's website will be updated to include information and encourage participation in OCHA's Housing Choice Voucher Program and public events on a quarterly basis or as they are available. • The City will assist approximately 200 unduplicated residents with fair housing services every



Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Objective Metrics
	<p>comprehensive system of care aimed at providing a complete continuum of programs and services for residents experiencing homelessness and those at risk for homelessness. One of the Department’s main day-to-day function is to assist and advocate for fair housing, including assisting community members that may qualify for housing vouchers, including providing Offer landlord education on fair housing practices and voucher programs.</p>	<p>Homeless Solutions, City’s Housing and Community Development, and other non-profit events - December 2023</p>		<p>year, through the CDBG contract with Fair Housing Services provider.</p> <ul style="list-style-type: none"> • Through the City’s contract with FHF, a minimum of 3 fair housing workshops will be provided to residents each fiscal year. The workshops may be in-person or virtual workshops and are open to anyone to attend. They will be regularly offered in English and Spanish. • The City will advertise Fair Housing Workshops and webinars on the City’s Housing webpage, through social media outlets and distribute flyers in both Spanish and English. • The Fair Housing Foundation will advertise workshops with flyers sent to community based organizations, a news release, and advertisement on their website and through social media. • FHF will continue to offer the following outreach and promotional information for each workshop: send workshop flyers through mail to city departments, libraries, community centers and other community organizations with heavy foot traffic one



Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	<u>Objective Metrics</u>
				<p>month before workshop; send out press release via email to local media, city and organizations one month before workshop; post on social media (Facebook, Instagram, Twitter) one week and one day before workshop, and workshop is added to the calendar on FHF website as soon as it's scheduled. Literature on FHF services and protections are regularly sent to libraries and community based organizations. Outreach materials are available in Spanish and Vietnamese. With proper notice, FHF can arrange for interpretation for other languages including sign language for the virtual workshops.</p> <ul style="list-style-type: none"> • The City's NHS Department will continue to meet with landlords to provide information regarding the voucher programs and other educational programs as part of their day-to-day operations.
	<p>1. OCHA administers the Housing Choice Voucher Program for the City of Costa Mesa. The City's NHS Department will continue to assist and advocate for voucher</p>	<p>Priority Level 2 By December 2024.</p>	<p>City-wide</p>	<p>Assist particular groups in accessing housing choice vouchers by extending search times. The City's NHS Department will</p>



Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Objective Metrics
	<p><u>participants to receive extensions on</u></p> <p>2. <u>Extend</u>-search times for particular groups with housing choice vouchers, such as larger families with children or persons with disabilities.</p>			<p><u>continue to assist and advocate for voucher program participants as part of their day-to-day operations. In 2022, the NHS Department assisted over 400 participants. The NHS Department staff interacts with people experiencing or at-risk for homelessness to identify needs and voucher programs that they may qualify for. The Department staff will assist clients in extending search times, locating units and setting up appointments with landlords; as well as, drive clients to potential housing sites. The Department staff will also attend Match meetings on behalf of the client to ensure that they are fairly represented and their needs are met. The City's NHS will continue to provide high quality service to those in need</u></p>
	<p>3. Accessibility programs focused on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses.</p>	<p>Priority Level 2 <u>Identify and adopt programs by December 2024.</u></p>	<p><u>City-wide Census tracts with greater than 10% population with a disability: 636.01, 636.04, 638.02, 638.07, 639.05</u></p>	<p><u>Improve accessibility throughout the community. Establish and implement new programs geared at improving accessibility in the focus areas by coordinating with Public Works Department to prioritize accessibility programs focused on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses.</u></p>



Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Objective Metrics
				<ul style="list-style-type: none"> • Identify and pursue a minimum of 2 funding opportunities annually to address accessibility issues. • Host a workshop with relevant organizations and groups to identify specific needs in the target areas for persons with disabilities. Invite at least five organizations. Establish programs and identify applicable funding within one year following feedback. • Conduct an annual survey to receive feedback on accessibility and resources throughout the community. • Work with developers, applicants, property owners early in the land use/housing development to identify, provide for, and improve accessibility
	<p>4. Encourage collaboration between local government and community land trusts. Continue to participate in regional and local agencies efforts and collaborate with non-profit housing organizations as a mechanism to develop affordable housing in higher-opportunity areas. Including, but not limited to, the Joint Power Authority (JPA) – Orange County Housing Finance Trust (OCHFT) and Housing Committee.</p>	<p>Priority Level 1 Annually facilitate collaboration through outreach and meetings. Ongoing and continue to actively participate in regional and local agencies efforts to develop affordable</p>	<p>Areas of high opportunity Highest Resource census tracts: 638.05, 638.06, 639.02, 639.04 High Resource census tracts: 626.1, 631.02, 636.01, 637.02, 638.02, 638.03, 638.07, 639.03, 639.05, 639.06, 639.07, 639.08.</p>	<p>Develop affordable housing in higher-opportunity areas of the City through annual outreach and meetings. Continue to participate in the Orange County Housing Opportunities Committee and the JPA – OCHFT. These entities commit State, County and local funds to build affordable units. The City of Costa Mesa has a joint Homekey project with the County of Orange to</p>



Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Objective Metrics
		<p>housing, including participating in community outreach and meetings.</p>		<p>convert a Motel 6 to 88 units of permanent supportive housing. This project is being completed in two phases and the City plans to apply for funding for the second phase with the JPA-OC Housing Finance Trust. The City will continue to advocate for affordable housing development opportunities and facilitate the development of at least five residential development projects, with affordable units, in areas of high opportunity. The City is also collaborating currently with Jamboree Housing to develop approximately 60 affordable housing units at the City's existing Senior Center</p>
<p>Racial and Ethnic Segregation</p>	<p>1. Conduct affirmative marketing to increase awareness and diversity throughout the city and in Racially Concentrated Areas of Affluences (RCAA). This may include, but is not limited to, noticing of affordable units/projects through direct mail targeted outreach to lower income census tracts, publishing advertising materials in multiple language, informing service agencies, outreach to community organizations or places of worship. As part of the City's affirmative marketing to increase awareness of the City's rental assistance program and production of affordable housing, the Department of NHS and Housing and Community Development will continue to inform the community by disseminating information at local School District, local non-</p>	<p>Priority Level 1 Annual Ongoing and continue to marketing and outreach as programs are available.</p>	<p>City wide RCAA census tracts: 638.05, 638.02, 636.01, 631.03, 633.02 Census tracts with greater than 10 percent population living below the poverty line: 626.1, 632.01, 633.01, 636.04, 636.05, 637.01, 637.02, 638.07, 638.08, 639.04, 639.07 High Segregation and Poverty census tract: 636.05</p>	<ul style="list-style-type: none"> Metrics for this action are difficult to quantify. The City will promote actions which address racial and ethnic segregation as they continue to relate to fair housing issues in Costa Mesa. Continue to conduct affirmative marketing for each new project that is developed with affordable units. Department of NHS as part their daily activities, will continue to work with clients to identify household needs and locate affordable housing. Conduct a biennial survey of affordable



Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Objective Metrics
	<p>profit organizations and religious institutions, hand out flyers and utilize the City’s website and various social media platforms.</p>			<p>units to identify how households find affordable units – aim for 25 percent of households, at minimum, to find affordable units through affirmative marketing within the City limits.</p>
	<p>Outreach specifically to low and very low income communities and conduct targeted outreach to residents with moderate and high levels of segregation. This may include similar commitments as those list above. The goal is to facilitate the development of affordable units throughout the City in a way that provides equal access to resources and promotes diversity.</p>	<p>Priority Level 1 Annual workshop and outreach.</p>	<p>Census tracts with greater than 10 percent population living below the poverty line: 626.1, 632.01, 633.01, 636.04, 636.05, 637.01, 637.02, 638.07, 638.08, 639.04, 639.07</p> <p>High Segregation and Poverty census tract: 636.05</p> <p>RCAA census tracts: 638.05, 638.02, 636.01, 631.03, 633.02</p> <p>City wide and focused areas of need</p>	<p>Metrics for this action are difficult to quantify. The City will promote actions which address racial and ethnic segregation as they continue to relate to fair housing issues in Costa Mesa: — Lose the TCAC Area of High Segregation and Poverty rating on census tract 636.05. Increase income diversity in census tracts that report high rates of poverty and in RCAAs.</p>
<p>Type: Housing Choice and Affordability in Areas of Opportunity</p>				
<p>Unfair Lending</p>	<p>1. Continue targeted investment and programs, including sweat equity, down payment assistance, and new rental construction. The City currently utilizes Redevelopment Successor Funds, HOME, CDBG, and American Rescue Plan Act (ARPA) Funds to support these investments and programs, and will continue to leverage these and other funding resources.</p>	<p>Priority Level 2 By December 2024. Review funding opportunities annually. By December 2024, post on the City’s website and otherwise disseminate information</p>	<p>City-wide</p>	<p>Continue to identify investments and programs to provide assistance for homeowners and residential development. Yearly, contact HUD Office of Fair Housing and Equal Opportunity (FHEO) and the local Fair Housing Foundation and request information regarding discriminatory housing practices in the City of</p>



Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Objective Metrics
	<p>1-2. Post on the City’s website information regarding the Fair Housing Act and the unlawful lending practices based on race, color, national origin, religion, sex, familial status or handicap. Provide a link on the City’s website to HUD’s how to file a fair housing discrimination complaint, and to the Fair Housing Program funding and resources and other resource similar agencies that can provide legal aid.</p>	<p>thought the community regarding the Fair Housing Act and the unlawful lending practices based on race, color, national origin, religion, sex, familial status or handicap.</p>		<p>Costa Mesa. Specifically, request local information to assess if the FHEO is receiving and the City is experiencing significant amounts of fair housing complaints. If the City is experiencing an abundance of these housing issues and/or the housing complaints are increasing from previous years, contact the FHEO and request guidance on what a local agency can do to reduce these types of housing issues, then follow up with an applicable response program.</p>
<p>Community Opposition</p>	<p>1. Develop an educational housing campaign to address community opposition. This may include, but is not limited to, community workshops on housing, educational materials, partnerships with community organizations and groups. During the City’s required housing program updates outreach efforts, include education on the importance of providing housing for all segments of the community and all income levels.</p>	<p>Priority Level 2 By December 2024.</p>	<p>City-wide Commercial and Industrial Corridors, Housing Element Sites and surrounding communities</p>	<ul style="list-style-type: none"> Inform the community. Conduct extensive community outreach as part of Housing Element Visioning Program and Housing Element Zoning efforts. The outreach efforts will elicit community input to shape priorities and goals to guide future revitalization and residential development of the City’s commercial and Industrial corridors identified in the Housing Element, urban plans, and specific plans. For housing projects that are proposed by the City, staff will continue to reach out to surrounding neighborhood and local non-profit organizations to



Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	<u>Objective Metrics</u>
				<p>provide informational and educational materials through the City's website, radius notification direct mailing, provide site tours of successful nearby housing development, and include similar information on Costa Mesa TV videos.</p>
<p>Displacement Due to Economic Pressures</p>	<p>1. Adopt inclusionary requirements.</p>	<p>Priority Level 1 By December 2023.</p>	<p>City-wide</p>	<p>Complete Feasibility Analysis, conduct community outreach and study sessions, prepare ordinance and program guidelines. Adopt and implement inclusionary requirements by December 2023.</p>
	<p>2. As funding resources are available for housing development, the City will release an RFP/NOFA to partner with developers to develop and interested parties to increase feasibility and opportunities for both affordable housing and multigenerational housing. Administer annual workshops and meetings, specific outreach and surveys, adopt incentive packages, fee waivers, and priority processing for projects that include affordable housing.</p> <p>Prepare educational material and update City's website to encourage and streamline ADU development as a housing option for families.</p>	<p>Priority Level 1 Begin outreach and collaboration by December 2023. Annually outreach and discuss opportunities and issues. If changes are necessary based on feedback, adopt within a year. Review annually as necessary.</p>	<p>City-wide</p>	<ul style="list-style-type: none"> Provide opportunity for affordable housing and multigenerational housing development with the goal of developing a minimum of 10010 new affordable and multigenerational housing units on public properties and on private property consistent with the City's RHNA throughout the Planning Cycle. Housing options includes ADU development and SB-9 qualified duplexes. Continue to reach out to developers and non-profit organizations when opportunities are available through the City's HOME funding program and Redevelopment



Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Objective Metrics
	<p>2-3. Continue to work with Orange County Community Resources to update and make information on affordable housing units (including information on size and type) available to the public on City's Housing webpage.</p>	<p>Priority Level 1 By December 2023. Review annually and update as necessary.</p>	<p>City-wide</p>	<p>Successor Agency program for low and moderate income level housing.</p> <ul style="list-style-type: none"> Annually outreach and collaborate with the development community (at least three local developers) to discuss opportunities and issues. Adopt incentives and changes based on feedback received. Continue to make information on affordable housing units available to the public on City's webpage. Maintain information updated throughout the Planning Cycle. Inform the community of affordable housing opportunities.
<p>Type: Place-Based Strategies – Conservation and Revitalization</p>				
<p>Investment in Specific Neighborhoods</p>	<p>1. Targeted investment in areas of low resource and high segregation and poverty most need-focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure. Continue to utilize HOME Investment Partnership and CDBG funds for community improvement programs in areas of low resources high segregation and poverty. Continue to fund Community Improvement Division's activities for community educational programs and cleanup activities; for example in 2022 the City</p>	<p>Priority Level 2 By December 2024. Review funding opportunities and community need annually.</p>	<p>Low Resource and High Segregation and Poverty TCAC census tracts 636.04, 636.05, 637.01, 638.08 Areas most in need</p>	<ul style="list-style-type: none"> Annually provide funding and pursue new opportunities to address resources and facilities in areas of low resource and high segregation and poverty. Coordinate with local organizations and groups to identify specific needs and disseminate information on new improvements as they occur. Provide assistance to areas of need. Update Community Improvement Division



Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Objective Metrics
	<p>provided clean-up efforts at Shalimar/James, Fillmore/Coolidge, and Mission/Mendoza neighborhoods.</p>			<p>website and disseminate on social media information to promote neighborhood clean-up activities and provide resources and educational information. Continue to set-up informational booths at local public events to provide information regarding clean-up events, waste-hauling, City HCD Grants, Fair Housing, and links to report issues and resources.</p>
	<p>2. Facilitate inter-governmental coordination on areas of low resource and high segregation and poverty. This may include, but is not limited to, annual meetings and workshops, outreach to partner agencies and departments, and partnerships to prioritize, fund and implement neighborhood improvement programs. high need.</p>	<p>Priority Level 2 Annually host inter-governmental meetings. Review funding opportunities and community need annually.</p>	<p>Low Resource and High Segregation and Poverty TCAC census tracts 636.04, 636.05, 637.01, 638.08 Areas most in need</p>	<ul style="list-style-type: none"> Annually host an inter-governmental meetings to discuss partnerships, funding, and implementation of a variety of programs. Pursue new funding opportunities during the planning period (a minimum of three new neighborhood improvement programs). Provide assistance to areas of need.
	<p>3. Prioritize capital improvement programs in areas of high need low resource and high segregation and poverty. Continue to seek CDBG funds for Capital Improvement projects in these areas.</p>	<p>Priority Level 2 By December 2024. Review funding opportunities and community need annually.</p>	<p>Areas most in need Low Resource and High Segregation and Poverty TCAC census tracts 636.04, 636.05, 637.01, 638.08</p>	<ul style="list-style-type: none"> Prioritize capital improvement programs in areas of low resource and high segregation and poverty by identifying these areas specifically in the City's Capital Improvement Program. Create a list of CIP projects that can be prioritized and considered when



Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Objective Metrics
				<p>funding is available to improve community needs in areas of low resource and high segregation and poverty.</p> <ul style="list-style-type: none"> Each year of the Planning Period, conduct a review of one applicable census tract to identify gaps in the CIP and allocate a 20 percent of CDBG funding towards this community area. Provide assistance to areas of need.
	<p>4. Adopt Environmental Justice policies to address the needs of SB 535 Disadvantaged Communities, which overlaps with the TCAC Area of High Segregation and Poverty census tract.</p>	<p>Priority Level 1 By December 2023 – in conjunction with Program 2G.</p>	<p>Census Tract 636.05</p>	<ul style="list-style-type: none"> Adopt Environmental Justice policies into the City’s General Plan, and conduct outreach as part of the adoption process. Engage households within the applicable census tract to discuss and receive feedback on environmental justice issues and solutions.
<p>Type: Protection from Displacement</p>				
<p>Housing Discrimination/ Unfair Lending</p>	<p>1. Continue to provide resources and/or services for multi-lingual tenant legal counseling. Create and promote informational materials on tenant rights and counseling. Continue to contract with the Fair Housing Foundation or other fair housing services provider and provide information to the community regarding the Public Law Center and other similar organizations to address Housing Discrimination and unfair lending.</p>	<p>Priority Level 2 Publish information materials by December 2024. Outreach and review need and services annually.</p>	<p>Census tracts with greater than 40 percent renter-occupied units: 626.1, 631.02, 632.01, 632.02, 633.01, 633.02, 636.04, 636.05, 637.01, 637.02, 638.03, 638.07, 638.08, 639.02, 639.04, 639.05, 639.06, 639.07, 639.08 City-wide</p>	<ul style="list-style-type: none"> Provide assistance to tenants. Conduct targeted outreach to renter occupied households (minimum of 200 housing units) located within the applicable census tracts with information on resources, services, tenant rights, and counseling – in English and Spanish. Continue to contract with the Fair Housing Foundation or other fair housing services



Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	<u>Objective Metrics</u>
				<p>provider to advocate for fair housing, provide landlord and tenant counseling, rental counseling, and outreach and education. Provide information regarding Public Law Center, a non-profit organization that provides free legal services to low income residents, and other similar nonprofits in Orange County.</p>
<p>Housing Discrimination/ Displacement Due to Economic Pressures</p>	<p>1. Promote services and resources for rent review board and/or mediation, foreclosure assistance, or multilingual tenant legal counseling services. Continue to contract with the Fair Housing Foundation or other fair housing service provider and provide information regarding the Public Law Center to address Housing Discrimination and unfair lending, including promoting mediation services, foreclosure assistance and/or multilingual tenant legal counseling services.</p>	<p>Priority Level 2 Publish information materials by December 2024. Outreach and Review need and services annually.</p>	<p>City-wide Census tracts with greater than 40 percent renter-occupied units: 626.1, 631.02, 632.01, 632.02, 633.01, 633.02, 636.04, 636.05, 637.01, 637.02, 638.03, 638.07, 638.08, 639.02, 639.04, 639.05, 639.06, 639.07, 639.08</p>	<ul style="list-style-type: none"> • Provide assistance to tenants and potential renters. • Continue to contract with the Fair Housing Foundation or other fair housing services provider to advocate for fair housing, provide landlord and tenant counseling, rental counseling, and outreach and education to approximately 200 Costa Mesa residents each fiscal year. • Provide information regarding Public Law Center, a non-profit organization that provides free legal services to low income residents and other nonprofits in Orange County. • As part of the City's Rental Assistance Program, continue to engage with at least 50 renter households and local



Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	<u>Objective Metrics</u>
				<ul style="list-style-type: none"> • organizations/groups to discuss the needs of renters. Establish and implement a rent review board or mediation services.

Timeframe: Annually outreach to local organizations and lower income communities to discuss fair housing issues and promote actions to mitigate local contributing factors. Promote available funds, ownership information, and details on affordable housing units on the City’s webpage [by Winter 2025.](#)
Responsible Agency: City of Costa Mesa Economic and Development Services Department/ Housing and Community Development Division
Funding Sources: CDBG

PROGRAM 4B: Rental Housing Assistance

The City began offering a Tenant Based Rental Assistance (TBRA) and other rental assistance programs in 2021. The City will continue to evaluate and offer rental housing assistance programs based on the availability of funding.

Objectives:

- Participate in the Orange County Housing Authority’s Housing Choice Vouchers program to provide rent subsidies to very low-income households provided funding is available.
- Evaluate and offer rental housing assistance programs based on the availability of funding.

Timeframe: Promote OCHA Housing Choice Voucher information and rental housing assistance programs, as available, on the City’s website.
Responsible Agency: Orange County Housing Authority and City of Costa Mesa Economic and Development Services Department/ Housing and Community Development Division
Funding Sources: HUD Section 8 Housing Choice funds administered by the Orange County Housing Authority; State and Federal Grant funds; HOME funds

PROGRAM 4C: Ownership Housing Assistance

In 2021, the City Council approved allocation of half a percent of the City’s seven percent retail cannabis tax to fund a first-time homebuyer program in Costa Mesa.

Objectives:

- Evaluate and adopt ownership housing assistance programs, such as a First-Time Home Buyer Program, based on the availability of funding.
- Provide informational materials, online and at City Hall, on potential paths to home ownership and on assistance and resources available for first-time home buyers.



Timeframe: Annually evaluate and, as funding is available, offer ownership housing assistance programs. Promote informational materials online and at City hall on potential paths to home ownership and on assistance and resources available [by Winter 2025](#).

Responsible Agency: Orange County Housing Authority and City of Costa Mesa Economic and Development Services Department/ Housing and Community Development Division

Funding Sources: Cannabis Retail Tax Revenue

PROGRAM 4D: Fair Housing Assistance

The City contracts with the Fair Housing Foundation to provide fair housing and tenant/landlord mediation services. The Fair Housing Foundation provides fair housing outreach to tenants, landlords, property owners, realtors, and property management companies, as well as housing education and information to apartment managers and homeowner associations.

Objectives:

- Continue to contract with the Fair Housing Foundation and promote available services on the City’s webpage.

