

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Costa Mesa	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element 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	7
Low	Deed Restricted	0
	Non-Deed Restricted	61
Moderate	Deed Restricted	0
	Non-Deed Restricted	13
Above Moderate		10
Total Units		91

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	17	0	1
Single-family Detached	4	7	5
2 to 4 units per structure	9	3	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	81	28
Mobile/Manufactured Home	0	0	0
Total	30	91	34

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	92	91

Housing Applications Summary	
Total Housing Applications Submitted:	152
Number of Proposed Units in All Applications Received:	1,222
Total Housing Units Approved:	30
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	1	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	146	152
Discretionary	6	1070

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	47
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Costa Mesa	
Reporting Year	2023	(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 A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below							0	13	0	87	0	18	1105	1223	30	0							
	422-403-09	2161 Raleigh Ave		PADU-23-0053	ADU	R	12/30/2023				1				1		0	NONE	No	N/A	Pending	Ministerial	
	141-546-03	820 St Clair St		PADU-23-0052	ADU	R	12/30/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	422-152-01	695 Joann St		PADU-23-0051	ADU	R	12/26/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	439-201-12	2642 Westminster Pl		BPCR-23-0179	SFD	O	12/20/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	426-282-07	275 Walnut St		BPCR-23-0178	SFD	O	12/20/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	425-221-08	287 16th Pl		PADU-23-0050	ADU	R	12/18/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	425-221-08	287 16th Pl		PADU-23-0049	ADU	R	12/18/2023		1						1			NONE	No	N/A	Pending	Ministerial	
	422-462-07	2116 Wallace Ave		BBSF-23-0015	ADU	R	12/18/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	422-211-15	639 Victoria St		BBSF-23-0014	SFD	O	12/14/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	422-211-15	635 Victoria St		BBSF-23-0013	SFD	O	12/14/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	422-211-15	637 Victoria St		BBSF-23-0012	SFD	O	12/14/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	422-211-15	633 Victoria St		BBSF-23-0011	SFD	O	12/14/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	422-211-15	631 Victoria St		BBSF-23-0010	SFD	O	12/14/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	426-071-18	244 22nd St		BBDM-23-0036	SFD	O	12/14/2023							0	0			NONE	No	N/A	Pending	Ministerial	
	426-141-41	2134 Orange Ave		PADU-23-0048	ADU	R	12/12/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	419-171-30	432 Hamilton St		BBSF-23-0009	ADU	R	12/11/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	419-171-30	432 Hamilton St		BBSF-23-0008	ADU	R	12/11/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	439-161-62	153 Del Mar Ave		PADU-23-0047	ADU	R	12/08/2023				1				1	1		NONE	No	N/A	Approved	Ministerial	
	426-032-54	1989 Orange Ave		PADU-23-0046	ADU	R	12/07/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	425-451-26	136 Magnolia St		PADU-23-0045	ADU	R	12/07/2023						1		1			NONE	No	N/A	Pending	Ministerial	
	426-062-17	178 Virginia Pl		PADU-23-0044	ADU	R	12/06/2023						1		1			NONE	No	N/A	Pending	Ministerial	
	117-213-09	278 Broadway		BPCR-23-0164	SFD	O	12/06/2023							1	1			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	
	117-213-09	278 Broadway		BPCR-23-0163	SFD	O	12/06/2023							1	1			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	
	426-062-17	176 Virginia Pl		BPCR-23-0162	ADU	R	12/05/2023						1		1			NONE	No	N/A	Pending	Ministerial	
	426-171-14	375 22nd St		PADU-23-0043	ADU	R	12/05/2023						1		1			NONE	No	N/A	Pending	Ministerial	
	139-054-03	3253 Oregon Ave		PADU-23-0017	ADU	R	12/05/2023				1				1	1		NONE	No	N/A	Approved	Ministerial	
	439-333-14	274 Brentwood St		BBRA-23-0067	ADU	R	12/05/2023				1				1	1		NONE	No	N/A	Approved	Ministerial	
	141-682-02	2765 Mendoza Dr		PADU-23-0042	ADU	R	12/04/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	422-502-02	854 Oak St		BBSF-23-0007	ADU	R	12/01/2023				1				1	1		NONE	No	N/A	Approved	Ministerial	
	426-071-18	244 22nd St		BPCR-23-0143	SFD	O	11/22/2023				1			1	2			NONE	No	N/A	Pending	Ministerial	
	426-151-34	2147 Iris Pl		PADU-23-0037	ADU	R	11/22/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	425-161-05	270 E 15th St		BBSF-23-0005	ADU	R	11/21/2023						1		1	1		NONE	No	N/A	Approved	Ministerial	
	426-144-11	243 22nd St		PADU-23-0036	ADU	R	11/20/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	424-202-12	738 Center St		PADU-23-0034	ADU	R	11/16/2023				1				1			NONE	No	N/A	Pending	Ministerial	

