

Jurisdiction	Costa Mesa	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	24
Low	Deed Restricted	0
	Non-Deed Restricted	37
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		4
Total Units		75

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	11
SFD	4	6	13
2 to 4	0	0	0
5+	0	0	0
ADU	0	69	14
MH	0	0	0
Total	4	75	38

Housing Applications Summary	
Total Housing Applications Submitted:	119
Number of Proposed Units in All Applications Received:	132
Total Housing Units Approved:	28
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7							8	9
Current APN	Street Address	Project Name ⁺	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	24	0	37	0	10	4		75
422-103-29	549 Bernard St										0
426-083-17	274 Cecil Pl			1						01/05/2022	1
422-402-01	2245 Raleigh Ave			1						01/28/2022	1
426-303-12	1965 Tustin Ave					1				01/06/2022	1
139-252-13	2934 Maui Pl					1				10/13/2022	1
141-384-15	355 Princeton Dr					1				10/25/2022	1
141-662-19	968 Mission Dr					1				11/22/2022	1
141-662-19	968 Mission Dr					1				11/22/2022	1
424-271-28	571 Park Dr			1						11/18/2022	1
141-395-33	223 Wellesley Ln					1				11/14/2022	1
422-532-05	1934 Whittier Ave					1				11/08/2022	1
117-332-39	408 E 18th St							1		12/16/2022	1
422-392-04	881 Capital St					1				12/19/2022	1
424-204-09	707 Center St			1						12/05/2022	1
426-262-08	1993 Church St					2				12/21/2022	2
422-211-20	600 Hamilton St					1				12/01/2022	1
422-211-20	600 Hamilton St			1						12/01/2022	1
426-251-33	2023 Paloma Dr					1				12/06/2022	1
139-341-15	1814 Pitcairn Dr							1		12/19/2022	1
426-302-08	385 Walnut St					1				12/16/2022	1
422-242-07	1929 Arnold Ave					1				02/16/2022	1
422-522-07	933 Dogwood St					1				02/23/2022	1
424-174-08	1833 Pomona Ave					1				02/15/2022	1
141-031-03	1388 Watson Ave					1				02/24/2022	1
425-211-06	319 E 16th Pl					1				03/16/2022	1
422-021-26	560 Hamilton St					1				03/22/2022	1
422-021-26	560 Hamilton St			1						03/22/2022	1
141-652-47	3109 Lincoln Way					1				03/17/2022	1
425-232-02	166 Magnolia St							1		03/25/2022	1
422-503-21	2020 Continental Ave					1				04/19/2022	1
422-505-30	2064 Monrovia Ave			1						04/20/2022	1
439-333-05	271 Monte Vista Ave					1				04/14/2022	1
141-384-15	355 Princeton Dr					1				04/07/2022	1
141-545-08	811 Saint Clair St							1		04/19/2022	1
425-192-14	376 E 16th Pl					1				05/20/2022	1
425-401-05	218 E 18th St							1		05/23/2022	1
439-181-48	2531 Fairway Dr			1						05/04/2022	1
141-161-01	1396 Galway Ln							1		05/06/2022	1
119-134-17	2373 Santa Ana Ave							1		05/09/2022	1