Timeframe: Contract with the Fair Housing Foundation throughout the planning period and promote updated information on available services online [by Winter 2025](#).

Responsible Agency: City of Costa Mesa Economic and Development Services Department/ Housing and Community Development Division; Fair Housing Foundation

Funding Sources: CDBG

PROGRAM 4E: Low Barrier Navigation Centers

Low Barrier Navigation Centers are housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. These requirements include implementing standards, provisions and limitations governing the permitting, development, siting, and management of Low Barrier Navigation Centers.

Objectives:

- Update the Zoning Code to permit Low Barrier Navigation Center development as a matter of right in appropriate zoning districts, subject to requirements of state law.

Timeframe: [To be completed by December 2024](#).

Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division

Funding Sources: In Kind

PROGRAM 4F: Homeless Shelter

In April 2021, the City of Costa Mesa completed the construction of its permanent Bridge Shelter within the city. Construction of the Bridge Shelter, as well as the organization and operation of the temporary Bridge Shelter at Lighthouse Church, and ongoing efforts of the City’s Street Outreach Team represent the Costa Mesa’s commitment to assisting those residents currently experiencing homelessness. With the shelter in full operation, the City is now able to assist up to 72 residents at one time and connect those residents with services and assistance toward permanent housing solutions.



Objectives:

- Continue to operate and maintain the Bridge Shelter throughout the planning period.
- Promote information on services and assistance available to residents online on the City’s website.

Timeframe: Annually review and, if necessary, revise services and assistance programs available based on funding availability. Annually meet with homeless services providers to respond to the needs of persons experiencing homelessness and identify potential opportunities.

Responsible Agency: City of Costa Mesa

Funding Sources: State and Federal Grant Funds (e.g., State SB 2 and Housing and Homelessness Assistance Programs (HHAP), and Federal Emergency Food and Shelter (EFSP)), General Fund

PROGRAM 4G: Assembly Bill 139

AB 139 includes providing sufficient parking to accommodate all staff working in the emergency shelter, provided the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Objectives:

- Review and update, as necessary, the Zoning Code to comply with parking requirements of AB 139 for emergency shelters.

Timeframe: To be completed by Winter 2025.

Responsible Agency: City of Costa Mesa Economic and Development Services Department/ Planning Division

Funding Sources: In Kind/General Fund

PROGRAM 4H: Housing Education and Outreach Program

As a part of the outreach and engagement process, the City found that community opposition to increased housing and affordable housing may create a barrier to housing development. Outreach and education about the importance and benefits of affordable housing can help to address community concerns and negative opinions about affordable housing.

Objectives:

- Develop an outreach program providing educational materials about the purpose and benefits of affordable housing options in the City.

Timeframe: Develop program by December 2023 and distribute materials by December 2024.

Responsible Agency: City of Costa Mesa Economic and Development Services Department/ Planning Division

Funding Sources: In Kind/General Fund

PROGRAM 4I: Partnerships with Local Organizations and Community Groups

The City identified Census Tract 636.05 as an area of high segregation and poverty. Areas that are identified as high segregation and poverty are consistent with the standards for both poverty (30 percent of the population below the federal poverty line) and racial segregation (overrepresentation of people of color relative to the county). This area is also considered low opportunity and achievement by the ROI: People analysis and experience the highest exposure to harmful pollutants, according to the CalEnviro Screen.

Objectives:



- Partner with local community-based organizations, stakeholders and groups who provide supportive resources and programs to further identify specific needs of this community and connect community members with appropriate resources.

Timeframe: Initiate program by December 2024.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/ Planning Division
Funding Sources: In Kind/General Fund

D. Summary of Quantified Objectives

Table 4-1 summarizes the City of Costa Mesa’s quantified objectives with regard to the construction, rehabilitation, and preservation of housing. These objectives are established based on the City’s resources available over the planning period.

Income Group	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)	4,713 units			2,088 units	4,959 units	11,760 units
Accessory Units	583 units			257 units	18 units	858 units
Conservation ¹	600 units			1,000 units	--	--
Rental Subsidy ²	570 persons annually			--	--	--
Rehabilitation ³	88 units			--	--	--
1. Based on 2021-2022 Annual Action Plan estimate of 200 housing units that will benefit from proposed code enforcement activities using CDBG funds. 2. Based on current Orange County Housing Authority (OCHA) rental assistance estimates 3. Based on 2021-2022 Annual Action Plan estimate of rehabilitation of 11 existing units per year.						