	422-262-14	1940 Wallace Ave		BBRA-23-0059	ADU	R	11/14/2023													1	1		NONE	No	N/A	Approved	Ministerial			
	426-322-07	482 Costa Mesa St		BBSF-23-0004	SFD	O	11/14/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	426-282-07	275 Walnut St		BPCR-23-0130	SFD	O	11/10/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	439-201-12	2642 Westminster Pl		BPCR-23-0123	SFD	O	11/03/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	141-373-36	389 Princeton Dr		PADU-23-0033	ADU	R	11/01/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	117-372-45	474 Cabrillo St		PADU-23-0032	ADU	R	10/31/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	422-371-22	754 Joann St		BBRA-23-0049	ADU	R	10/30/2023						1								1	1		NONE	No	N/A	Approved	Ministerial		
	426-281-06	277 Costa Mesa St		BBSF-23-0003	ADU	R	10/25/2023						1								1	1		NONE	No	N/A	Approved	Ministerial		
	422-503-30	2064 Continental Ave		PADU-23-0031	ADU	R	10/24/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	422-524-16	930 19th St		PADU-23-0030	ADU	R	10/23/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	141-546-09	840 St Clair St		BBRA-23-0043	ADU	R	10/18/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	117-372-35	470 Shady Dr		BBRA-23-0042	ADU	R	10/18/2023						1								1	1		NONE	No	N/A	Approved	Ministerial		
	426-132-06	165 Tulip Ln		PADU-23-0029	ADU	R	10/17/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	418-081-11	959 Paularino Ave		PADU-23-0028	ADU	R	10/17/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	422-494-34	2033 National Ave		BBDM-23-0018	SFD	O	10/11/2023														0	0		NONE	No	N/A	Pending	Ministerial		
	422-494-34	2033 National Ave		BPCR-23-0093	SFD	O	10/11/2023														1	1		NONE	No	N/A	Pending	Ministerial		
	424-241-40	1822 Pomona Ave		PADU-23-0026	ADU	R	10/10/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	426-282-07	275 Walnut St		BBDM-23-0017	SFD	O	10/09/2023														0	0		NONE	No	N/A	Pending	Ministerial		
	425-414-12	185 Rochester St		BBDM-23-0013	SFD	O	10/03/2023														0	0		NONE	No	N/A	Pending	Ministerial		
	139-294-25	2900 Redwood Ave		BBRA-23-0032	ADU	R	09/29/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	141-665-13	1040 El Camino Dr		PADU-23-0025	ADU	R	09/28/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	422-132-19	604 Bay St		PADU-23-0024	ADU	R	09/27/2023						1								1	2		NONE	No	N/A	Pending	Ministerial		
	424-204-04	729 Center St		PADU-23-0023	ADU	R	09/26/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	141-022-04	1382 Garlingford St		PADU-23-0022	ADU	R	09/25/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	426-221-41	314 E 20th St		PADU-23-0021	ADU	R	09/19/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	422-403-11	2155 Raleigh Ave		PADU-23-0020	ADU	R	09/18/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	422-364-07	2264 Federal Ave		PADU-23-0019	ADU	R	09/18/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	117-213-09	278 Broadway		BBDM-23-0008	SFD	O	09/17/2023														0	0				SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial
	422-503-04	2069 Federal Ave		PADU-23-0018	ADU	R	09/13/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	426-263-05	1924 Church St		BBRA-23-0020	ADU	R	09/12/2023						1								1	1		NONE	No	N/A	Approved	Ministerial		
	424-204-04	729 Center St		PADU-23-0016	ADU	R	09/08/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	439-161-62	153 Del Mar Ave		BPCR-23-0053	SFD	O	09/08/2023														1	1		NONE	No	N/A	Pending	Ministerial		
	425-022-03	362 Rochester St		BBRA-23-0012	ADU	R	09/08/2023						1								1	1		NONE	No	N/A	Approved	Ministerial		
	422-142-37	1978 Meyer Pl		BBDM-23-0006	2 to 4	O	09/07/2023														0	0							Approved	Ministerial
	141-142-13	1150 Dorset Ln		PADU-23-0012	ADU	R	09/05/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	422-203-34	2158 Charle Dr		BBRA-23-0011	ADU	R	09/01/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	426-291-11	338 E 19th St		BBRA-23-0009	ADU	R	08/30/2023						1								1	1		NONE	No	N/A	Approved	Ministerial		
	425-414-12	185 Rochester St		BPCR-23-0041	2 to 4	O	08/29/2023														2	2		NONE	No	N/A	Pending	Ministerial		
	425-414-12	185 Rochester St		BPCR-23-0040	SFD	O	08/29/2023														1	1		NONE	No	N/A	Pending	Ministerial		
	419-172-40	376 Hamilton St		BPCR-23-0037	2 to 4	R	08/29/2023						2								2	4		NONE	No	N/A	Pending	Discretionary		
	419-172-39	374 Hamilton St		BPCR-23-0036	2 to 4	R	08/29/2023						2								2	4		NONE	No	N/A	Pending	Discretionary		
	422-511-17	1910 Federal Ave		PADU-23-0010	ADU	R	08/29/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	424-263-25	1769 Anaheim Ave		BBRA-23-0007	ADU	R	08/28/2023						1								1	1		NONE	No	N/A	Approved	Ministerial		
	422-203-34	2158 Charle Dr		BBRA-23-0006	ADU	R	08/28/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	422-392-04	881 Capital St		BPCR-23-0034	ADU	R	08/28/2023						1								1	1		NONE	No	N/A	Pending	Ministerial		
	422-202-14	2167 Miner St		BPCR-23-0032	SFD	O	08/25/2023														1	1		NONE	No	N/A	Withdrawn	Ministerial		