425-143-46	1654 Tustin Ave											0
141-424-04	2526 Carnegie Ave											0
439-171-21	2573 Elden Ave, Unit A											0
439-171-21	2573 Elden Ave, Unit B											0
439-171-21	2573 Elden Ave, Unit C											0
439-171-21	2573 Elden Ave, Unit D											0
422-163-21	530 W Wilson St											0
422-163-21	530 W Wilson St											0
422-163-21	530 W Wilson St											0
422-163-21	530 W Wilson St											0
422-163-21	530 W Wilson St											0
422-163-21	530 W Wilson St											0
422-163-21	530 W Wilson St											0
422-163-21	530 W Wilson St											0
422-163-21	530 W Wilson St											0
422-163-21	530 W Wilson St											0
422-163-21	530 W Wilson St											0
422-163-21	530 W Wilson St											0
422-163-21	530 W Wilson St											0
422-163-21	530 W Wilson St											0
422-041-13	2186 Pacific Ave											0
422-041-13	2186 Pacific Ave											0
422-251-01	2039 Pomona Ave											0
422-251-01	2039 Pomona Ave											0
425-321-06	321 Ramona Pl											0
141-546-07	834 Saint Clair St											0
139-281-21	1646 Samar Pl											0
141-542-07	830 Sonora Rd											0
426-294-05	323 Alva Ln											0
422-511-17	1910 Federal Ave											0
425-341-22	1589 Orange Ave											0
141-302-04	2813 Drake Ave											0
141-665-25	984 El Camino Dr											0
424-521-09	1789 Nantucket Pl											0
426-062-13	2235 Orange Ave											0
424-511-11	1040 Spinnaker Run											0
426-171-09	2183 Tustin Ave								1	02/23/2022		1
425-331-02	206 E 15th St								1	03/28/2022		1
422-091-07	536 Caleigh Ln								1	05/10/2022		1
426-301-04	369 Costa Mesa St								1	07/29/2022		1
425-312-10	377 La Perle Pl								1	12/13/2022		1
425-312-10	379 La Perle Pl								1	12/13/2022		1
425-312-09	385 La Perle Pl								1	12/14/2022		1
425-312-09	387 La Perle Pl								1	12/14/2022		1
426-152-14	272 Rose Ln								1	06/23/2022		1
426-261-13	1923 Church St								1	11/18/2022		1
426-261-13	1921 Church St								1	07/27/2022		1
422-091-07	532 Caleigh Ln								1	06/14/2022		1
422-091-07	528 Caleigh Ln								1	02/11/2022		1
439-221-18	2674 Elden Ave, Unit B						1			01/12/2022		1
439-221-18	2674 Elden Ave, Unit G						1			01/12/2022		1

Jurisdiction	Costa Mesa	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

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

Income Level		1 RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2									3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level
				2021	2022	2023	2024	2025	2026	2027	2028	2029		
Very Low	Deed Restricted	2,919	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	24	-	-	-	-	-	-	-	24	2,895
Low	Deed Restricted	1,794	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	7	37	-	-	-	-	-	-	-	44	1,750
Moderate	Deed Restricted	2,088	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	1	10	-	-	-	-	-	-	-	11	2,077
Above Moderate		4,959	-	6	4	-	-	-	-	-	-	-	10	4,949
Total RHNA		11,760												
Total Units			-	14	75	-	-	-	-	-	-	-	89	11,671
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5 Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		1,460		-	-	-	-	-	-	-	-	-	-	1,460

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Costa Mesa	
Reporting Year	2022	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Owner-Occupied Housing Rehabilitation	<ul style="list-style-type: none"> • 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. 	Annually market information and evaluate the program's effectiveness. Any program modifications to be made by December 2023	City will update the Home and Community Development website to provide encourage participation and evaluate effectiveness - complete by December 2023
Mobile Home Rehabilitation	<ul style="list-style-type: none"> • Provide financial assistance as long as funding from HOME funds remains available. • Market information on funding as available. 	Annually market assistance available and grant funding on a case-by-case basis	<p>Information regarding HOME Grant funds for mobile home rehabilitation are made available online at https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development/residential-rehabilitation-programs</p> <p>Mobile home Retrofit Application received: FY 2020/2021 - 14 FY 2021/2022 - 8</p>
Monitoring and Preservation of At-Risk Housing Units	<ul style="list-style-type: none"> • 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. 	Coordinate with property owners of at-risk units through the end of financial agreements. Annually market tenant education information and available assistance.	City will evaluate how deed-restricted units are monitor and will reach out to appropriate property owners to extend agreements by December 2023; and annually thereafter.
Inclusionary Housing Ordinance	Adopt an inclusionary housing ordinance.	To be completed by December 2023.	City retained Keyser Marston Associates (KMA) to complete Financial Evaluation and Policy Recommendation for Inclusionary Housing in March 2021. KMA worked with staff to complete the draft report in 2022; and anticipates completion in 2023
Affordable Housing Development	<ul style="list-style-type: none"> • 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. 	Establish incentives and instructional materials by December 2023. Pursue funding and partnership annually. Meet with organizations annually.	City will evaluate programs and incentives to encourage the development of Affordable Housing, and will make it available by December 2023; and pursue funding and partnership on an annual basis.
Supportive Services for Persons with Special Needs	<ul style="list-style-type: none"> • 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. 	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.	The City reaches out to local organization and provide information on the Annual Action Plan on its webpage at https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development