424-181-20	806 Towne St	PADU-23-0009	ADU	R	08/25/2023			1									NONE	No	N/A	Pending	Ministerial	
141-023-18	3157 Limerick Ln	PADU-23-0008	ADU	R	08/24/2023				1								NONE	No	N/A	Pending	Ministerial	
439-221-27	185 Mesa Dr	BBSF-23-0002	ADU	R	08/24/2023				1				1				NONE	No	N/A	Approved	Ministerial	
439-221-27	185 Mesa Dr	BBSF-23-0001	ADU	R	08/24/2023				1				1				NONE	No	N/A	Approved	Ministerial	
425-164-11	1589 Santa Ana Ave	PADU-23-0007	ADU	R	08/24/2023						1						NONE	No	N/A	Pending	Ministerial	
422-192-20	2235 Miner St	PADU-23-0006	ADU	R	08/23/2023						1						NONE	No	N/A	Pending	Ministerial	
422-252-22	734 20th St	BBDM-23-0002	SFD	O	08/23/2023							0		0	0		NONE	No	N/A	Approved	Ministerial	
425-163-08	284 Knox St	PADU-23-0005	ADU	R	08/23/2023						2						NONE	No	N/A	Pending	Ministerial	
419-071-20	283 Avocado St	BC23-00484	ADU	R	08/03/2023				1								NONE	No	N/A	Pending	Ministerial	
426-262-08	1993 Church St	BC23-00471	ADU	R	07/31/2023				1								NONE	No	N/A	Pending	Ministerial	
412-371-46	1030 Secretariat Cir	BC23-00469	ADU	R	07/28/2023				1								NONE	No	N/A	Pending	Ministerial	
426-084-18	270 Albert Pl	BC23-00458	ADU	R	07/28/2023						1						NONE	No	N/A	Pending	Ministerial	
422-503-01	853 Oak St	BC23-00453	SFD	O	07/25/2023						1		1				NONE	No	N/A	Pending	Ministerial	
424-202-12	738 Center St	BC23-00439	ADU	R	07/18/2023				1								NONE	No	N/A	Pending	Ministerial	
422-503-01	853 Oak St	BC23-00437	SFD	O	07/17/2023							0					NONE	No	N/A	Pending	Ministerial	
141-073-01	3125 Yellowstone Dr	BC23-00413	SFD	O	07/06/2023							1		1	1		NONE	No	N/A	Approved	Ministerial	
139-341-15	1814 Pitcairn Dr	BC23-00407	ADU	R	07/05/2023				1								NONE	No	N/A	Approved	Ministerial	
426-041-09	318 22nd St	BC23-00390	SFD	O	06/28/2023							1		1			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	
426-041-09	316 22nd St	BC23-00389	SFD	O	06/28/2023							1		1			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	
141-322-25	946 Junipero Dr	BC23-00380	ADU	R	06/28/2023				1								NONE	No	N/A	Pending	Ministerial	
426-121-29	2157 Rural Ln	BC23-00369	ADU	R	06/22/2023						1						NONE	No	N/A	Pending	Ministerial	
424-241-29	670 W 18th St	BC23-00352	ADU	R	06/15/2023				1								NONE	No	N/A	Pending	Ministerial	
422-201-02	2195 Maple St	BC23-00345	ADU	R	06/13/2023				1								NONE	No	N/A	Pending	Ministerial	
422-442-14	961 Union Ave	BC23-00342	ADU	R	06/13/2023				1								NONE	No	N/A	Pending	Ministerial	
422-201-02	2195 Maple St	BC23-00344	ADU	R	06/13/2023				1						1		NONE	No	N/A	Approved	Ministerial	
139-621-07	2784 Bluebird Cir	BC23-00348	SFD	O	06/13/2023							0		0	0		NONE	No	N/A	Approved	Ministerial	
139-621-07	2784 Bluebird Cir	BC23-00306	SFD	O	05/31/2023							1		1			NONE	No	N/A	Pending	Ministerial	
141-424-03	2518 Carnegie Ave	BC23-00304	ADU	R	05/31/2023				1						1		NONE	No	N/A	Approved	Ministerial	
418-211-02	555 Paularino Av	BC23-00301	ADU	R	05/30/2023						1						NONE	No	N/A	Pending	Ministerial	
418-211-02	555 Paularino Av	BC23-00300	ADU	R	05/30/2023						1						NONE	No	N/A	Pending	Ministerial	
422-251-02	2035 Pomona Ave	BC23-00262	ADU	R	05/09/2023				1								NONE	No	N/A	Pending	Ministerial	
426-262-08	1993 Church St	BC23-00251	ADU	R	05/05/2023						2				2		NONE	No	N/A	Approved	Ministerial	
426-272-17	228 Costa Mesa St	BC23-00239	SFD	O	05/02/2023							1		1			NONE	No	N/A	Pending	Ministerial	
139-334-08	2822 Ellesmere Ave	BC23-00229	ADU	R	04/25/2023						1						NONE	No	N/A	Pending	Ministerial	
422-031-13	1115 Valley Cir	BC23-00223	ADU	R	04/20/2023				1								NONE	No	N/A	Pending	Ministerial	
439-221-27	185 Mesa Dr	BC23-00219	ADU	R	04/19/2023				1								NONE	No	N/A	Pending	Ministerial	
422-505-21	2020 Monrovia Ave	BC23-00216	ADU	R	04/17/2023						1				1		NONE	No	N/A	Approved	Ministerial	
419-172-36	362 Hamilton St	BC23-00217	ADU	R	04/17/2023				1								NONE	No	N/A	Pending	Ministerial	
439-332-10	2417 Santa Ana Ave	BC23-00211	ADU	R	04/13/2023				1								NONE	No	N/A	Pending	Ministerial	
426-121-06	136 21st St	BC23-00204	ADU	R	04/10/2023				1								NONE	No	N/A	Pending	Ministerial	
139-321-05	2858 Serang Pl	BC23-00199	ADU	R	04/07/2023				1								NONE	No	N/A	Pending	Ministerial	
419-181-19	381 Hamilton St	BC23-00196	ADU	R	04/06/2023				1								NONE	No	N/A	Pending	Ministerial	
425-311-69	1594 Redlands Pl	BC23-00198	SFD	O	04/06/2023							1		1			NONE	No	N/A	Pending	Ministerial	
425-311-65	1592 Redlands Pl	BC23-00197	SFD	O	04/06/2023							1		1			NONE	No	N/A	Pending	Ministerial	
422-132-01	2063 Maple Ave	BC23-00188	SFD	O	04/03/2023							1		1			NONE	No	N/A	Pending	Ministerial	
425-152-11	1637 Irvine Ave	BC23-00192	ADU	R	04/03/2023						2						NONE	No	N/A	Pending	Ministerial	
426-324-15	478 Esther St	BC23-00182	ADU	R	03/30/2023						1			1	1		NONE	No	N/A	Approved	Ministerial	
117-294-13	385 E 19th St	BC23-00183	ADU	R	03/30/2023				1					1	1		NONE	No	N/A	Approved	Ministerial	
139-086-06	3222 Colorado Pl	BC23-00170	ADU	R	03/24/2023				1					1	1		NONE	No	N/A	Approved	Ministerial	
141-691-50	1165 Boise Way	BC23-00143	ADU	R	03/15/2023						1				2		NONE	No	N/A	Pending	Ministerial	
422-041-41	1104 Victoria St	BC23-00136	ADU	R	03/10/2023						1						NONE	No	N/A	Pending	Ministerial	
422-041-42	1106 Victoria St	BC23-00137	ADU	R	03/10/2023						1						NONE	No	N/A	Pending	Ministerial	
426-074-03	2298 Orange Av	BC23-00128	ADU	R	03/07/2023				1						1	1		NONE	No	N/A	Approved	Ministerial

424-202-11	734 Center St	BC23-00125	ADU	R	03/07/2023					1					1	1		NONE	No	N/A	Approved	Ministerial
425-451-22	135 Broadway	BC23-00114	ADU	R	02/28/2023					2					2			NONE	No	N/A	Pending	Ministerial
422-483-11	970 Linden Pl	BC23-00111	SFD	O	02/27/2023							1			1			NONE	No	N/A	Pending	Ministerial
141-134-42	3013 Grant Ave	BC23-00092	ADU	R						1					1			NONE	No	N/A	Pending	Ministerial
425-403-20	209 Flower St	BC23-00088	ADU	R	02/14/2023					1					1	1		NONE	No	N/A	Approved	Ministerial
141-326-01	891 Presidio Dr	BC23-00086	ADU	R	02/10/2023							1			1			NONE	No	N/A	Pending	Ministerial
139-123-12	3122 Country Club Dr	BC23-00072	ADU	R	02/07/2023					1					1	1		NONE	No	N/A	Approved	Ministerial
412-371-30	1010 Damascus Cir	BC23-00073	ADU	R	02/07/2023					1					1			NONE	No	N/A	Pending	Ministerial
141-473-24	2356 Cornell Dr	BC23-00068	ADU	R	02/01/2023		1						1		2			NONE	No	N/A	Pending	Ministerial
425-332-09	234 Palmer St	BC23-00040	ADU	R	01/22/2023					1					1			NONE	No	N/A	Pending	Ministerial
426-322-07	482 Costa Mesa St	BC23-00030	SFD	O	01/17/2023							0			0	0		NONE	No	N/A	Approved	Ministerial
938-190-02	2004 Meyer Pl	BC23-00026	ADU	R	01/16/2023					1					1	1		NONE	No	N/A	Approved	Ministerial
422-103-29	549 Bernard St	BC23-00010	2 to 4	O	01/09/2023							4			4			NONE	No	N/A	Pending	Ministerial
140-041-81	3333 Susan St	PGPA-23-0002	5+	R	12/21/2023							1050			1050			NONE	No	N/A	Pending	Discretionary
424-081-21	1711 Pomona Ave	PA-22-30	5+	O	08/14/2023							8			8			NONE	No	N/A	Pending	Discretionary
119-332-08	2308 Santa Ana Ave	PA-23-14	2 to 4	O	07/11/2023							2			2			NONE	No	N/A	Pending	Discretionary
117-291-29	378 E 18Th St	PM-23-04	2 to 4	R	06/14/2023							4			4			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial
425-443-10	146 Rochester St	PDES-23-0001	2 to 4	O	09/14/2023							2			2			NONE	No	N/A	Pending	Discretionary
425-403-04	212 Broadway		2 to 4	O	06/06/2023							1			1			SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial

Organization	COSEA School
Reporting Year	2022

ANNUAL ELEMENT PROGRESS REPORT
 Housing Element Implementation

Note: "*" indicates an optional field.
 See the data column description for details.

Category	Element ID	Element Title	Priority	Implementation Status	Progress Measure	Start Date	End Date	Responsible Agency	Notes	Impact	Cost Estimate	Other Agency	Other	Other	Other	Other	Other	Other	Other	Other
1	100-001	100-001	1	100-001	100-001	100-001	100-001	100-001	100-001	100-001	100-001	100-001	100-001	100-001	100-001	100-001	100-001	100-001	100-001	100-001
2	100-002	100-002	2	100-002	100-002	100-002	100-002	100-002	100-002	100-002	100-002	100-002	100-002	100-002	100-002	100-002	100-002	100-002	100-002	100-002
3	100-003	100-003	3	100-003	100-003	100-003	100-003	100-003	100-003	100-003	100-003	100-003	100-003	100-003	100-003	100-003	100-003	100-003	100-003	100-003

Jurisdiction	Costa Mesa	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	2									3	4	
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	2,919	-	-	-	-	-	-	-	-	-	-	34	2,885
	Non-Deed Restricted		3	-	24	7	-	-	-	-	-	-		
Low	Deed Restricted	1,794	-	-	-	-	-	-	-	-	-	-	117	1,677
	Non-Deed Restricted		12	7	37	61	-	-	-	-	-	-		
Moderate	Deed Restricted	2,088	-	-	-	-	-	-	-	-	-	-	32	2,056
	Non-Deed Restricted		8	1	10	13	-	-	-	-	-	-		
Above Moderate		4,959	6	6	4	10	-	-	-	-	-	-	26	4,933
Total RHNA		11,760												
Total Units			29	14	75	91	-	-	-	-	-	-	209	11,551
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-income Need	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	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.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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.