Facilitate Development of Senior Housing Options	<ul style="list-style-type: none"> 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. 	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.	City will identify potential opportunities for senior housing development, to be completed by December 2023 and will meet on annual basis thereafter
Encourage Development of Housing Options for Large-Family Households	<ul style="list-style-type: none"> 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. 	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.	City will review the development standards for large units and recommend amendments to the Zoning Code by Winter 2025.
Persons with Physical and Developmental Disabilities	<ul style="list-style-type: none"> 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. 	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	City will review procedures to accommodate ADA retrofit efforts and comply with ADA measures, where appropriate by Winter 2025
Safety Element Update and adoption of Environmental Justice Policies	<ul style="list-style-type: none"> Revise and amend the current Safety Element. Amend portions of the General Plan to include environmental justice policies in compliance with SB 1000. 	To be completed by December 2023.	Safety Element Update - City has a working draft that incorporates references to Local Hazardous Mitigation Plan (SB 379) as well as to address other applicable State laws including - SB 1035, AB 747, SB 99. As part of this process, City is also evaluating other General Plan Elements to address SB 1000
Farmworker Housing	Amend the current Zoning Code to meet requirement set forth in the California Health and Safety Code Sections 17021.5 and 17021.6.	To be completed by December 2023.	City will review and amend Zoning Code to address Farmworker Housing by December 2023
Promote State Density Bonus Incentives	Evaluate and update the Density Bonus Ordinance to comply with State Density Bonus Law.	To be completed by December 2024.	City will review and update the Zoning Code to comply with the State Density Bonus Law by December 2024
Transitional and Supportive Housing	<ul style="list-style-type: none"> 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. 	To be completed by December 2024.	City will review and amend the Zoning code to address Transitional and Supportive Housing by December 2024
Planning Application Fees	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.	To be completed by December 2024.	City will review planning application fees to avoid creating a constraint to the development of affordable housing by December 2024
Development of Housing for Extremely Low and Lower-Income Households	<ul style="list-style-type: none"> 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. 	As funding is available, promote the program and outreach; adopt priority processing and other incentives by December 2024.	City will evaluate processing, funding resources, incentive, and fees associated with the development of Housing for extremely low and lower- income households by December 2024
Parking Standards for Residential Developments	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.	Review by December 2024; revise Code by Winter 2025.	City will evaluate parking standards for residential development by December 2024 and revise the code by Winter 2025

Reasonable Accommodation	<ul style="list-style-type: none"> • 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. 	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.	City will review and revise the Reasonable Accommodation procedures and Zoning Code by December 2024
Definition of Single Housekeeping Unit	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.	Review and revise Code by December 2024.	City will review and revise the Zoning Code definition of Single Housekeeping Unit by December 2024
Group Homes	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.	Review and revise Code by Winter 2024.	City will review and revise the Zoning Code application procedure, where necessary by Winter 2024
Adequate Sites	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - 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. 	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	A website that provides information to interested developers and general public regarding the adequate sites will be completed by December 2023

Fairview Development Center – State Property

- 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)

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.

October 2022: City approved scope of work for an agreement between the State of California and the City of Costa Mesa, providing for \$3.5 million in state funds to the City for Community outreach and land use planning efforts for the Fairview Development Center.

Funds will be used to retain consultants as well as for staff costs associated with the management, oversight, review, tracking, and reporting associated with the land use planning and site disposition process.