- VLI Deed Restricted
- VLI Non Deed Restricted
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income

Jurisdiction	Costa Mesa	
Reporting Year	2023	(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 C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law**

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description								
1				2	3				4	5	6	7	8	9	10	11		
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses	
Summary Row: Start Data Entry Below																		
424-202-02	719 W 19th St			12						1.29	G	C1	50				Non-Vacant	Operating small strip mall
424-202-03	707 W 19th St			13						2	G	C1	50				Non-Vacant	Operating single-user commercial
424-211-01	695 W 19th St			14						2.66	G	C1	50				Non-Vacant	Operating proposed senior center housing project
424-281-20	1710 Pomona Ave			16						1.08	LI	MG	50				Non-Vacant	Operating self-storage facility
424-281-21	670 W 17th St			17						1.06	LI	MG	50				Non-Vacant	Operating 2-story office and commercial complex
424-281-22	660 W 17th St			18						2.22	LI	MG	50				Non-Vacant	Operating self-storage facility
425-431-02	1680 Superior Ave			19						2.11	G	CL	50				Non-Vacant	Operating hotel
425-431-03	1666 Superior Ave			20						0.29	LI	MG	50				Non-Vacant	Operating warehouse and industrial
425-431-04	116 E 16th St			21						0.73	LI	MG	50				Non-Vacant	Operating warehouse and industrial
425-431-05	126 E 16th St			22						0.42	LI	MG	50				Non-Vacant	Operating vehicle repair facility
425-431-06	126 E 16th St			23						0.35	G	C1	50				Non-Vacant	Operating warehouse and industrial
425-431-07	1601 Newport Blvd			24						0.79	G	C1	50				Non-Vacant	Operating warehouse and industrial
420-012-16	2476 Mark St			38						108.91	MUC	I&R-MLT	60				Non-Vacant	Fairview development center
141-361-06	2700 Harbor Blvd			39						0.68	G	C1	50				Non-Vacant	Operating mixed use (retail and offices)
141-361-11	2666 Harbor Blvd			40						2.41	G	C1	50				Non-Vacant	Vacant single-user commercial
141-361-21	2790 Harbor Blvd			41						0.75	G	C1	50				Non-Vacant	Operating mixed use (retail and offices)
141-361-22	2750 Harbor Blvd			42						1.71	G	C1	50				Non-Vacant	Operating commercial shopping center
141-361-23	2730 Harbor Blvd			43						0.68	G	C1	50				Non-Vacant	Operating commercial shopping center
141-361-27	2710 Harbor Blvd			44						0.67	G	C1	50				Non-Vacant	Operating commercial shopping center
141-361-28	2706 Harbor Blvd			45						0.97	G	C1	50				Non-Vacant	For-lease Single-user commercial
419-031-08	2200 Harbor Blvd			52						0.75	G	C1-S	50				Non-Vacant	Retail shopping center
419-031-09	2200 Harbor Blvd			53						1.17	G	C1-S	50				Non-Vacant	Vacant single-user commercial
419-031-12	2200 Harbor Blvd			54						3.16	G	C1-S	50				Non-Vacant	Vacant single-user commercial
419-171-58	2150 Harbor Blvd			56						1.17	G	C1	50				Non-Vacant	Operating restaurant
422-021-09	2131 Harbor Blvd			57						0.83	G	C2	50				Non-Vacant	Operating commercial shopping center
422-091-11	2075 Harbor Blvd			58						0.63	G	C2	50				Non-Vacant	Operating tools and equipment rental yard
422-091-12	2069 Harbor Blvd			59						0.54	G	C2	50				Non-Vacant	Operating vehicle repair facility
422-091-14	2049 Harbor Blvd			61						0.54	G	C2	50				Non-Vacant	Operating vehicle repair facility
422-091-24	2015 Harbor Blvd			62						0.62	G	C2	50				Non-Vacant	Operating vehicle repair and car wash facility
422-091-26	2007 Harbor Blvd			63						0.83	G	C2	50				Non-Vacant	Operating self-storage facility
422-101-03	1989 Harbor Blvd			64						0.56	G	C2	50				Non-Vacant	Operating car rental yard
422-101-06	1974 Charle St			65						0.53	G	C2	50				Non-Vacant	Operating light industrial and warehousing
422-193-23	2215 Harbor Blvd			66						0.58	G	C2	50				Non-Vacant	Operating single-user commercial
422-193-24	2205 Harbor Blvd			67						0.58	G	C2	50				Non-Vacant	Vacant motel
422-282-11	2044 Placentia Ave			68						1.18	LI	MG	40				Non-Vacant	Operating vehicle repair facility
422-291-04	2065 Placentia Ave			69						1.85	LI	MG	40				Non-Vacant	Operating self-storage facility
422-291-05	2065 Placentia Ave			70						0.92	LI	MG	40				Non-Vacant	Operating self-storage facility

422-291-06	2051 Placentia Ave		71						0.92	LI	MG	40			Non-Vacant	Operating office and light industrial
422-301-01	1987 Placentia Ave		72						2.31	LI	MG	40			Non-Vacant	Operating warehouses
422-454-28	2101 Placentia Ave		74						0.91	LI	MG	40			Non-Vacant	Operating restaurant
424-061-01	885 W 18th St		75						1.25	LI	MG	40			Non-Vacant	Operating warehouses
424-061-03	859 W 18th St		76						0.81	LI	MG	40			Non-Vacant	Operating warehouses
424-061-04	851 W 18th St		77						1.79	LI	MG	40			Non-Vacant	Operating auto body shop
424-061-05	1791 Placentia Ave		78						4.27	LI	MG	40			Non-Vacant	Operating warehouses
424-061-06	1751 Placentia Ave		79						4.7	LI	MG	40			Non-Vacant	Operating warehouses
424-241-11	610 W 18th St		96						0.58	HDR	R2-HD	40			Non-Vacant	Operating Costa Mesa Women's Club
424-281-01	1730 Pomona Ave		97						0.99	LI	MG	40			Non-Vacant	Operating warehouses
424-281-19	424 Pomona Ave		98						1.19	LI	MG	40			Non-Vacant	Operating warehouses
424-281-23	660 W 17th St		99						2.26	LI	MG	40			Non-Vacant	Operating self-storage facility
424-321-17	1882 Whittier Ave		100						1.08	MDR	R2-MD	40			Non-Vacant	Operating self-storage facility
139-031-39	3303 Harbor Blvd		131						10	IP	PDI	90			Non-Vacant	Operating light industrial and offices
139-031-42	1575 Sunflower Ave		132						8.03	IP	MP	90			Non-Vacant	Operating light industrial and offices
139-031-67	3333 Harbor Blvd		133						10	IP	MP	90			Non-Vacant	Operating sofia University
140-041-38	3390 Harbor Blvd		134						5.78	IP	MP	90			Non-Vacant	Vacant National University
140-041-63	3390 Harbor Blvd		136						1.69	IP	MP	90			Non-Vacant	Vacant National University
140-041-82	3315 Fairview Rd		137						7.58	CC	PDC	90			Non-Vacant	Operating Home Ranch
140-041-93	1201 South Coast Dr		138						30.3	CC	PDC	90			Vacant	Vacant
410-051-48	3400 Bristol St		139						0.53	CAC	TC	90			Non-Vacant	Operating offices
410-051-51	685 Sunflower Ave		140						0.88	CAC	TC	90			Non-Vacant	Vacant portion of parking structure parcel
410-051-52	3410 Bristol St		141						1.35	CAC	TC	90			Non-Vacant	Operating offices
410-441-17	14850 Sunflower Ave		142						30.93	UCC	PDC	90			Vacant	Vacant
410-501-31	N/A		144						3.39	UCC	PDC	90			Non-Vacant	Surface parking lot
412-491-07	3333 Bristol St		145						6.41	RC	PDC	90			Non-Vacant	Surface parking lot
412-491-11			146						5.37	RC	PDC	90			Non-Vacant	Surface parking lot
412-501-06	3333 Bristol St		147						10	RC	PDC	90			Non-Vacant	Surface parking lot
418-161-06	2957 Randolph Ave		176						0.72	LI	MG	60			Non-Vacant	Operating light industrial
418-162-02	2968 Randolph Ave		177						0.72	LI	MG	60			Non-Vacant	Operating warehouses
418-163-05	2064 Bristol St		178						1.47	G	C1	60			Non-Vacant	Operating tire shop
418-171-02	752 Saint Clair St		179						0.26	G	C2	60			Non-Vacant	Operating school yard
418-191-04	766 Saint Clair St		180						0.67	G	C2	60			Non-Vacant	Operating fitness studio
418-202-01	845 Baker St		181						0.87	G	C1	60			Non-Vacant	Operating strip mall
418-202-02	841 Baker St		182						0.33	G	C1	60			Non-Vacant	Operating nightclub
418-202-03	841 Baker St		183						0.6	G	C1	60			Non-Vacant	Operating nightclub
418-202-04	801 Baker St		184						0.86	G	C1	60			Non-Vacant	Operating strip mall
418-202-05	2969 Century Pl		185						0.09	LI	C1	60			Non-Vacant	Surface parking lot
418-202-06	2969 Century Pl		186						0.68	LI	MG	60			Non-Vacant	Operating gym
418-202-07	2959 Century Pl		187						0.5	LI	MG	60			Non-Vacant	Operating manufacturing
418-202-10	2942 Century Pl		188						0.87	LI	MG	60			Non-Vacant	Operating offices
418-202-11	2952 Century Pl		189						0.9	LI	MG	60			Non-Vacant	Operating warehouse and storage yard
418-202-12	2972 Century Pl		190						0.94	LI	MG	60			Non-Vacant	Operating vehicle repair shop
418-202-13	2972 Century Pl		191						0.91	LI	MG	60			Non-Vacant	Operating warehouse
418-202-14	765 Baker St		193						0.67	G	C2	60			Non-Vacant	Operating vehicle repair shop
419-041-02	2180 Harbor Blvd		194						0.77	G	C1	50			Non-Vacant	Operating strip mall
419-041-06	2180 Harbor Blvd		195						2.5	G	C1	50			Non-Vacant	Operating single-user commercial

418-101-05	1425 Baker St		197						1.9	G	C1	60			Non-Vacant	Operating auto dealer
140-041-83	N/A		198						0.23	CC	PDC	90			Vacant	Vacant
418-101-03	1491 Baker St		199						1.27	G	C1	60			Non-Vacant	Operating restaurant and retail
424-202-01	745 W 19th St		200						0.63	G	C1	50			Non-Vacant	Operating strip mall
410-481-05	3201 Park Center Dr		201						6.27	CAC	TC	90			Non-Vacant	Operating restaurants and offices
410-491-07	601 Anton Blvd		202						12.07	CAC	TC	90			Non-Vacant	Operating restaurants and offices
139-313-21	1590 Adams Ave		203						0.19	G	C1	50			Non-Vacant	Operating post office
139-313-30	1590 Adams Ave		204						2.4	G	C1	50			Non-Vacant	Operating post office
410-051-46	3420 Bristol St		205						0.75	CAC	TC	90			Non-Vacant	Operating offices
410-501-25	545 Anton Blvd		206						0.74	UCC	PDC	90			Non-Vacant	Operating commercial
410-501-36	N/A		207						1.82	UCC	PDC	90			Non-Vacant	Surface parking lot
418-171-01	754 Saint Clair St		208						0.27	G	C2	60			Non-Vacant	Operating learning center
140-041-81	3333 Susan St		196						4	IP	PDI	90			Non-Vacant	Vacant professional football practice facility

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Costa Mesa		
Reporting Year	2023	(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 advertises the Rehabilitation Grant and Loan program on social media, the City website and flyers at City Hall. Flyers are also provided to property managers of mobile home parks. The City reviewed the policies and procedures of the Single Family Rehabilitation Grant and Loan Program. Policy changes were made to the income requirements that restricted senior residents from qualifying for the loan program.
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	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
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 is utilizing its Land Management System - TESSA to monitor deed-restricted units and will reach out to appropriate property owners to extend agreements by December 2024; and annually thereafter.
Inclusionary Housing Ordinance	Adopt an inclusionary housing ordinance.	To be completed by December 2023.	The Planning Commission approved an inclusionary housing ordinance on December 8th, 2023. The City Council approved the first reading of the Ordinance on April 2, 2024. A second and final adoption of the Ordinance is scheduled in may of 2024.