<p>Update the North Costa Mesa Specific Plan</p>	<p>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)</p>	<p>To be completed by Winter 2025.</p>	<p>City will evaluate and update the North Costa Mesa Specific Plan and Zoning code to permit up to 90 du/acre by Winter 2025.</p>
<p>Update the City's Urban Plans and Overlays</p>	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - 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) 	<p>To be completed by Winter 2025.</p>	<p>City will initiate Housing Element Visioning and rezoning program in Fall 2023 and will complete updates to the City's Urban Plans/Overlays, by Winter 2025</p>

<p>Promote the Development of Accessory Dwelling Units (ADUs)</p>	<ul style="list-style-type: none"> • 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. 	<p>Program components analyzed within by December 2023, with implementation by December 2024. Review and revise the ADU ordinance within one year.</p>	<p>City updated ADU provisions to be consistent with State Housing Laws for ADUs. An information al Table is available on the City's webpage at: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/accessory-dwelling-units-adu.</p> <p>Website will continue to be updated, as necessary.</p>
<p>Motel Conversions, Efficiency Units, and Co-living Housing Types</p>	<ul style="list-style-type: none"> • 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. 	<p>To be completed by December 2024.</p>	<p>City will update the Zoning Code and create informational materials regarding Motel Conversions, Efficiency Units, and Co-living Housing Types by December 2024</p>
<p>Address City-wide Vote Requirement in Relation to Housing Element Compliance</p>	<p>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.</p>	<p>To be completed by Winter 2025.</p>	<p>November 2022 Voters approved amendment to CMMC to revitalize key commercial and industrial corridors to allow for housing opportunities as described in the Housing Element</p> <p>Visioning and Community Outreach for rezoning will occur in Fall 2023</p>
<p>Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the Airport Industrial Area</p>	<ul style="list-style-type: none"> • 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. 	<p>To be completed by Winter 2025.</p>	<p>City will evaluate the potential of establishing an land use overlay in the airport industrial area to allow for residential uses, to be completed by Winter 2025</p>
<p>Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the 17th Street Corridor Area</p>	<ul style="list-style-type: none"> • 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. 	<p>To be completed by Winter 2025.</p>	<p>City will evaluate the potential of establishing and overlay to permit residential uses in the 17th Street Corridor area, to be completed by Winter 2025</p>
<p>Analyze the Potential of Modifying the Newport Boulevard Specific Plan to Promote Residential Uses along Newport Boulevard</p>	<p>Evaluate potential modifications to the Newport Boulevard Specific Plan that would promote quality residential development.</p>	<p>To be completed by Winter 2025.</p>	<p>City will evaluate the potential of modifying the Newport Boulevard Specific Plan to promote residential uses along Newport Boulevard, to be completed by Winter 2025</p>
<p>Explore Potential Future Housing Opportunities on Church Sites</p>	<ul style="list-style-type: none"> • 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. 	<p>Develop online materials on the development process by December 2023 and update, as necessary.</p>	<p>City will explore potential future housing opportunity on Church sites, to be completed by December 2023</p>

Annual Progress Reports	Annually complete the required housing status reporting through the City's Annual Progress Report.	Annually complete and submit an Annual Progress Report to HCD.	City will complete and submit an Annual Progress Report to HCD
ADU and JADU Monitoring Program	<ul style="list-style-type: none"> • 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). 	Monitoring program created by Winter 2025. Reviews conducted every two years throughout the planning period, and potential adjustments made within six months.	City currently monitors ADU development and will launch a new land management system (LMS) that will improve monitoring of all land use development. City will use the new LMS system to monitor the affordability levels throughout the planning period, and make adjustment as necessary.
Candidate Sites Used in Previous Housing Elements	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)).	To be completed by Winter 2025.	City will evaluate the use of a housing overlay zone over candidate sites used in previous housing elements that were included in two or more consecutive planning permits to permit housing development by right as required by State housing law; to be completed by Winter 2025
Water and Sewer Resources	Submit the General Plan amendment and rezone sites to local water and sewer providers for their review and consideration when reviewing new residential projects.	To be completed by July 2023.	City will coordinate with Water and Sewer Resources for their review and consideration when reviewing new residential projects by July 2023
Federal/State Housing Programs	<ul style="list-style-type: none"> • 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. 	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.	City will continue to market available Federal and State Housing Programs and grants on its Housing and Community Development website.
Lot Consolidation	<ul style="list-style-type: none"> • 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 	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.	City will evaluate as part of the Housing Element Visioning program,
Development of Large Sites	<ul style="list-style-type: none"> • 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. 	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.	<p>Planning Division keeps a record of properties where the property owners have expressed interest in housing development. Staff provides initial comments and discuss development review process with potential developers.</p> <p>City will continue to reach out to property owners of candidate sites as part of the Housing Element Visioning effort and rezoning project - and track status of implementation after completion of the rezoning effort.</p>
Review and Revise Findings	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.	To be completed by December 2023.	City is currently reviewing CMMC Findings Section for listed applications - to be completed by December 2023