<p>Affordable Housing Development</p>	<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. 	<p>Establish incentives and instructional materials by December 2023. Pursue funding and partnership annually. Meet with organizations annually.</p>	<p>City will evaluate programs and incentives to encourage the development of Affordable Housing, and will make it available by December 2024; and pursue funding and partnership on an annual basis.</p>
<p>Supportive Services for Persons with Special Needs</p>	<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. 	<p>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.</p>	<p>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</p>
<p>Facilitate Development of Senior Housing Options</p>	<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. 	<p>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.</p>	<p>City has identified the Costa Mesa Senior Center as a potential senior housing opportunity site; the City has completed the first step of project application review (Urban Master Plan screening) for the senior housing project application for a 60 unit senior housing development at the site with a portion of the housing units dedicated as supportive housing. The application is expected to be reviewed by the Planning Commission by Summer 2024.</p>

<p>Encourage Development of Housing Options for Large-Family Households</p>	<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. 	<p>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.</p>	<p>City will review the development standards for large units and recommend amendments to the Zoning Code by Winter 2025.</p>
<p>Persons with Physical and Developmental Disabilities</p>	<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. 	<p>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</p>	<p>City will review procedures to accommodate ADA retrofit efforts and comply with ADA measures, where appropriate by Winter 2025</p>
<p>Safety Element Update and adoption of Environmental Justice Policies</p>	<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. 	<p>To be completed by December 2023.</p>	<p>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</p>
<p>Farmworker Housing</p>	<p>Amend the current Zoning Code to meet requirement set forth in the California Health and Safety Code Sections 17021.5 and 17021.6.</p>	<p>To be completed by December 2023.</p>	<p>City is currently reviewing the Zoning Code to address Farmworker Housing; program will be completed by December 2024. In the meantime, the City will process any proposed farmworker housing by-right in single-family zones pursuant to State Law.</p>
<p>Promote State Density Bonus Incentives</p>	<p>Evaluate and update the Density Bonus Ordinance to comply with State Density Bonus Law.</p>	<p>To be completed by December 2024.</p>	<p>City will review and update the Zoning Code to comply with the State Density Bonus Law by December 2024</p>

<p>Transitional and Supportive Housing</p>	<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. 	<p>To be completed by December 2024.</p>	<p>City will review and amend the Zoning code to address Transitional and Supportive Housing by December 2024</p>
<p>Planning Application Fees</p>	<p>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.</p>	<p>To be completed by December 2024.</p>	<p>City will review planning application fees to avoid creating a constraint to the development of affordable housing by December 2024</p>
<p>Development of Housing for Extremely Low and Lower-Income Households</p>	<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. 	<p>As funding is available, promote the program and outreach; adopt priority processing and other incentives by December 2024.</p>	<p>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.</p>

<p>Parking Standards for Residential Developments</p>	<p>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.</p>	<p>Review by December 2024; revise Code by Winter 2025.</p>	<p>The City has contracted with a parking consultant who has started the parking analysis to consider reducing the parking requirements for residential development. The City will continue to evaluate parking standards for residential development and revise the code by Winter 2025</p>
<p>Reasonable Accommodation</p>	<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. 	<p>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.</p>	<p>City will review and revise the Reasonable Accommodation procedures and Zoning Code by December 2024</p>
<p>Definition of Single Housekeeping Unit</p>	<p>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.</p>	<p>Review and revise Code by December 2024.</p>	<p>City will review and revise the Zoning Code definition of Single Housekeeping Unit by December 2024</p>
<p>Group Homes</p>	<p>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.</p>	<p>Review and revise Code by Winter 2024.</p>	<p>City will review and revise the Zoning Code application procedure, where necessary by Winter 2024</p>

<p>Adequate Sites</p>	<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 	<p>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</p>	<p>A list of housing sites identified under the 2021-2029 Housing Element are available on the City's website.</p>
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<p>Fairview Development Center – State Property</p>	<ul style="list-style-type: none"> • Partner with the State to pursue compatible development on the Fairview Development Center site. • Complete rezoning at Fairview Developmental Center 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 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. • 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). • 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 	<p>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.</p>	<p>The City has begun the process to develop a specific plan and associated environmental documents for the re-use of the Fairview Development site as affordable and market rate housing (2,300 units). The City hosted a Workshop 1 series in November of 2023 to involve the public in the development of a draft vision statement and set of guiding principles. A City Council study session took place on December 12th, 2023, to update the Council on the progress made on the Fairview Development Center project. Further workshops are planned for Winter of 2024.</p>
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<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: - 19 West Urban Plan (50 du/ac). - SoBECA Urban Plan (60 du/ac). - Mesa West Bluff Urban Plan (40 du/ac). - Harbor Mixed-Use Overlay (50 du/ac). • 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>In November of 2022, the Costa Mesa Voters approved amendment to CMMC to revitalize key commercial and industrial corridors to allow for housing opportunities as described in the Housing Element. Visioning and Community Outreach for rezoning will occur in Summer 2024</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>Cit will explore potential future housing opportunity on Church sites, to be completed by December 2024</p>
<p>Annual Progress Reports</p>	<p>Annually complete the required housing status reporting through the City's Annual Progress Report.</p>	<p>Annually complete and submit an Annual Progress Report to HCD.</p>	<p>City will complete and submit an Annual Progress Report to HCD</p>
<p>ADU and JADU Monitoring Program</p>	<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). 	<p>Monitoring program created by Winter 2025. Reviews conducted every two years throughout the planning period, and potential adjustments made within six months.</p>	<p>City currently monitors ADU development and launched a new land management system (LMS) - TESSA in August of 2023 that will improve monitoring of all land use development. City uses TESSA to monitor the affordability levels throughout the planning period, and make adjustment as necessary.</p>
<p>Candidate Sites Used in Previous Housing Elements</p>	<p>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).</p>	<p>To be completed by Winter 2025.</p>	<p>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</p>
<p>Water and Sewer Resources</p>	<p>Submit the General Plan amendment and rezone sites to local water and sewer providers for their review and consideration when reviewing new residential projects.</p>	<p>To be completed by July 2023.</p>	<p>City coordinates with the Water and Sewer providers as part of the development review process for all planning applications including new residential projects; This is an ongoing process.</p>

<p>Federal/State Housing Programs</p>	<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. 	<p>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.</p>	<p>City will continue to market available Federal and State Housing Programs and grants on its Housing and Community Development website.</p>
<p>Lot Consolidation</p>	<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 	<p>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.</p>	<p>City will evaluate as part of the Housing Element Visioning program,</p>

<p>Development of Large Sites</p>	<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. 	<p>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>	<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>
<p>Review and Revise Findings</p>	<p>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.</p>	<p>To be completed by December 2023.</p>	<p>City is currently reviewing CMMC Findings Section for listed applications - to be completed by December 2024.</p>

<p>Fair Housing</p>	<p>Achieve the Metrics outlined in Table outlined in Program 4A: Fair Housing to address factors as contributing to fair housing issues in Costa Mesa.</p>	<p>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.</p>	<p>*I. Housing Mobility A. Address Housing Discrimination 1. * Housing Information and Resources are posted on the City's Economic and Development Services - Housing and Community Development webpage at: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development * City continues to renew contract with Fair Housing Foundation (FHF) to provide Fair Housing counseling services to the City of Costa Mesa. * City HCD staff continue to collaborate with Orange County Housing Authority (OCHA) to implement the Housing Choice Voucher Program and attend quarterly OCHA Housing Advisory Committee Meetings. Link to County of Orange - Affordable Housing Rental Housing List is posted online 2. City's Network for Homeless Solutions (NHS) continued to assist and advocate for voucher program participants as part of their day to day operations - in 2023 assisted 400 individuals. 3. City will work on identifying and adopt programs to improve accessibility 4. City continue to work with non-profit and other jurisdiction to advocate for affordable housing development. B. Racial Segregation: 1. The City will continue to conduct affirmative marketing for housing development to inform the community by disseminating information at local School District, local non-profit organizations and religious institutions, hand out flyers and utilize the City's website and various social media platforms. D. Displacement Due to Economic Pressures: 1. Inclusionary Housing: An inclusionary housing ordinance was heard by the Planning Commission in December of 2023. 2. ADU website has been updated to include informational materials and will be updated as necessary; List of affordable housing unit is posted on the City's Housing and Community Development website, City will continue to work with Orange County Community Resources to update the list. II. Place-Base Strategies - Conservation and Revitalization 1. Investment in Specific Neighborhoods - City continue to utilize HOME</p>
<p>Rental Housing Assistance</p>	<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 	<p>Promote OCHA Housing Choice Voucher information and rental housing assistance programs, as available, on the City's website.</p>	<p>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</p>

<p>Ownership Housing Assistance</p>	<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. 	<p>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.</p>	<p>The City is currently evaluating program for ownership housing assistance; to be completed by Winter 2025</p>
<p>Fair Housing Assistance</p>	<p>Continue to contract with the Fair Housing Foundation and promote available services on the City's webpage.</p>	<p>Contract with the Fair Housing Foundation throughout the planning period and promote updated information on available services online by Winter 2025.</p>	<p>City continues to renew contract with Fair Housing Foundation (FHF) to provide Fair Housing counseling services to the City of Costa Mesa. Contact information for FHF is available on the City's website.</p>
<p>Low Barrier Navigation Centers</p>	<p>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.</p>	<p>To be completed by December 2024.</p>	<p>The City will update applicable sections of its Zoning Code to permit Low Barrier Navigation Center Development and complete it by December 2024.</p>
<p>Homeless Shelter</p>	<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. 	<p>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.</p>	<p>The City continues to operate the Bridge Shelter and has obtained additional funding along with increasing Shelter capacity. The City will continue the Shelter operations and seek resources to expand services to support assistance programs.</p>
<p>Assembly Bill 139</p>	<p>Review and update, as necessary, the Zoning Code to comply with parking requirements of AB 139 for emergency shelters.</p>	<p>To be completed by Winter 2025.</p>	<p>City will update applicable sections of its Zoning Code to address AB 139, by Winter 2025</p>
<p>Housing Education and Outreach Program</p>	<p>Develop an outreach program providing educational materials about the purpose and benefits of affordable housing options in the City.</p>	<p>Develop program by December 2023 and distribute materials by December 2024.</p>	<p>City will develop a program providing education materials about the purpose and benefits of affordable housing options in the City by December 2024</p>

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			
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Jurisdiction	Costa Mesa	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

Table E Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Costa Mesa	
Reporting Period	2023	(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 at apr@hcd.ca.gov and we will unlock the form which 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	2023	(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 F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion						Units credited toward Moderate Income RHNA		Notes	
1					2	3	4						5		6	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	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 Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Costa Mesa	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

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

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Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Costa Mesa
Reporting Period	2023

NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns
(Jan. 1 - Dec. 31)

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

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Housing Element Implementation**

For Orange County jurisdictions, please format the APN's as follows:999-999-99

**Table H
Locally Owned Surplus Sites**

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes

Summary Row: Start Data Entry Below

Jurisdiction	Costa Mesa	
Reporting Period	2023	(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)

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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 Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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**Table K
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Costa Mesa	
Reporting Year	2023	(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	<small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	\$55,000.00	\$0.00	In Progress	Other	Used funds along with SB2 Grant funding sources to complete the Housing Element Update
Inclusionary Housing Ordinance	\$70,000.00	\$69,964.38	In Progress	None	Used funds to meet with staff, stakeholders, create prototypes and contract with consultants for data analysis reports, surveys and prototype development.
General Plan Amendment and Zoning Actions necessary to implement the Housing Element	\$375,000.00	\$0.00	Other (Please Specify in Notes)	None	Currently drafting the RFP to complete the housing programs

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		23
Total Units		23

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	7
Low	Deed Restricted	0
	Non-Deed Restricted	61
Moderate	Deed Restricted	0

Moderate	Non-Deed Restricted	13
Above Moderate		10
Total Units		91

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	8
Low	Deed Restricted	0
	Non-Deed Restricted	12
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		8
Total Units		34