Fair Housing	Achieve the Metrics outlined in Table outlined in Program 4A: Fair Housing to address factors as contributing to fair housing issues in Costa Mesa.	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.	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 an inventory of comprehensive actions listed in the Housing Element – Chapter 4 (Program 4A).
Rental Housing Assistance	<ul style="list-style-type: none"> 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. 	Promote OCHA Housing Choice Voucher information and rental housing assistance programs, as available, on the City's website.	City promotes the Rental Assistance Program on the following website: https://www.costamesaca.gov/trending/rental-assistance-asistencia-de-alquiler and various housing programs on its Housing and Community Development Website: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development
Ownership Housing Assistance	<ul style="list-style-type: none"> 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. 	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.	The City is currently evaluating program for ownership housing assistance; to be completed by Winter 2025
Fair Housing Assistance	Continue to contract with the Fair Housing Foundation and promote available services on the City's webpage.	Contract with the Fair Housing Foundation throughout the planning period and promote updated information on available services online by Winter 2025.	<ul style="list-style-type: none"> Adopted Resolution No. 2022-61 Resolution of the City approving and authorizing submission of the Home-ARP Allocation Plan, a substantial amendment to the FY 2021-2022 Annual Action Plan for the application and expenditure of Home Investment Partnership Act American Rescue Partnership Funds to the United States Department of Housing and Urban Development. Utilize funds for 1. Development and Support of Affordable Housing; 2. Supportive Services including those defined at 24 CFR 578.53 e – including McKinney-Vento Supportive Services, Homelessness Prevention Services; and Housing Counseling Services
Low Barrier Navigation Centers	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.	To be completed by December 2024.	The City will update applicable sections of its Zoning Code to permit Low Barrier Navigation Center Development and complete it by December 2024
Homeless Shelter	<ul style="list-style-type: none"> 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. 	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.	<ul style="list-style-type: none"> Award a professional service agreement to Bracken's Kitchen for commercial kitchen operation and meal services for the Costa Mesa Bridge Shelter City executed a subrecipient agreement with the County of Orange to Accept Grant Funds for the Benefit of Bridge Shelter; approximately \$100,000 to support shelter and support services for people experiencing homelessness
Assembly Bill 139	Review and update, as necessary, the Zoning Code to comply with parking requirements of AB 139 for emergency shelters.	To be completed by Winter 2025.	City will update applicable sections of its Zoning Code to address AB 139, by Winter 2025

Housing Education and Outreach Program	Develop an outreach program providing educational materials about the purpose and benefits of affordable housing options in the City.	Develop program by December 2023 and distribute materials by December 2024.	City will develop a program providing education materials about the purpose and benefits of affordable housing options in the City by Winter 2023
Partnerships with Local Organizations and Community Groups	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.	Initiate program by December 2024.	City will reach out to 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. The City will complete the program by December 2024

General Comments

Jurisdiction	Costa Mesa	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

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

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

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Costa Mesa	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table J															
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915															
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved								Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4								5	6
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes	
Summary Row: Start Data Entry Below															

Jurisdiction	Costa Mesa	
Reporting Year	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	500,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	55000	\$0.00	In Progress	Other	SB2 Grant other funding
Inclusionary Housing Ordinance	70000	\$20,486.88	In Progress	None	
General Plan Amendment and Zoning Actions necessary to implement the Housing Element	375000	\$0.00	Other (Please Specify in Notes)	None	to be started upon certification of the Housing Element

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		4
Total Units		4

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	24
Low	Deed Restricted	0
	Non-Deed Restricted	37
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		4
Total Units		75

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	10
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		24
Total Units		38